ORDINANCE NO. 3462

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-94-1 AND ITS SUMMARY ORDINANCE.

WHEREAS, the City Council has received from the Kirkland Planning Commission a recommendation to amend certain portions of 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 November 2, 1994, and bearing Kirkland Department of Planning and Community Development File No. IV-94-1; and

WHEREAS, prior to making said recommendation, the Planning Commission, following notice thereof as required by RCW 35A.63.070, on March 17, April 14, June 23, July 14, and September 14, held public hearings on the amendment proposals and considered the comments received at said hearings; and

WHEREAS, pursuant to the State Environmental Policies Act, there has accompanied the legislative proposal and recommendation through the entire consideration process, a 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 portions 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. This ordinance shall be in full force and effect five days from and after its passage by the 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
appro	ved by th	e City	Council	as requi	red by law.				

PASSED by majority vote of the Kirkland City Council in regular, open meeting this 2nd day of May , 1995.

SIGNED IN AUTHENTICATION thereof this <u>2nd</u> day of May , 1995.

Mayor

Attest:

Approved as to Form:

City Attorney

OR94-1A.OCT/AR:cl

City Clerk

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Detached Dwelling Units	None	5,000 sq. ft. in	20'	5', but 2 tide	10'	60%	If adjoining a low density	E	Α	2.0 per unit	1. For this use, only one cwelling unit m	ay be on each lot regardless of the siz	e of the lot.
		an RM 5.0		yards must			zone other than RSX,				Chapter 115 contains regulations regard and activities associated with this use		cessory uses, facilities,
	! !	Other-	i	equal at least			then 25' above				3. Any required yard abutting Lake Wast		h must be increased two
		wise 3,600		15'			average building					ceeds 25 feet above average building	
		sq. ft.					elevtion				4. Refer to Chapter 1 to determine what	other provision of this Code may apply	to the subject property.
							Otherwise, 30' above				If the subject property is located east e regulation applies:	of JBD 2 and west of 100th Avenue NI	E, the following
D							average buildling				Must provide a public pedestrian acce furnish a pedestrian connection or per		
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	REQUIRED REVIEW PROCESS	r size	FRONT	E		COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPAC	
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Detached, Attached, or Stacked Dwelling Units Stacked Dwelling Units are not permitted in RM 5.0	None	3,600 sq. ft. with a density as established on the Zonting Map (see Spec. Reg. #1)	20'	5', but 2 side yards must equal at least 15'	10'	60%	if adjoining a low density zone other than RSX, then 25' above average building elevation Otherwise, 30' above average building elevation elevation elevation	D	A		 a. In RM 5.0 zones the minimum lot area per unit is 5,000 sq. ft. b. In RM 3.6 zones the minimum lot area per unit is 3,600 sq. ft. c. In RM 2.4 zones the minimum lot area per unit is 2,400 sq. ft. d. In RIM 1.8 zones the minimum lot area per unit is 1,800 sq. ft. d. In RIM 1.8 zones the minimum lot area per unit is 1,800 sq. ft. 2. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. If the subject property contains four or more units, then it must contain at least 200 sq. ft. per unit ocommon recreational open space useable for many activities. This required common recreational open space must have the following minimum dimensions: a. For 4 to 20 units, the open space must be in one or more places each having at least 800 sq. ft and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more places having a length and width at least 40 feet. The required common recreational open space may be reduced to 150 sq. ft. per unit if permanent outdoor furniture, pool, cooking facilities, playing equipment, and/or a recreation bulkding are provide in the common open space. The City shall determine if these outdoor provisions provide comparar recreational opportunities as would the open space that is reduced, based on the number of reside 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 are If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizof Facade Regulat
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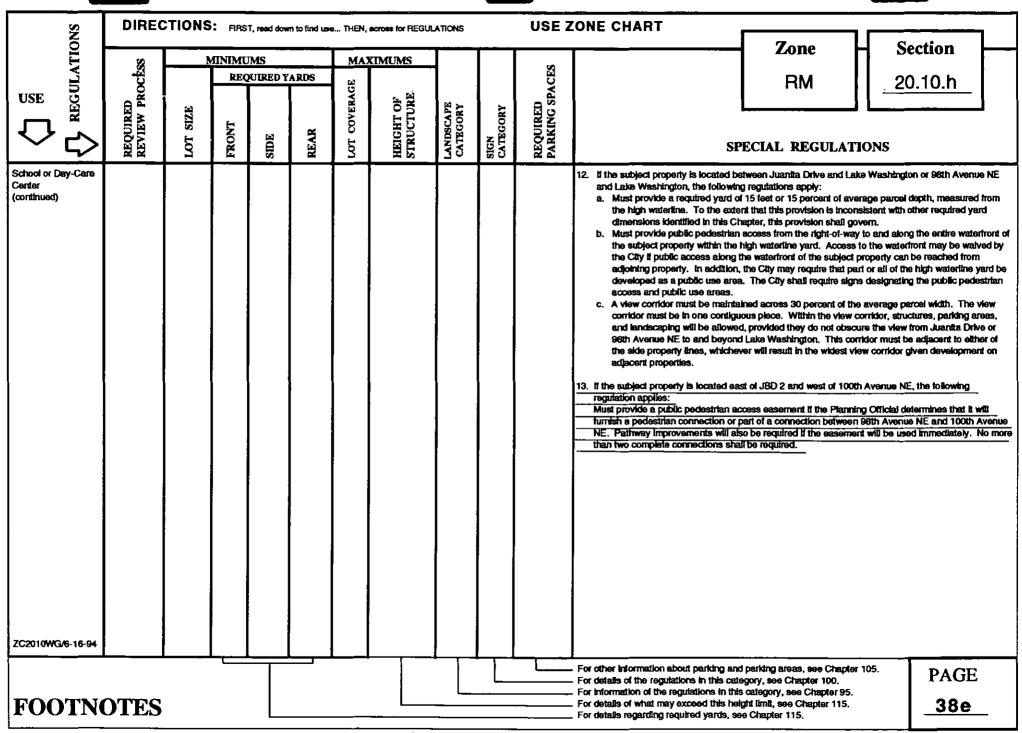
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Detached, Attached, or Stacked Dwelling Units	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SUBER SUBS	REAR REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
or Stacked Dwelling											a. Must provide a required yard of 15 feet or 15 percent of average parcel depth, measured from the high waterline. To the extent that this provision is inconsistent with other required yard dimensions identified in this Chapter, this provision shall govern. b. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the Cit.
(continued)											subject property what it as a start or it is subject property can be reached from adjoining propert in addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas. c. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one contiguous piece. Within the view corridor, structures, parking areas, and tandscaping will be allowed, provided they do not obscure the view from Juanta Drive or 96th Avenue NE to and beyond Lake Washington. This corridor must be adjacent to either of the side property lines, whichever will result in the widest view corridor given development on adjacent properties.
1											8. If the subject property is located east of JBD 2 and west of 100th Avenue NE, the following regulation applies: Must provide a public pedestrian access easement if the Planning Official determines that it will furnish a pedestrian connection or part of a connection between 98th Avenue NE and 100th Avenue NE. Pathway improvements will also be required if the easement will be used immediately. No more than two complete connections shall be required.
Church	Process IIA Chapter 150	7,200 sq. ft.	20'	50,	50,	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation	С	В	1 for every 4 people based on maximum occupancy load of any area of worship (See Special Regulation #4)	 Site must abut and be accessible from at least one roadway having at least 2 moving traffic lanes. If any portion of a structure is adjoining a low density zone, then either: The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any tacade of that portion of the structure which is parallel to the boundar of the tow density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizont Facade Regulation" for further details. Any required yard abutting Lake Washington Boulevard or Lake Street South must be increased two feet for each one foot the structure exceeds 25 feet above average building elevation. No parking is required for day-care or school anciliary to the use.
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Church (continued)					:						Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
											 6. If the subject property is located between Juanita Drive and Lake Washington, the following regulations apply: a. Must provide a required yard of 15 feet or 15 percent of average parcel depth, measured from the high waterline. To the extent that this provision is inconsistent with other required yard dimensions identified in this Chapter, this provision shall govern. b. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be walved by the City if public access along the waterfront of the subject property can be reached from adjorting property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas. c. A view comidor must be maintained across 30 percent of the average parcel width. The view corridor must be in one contiguous place. Within the view corridor, structures, parking areas, and tandscaping will be allowed, provided they do not obscure the view from Juanita Drive or 98th Avenue NE to and beyond Lake Washington. This corridor must be adjacent to either of the side property lines, whichever will result in the widest view corridor given development on adjacent properties. 7. If the subject property is located east of JBD 2 and west of 100th Avenue NE, the following regulation applies: Must provide a public pedestrian access easement if the Planning Official determines that it will furnish a pedestrian connection or part of a connection between 98th Avenue NE and 100th Avenue NE. Pathway improvements will also be required. No more than two complete connections shall be required.
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FOOTN	OTES										For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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General Moorage Facility	REQUIRED 120 120 120 120 120 120 120 120 120 120	None, but must have at least 100' of frontage on Lake Washington	Watern No mo a. Wi b. Ck starts Interse park d the 45 proper wheth the pa interve c. Ck dwellir the hig side pr side pr side pr side pr side pr side pr side pr side pr side pr side pr side pr side pr side pr side pr side pr side pr side pr side pr side pr	MINIMUM REQUIR Landward of the high waterline The greater of: a. 15' or b. 1-1/2 times the height of the primary structure above average building elevation minus 10'.	ED YARDS ALLUMINOS HILDOS 10' may be: waterline of the park than is waterline of the park; it waterline of the property of the park than it waterline of the park than it waterline of the the start the lot interine lot close of runs waterline at the lot close of runs waterline lot close of runs waterline at the lot close of ru	HOHH For moorage structure, 0' For other structures the greater of: a: 15' or b. 15% of the average percel depth. In that (the park line of the structure at the percel depth at the perc	 AXIMUMS AOLHOUS Landward of the high waterline 30' above average building elevation. Waterward of the high waterline, dock and pier decks may not be more than 24' above mean sea level.	LANDSCAPE CATEGORY	a SIGN CATEGORY	None for residents of their guests.	3. 4. 6.	SPECIAL REGULATIONS 1. Moorage may only be used by residents of the dwelting units on the subject property or their guests. 2. Except as permitted by Special Regulation #18, no structures, other than moorage structures or public access piers or boardwalks, may be waterward of the high waterline. For regulations regarding public access piers, see the specific listing in this zone. 3. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the water front may be walved by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The Cit shall require eigns designating the public pedestrian access and public use areas. 4. The required 30' front yard may be reduced 1' for each 1' of this yard that is developed as a public use area if: a. Within 30' of the tront property line, each portion of a structure is set back from the front property line by a distance greater than or equal to the height of that portion above the front property line; and b. Substantially, the entire width of this yard, from north to south property lines, is developed as a public use area is specifically approved by the City. 5. A view corridor must be maintained across 30% of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas, and landscaping will be allowed, provided that they do not obscure to view from Lake Washington Boulevard to and beyond Lake Washington. This corridor must be adjacent to either the north or south properly line, whichever will result in the widest view corridor given development on adjacent properties. 6. The design on the eite must be compatible with the scenic nature of the waterfront, the development will result in the isolation of a detached dwelling unit, site desig
FOOTN	ОТЕ	S	This so subject extend structu	tback applies property abut beyond any In	whether or s the lot, bu tervening o	not the t does not wer water :				F	or deta or info or deta or deta his dea rogran	a. The ability of the land landward of the high waterline to accommodate the necessary support facilities. b. The potential for traffic congestion. REGULATIONS CONTINUED ON NEXT PAGE ther information about parking and parking areas, see Chapter 105. stalls of the regulations in this category, see Chapter 100. domation of the regulations in this category, see Chapter 95. stalls of what may exceed this height limit, see Chapter 115. stalls regarding required yards, see Chapter 115. stalls regarding required yards, see Chapter 115. stalls regarding required yards, see Chapter 115. stalls regarding the thigh waterline to determine lot gize or to the light waterline to determine lot gize or to the light waterline to determine lot gize or to

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\Box	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	LOT CO	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING S	SPECIAL REGULATIONS
General Moorage Facility	:			•	nother moor e subject pr							c. The number of moorages shall not exceed the number of dwelling units on the subject property.
(continued)			The m	:	ension of an							8. Moorage structures may not be larger than is necessary to provide safe and reasonable moorage for the boats moorad. The City will specifically review the size and configuration of moorage structures to insure that: a. The moorage structures do not extend waterward of the point necessary to provide reasonable draft for the boats to be moored, but not beyond the outer harbor line; and b. The moorage structures are not larger than is necessary to moor the specified number of boats; and c. The moorage structures will not interfere with the public use and enjoyment of the water or create a hazard to navigation; and d. The moorage structures will not have a significant long-term adverse effect on aquatic habitats. 9. If the moorage structures will extend waterward of the brief Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to submittal of a Bulkting Permit for this use. 10. May not treat moorage structure with creosote, oil base, or toxic substance. 11. Must provide at least two covered and secured wasta recaptacles. 12. All utility and service lines must be below the pier deck and, where feasible, underground. 13. Piers must be adequately lit. The source of the light must not be visible from neighboring properties. 14. Moorage structures must display the street address of the subject property. The address must be oriented to the Lake with letters and numbers at least 4' high. 15. Covered moorage is not permitted. 16. Alicraft moorage is not permitted.
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	- TES				4)-3	4.6	12			1 N	This development may also be regulated under the City's Shoreline Master Program, consult that document. May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

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School or Day-Care Center	Process IIA Chapter 150	7.200 sq. ft.	student then— 50'	nodete 50 a or childr 50° on each aide	50' to 49	70%	ti adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise 30' above average building elevation.	D	В	See Section 105.25	1. May locate on the subject property it: a. It will not be matertally detrimental to the character of the neighborhood in which it is located. b. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. A stx-foot high tence is required only along the property line adjacent to the outside play areas. 3. Hours of operation and the maximum number of attendees may be limited by the City to reduce impacts on nearby residential uses. 4. Structured play areas must be set back from all property lines as follows: a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. c. Otherwise, 5 feet. 5. An on-site pessenger 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 loading areas on a case-by-case basis, depending on the number of attendees and the extent of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the loading integration from the means may be required to reduce traffic impacts on any nearby residential uses. 6. May include accessory living taclities for staff persons. 7. If any portion of a structure is adjoining a low density zone, then either: a. The helpit of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. 8. Any required yard abutting Lake Washington Boulevard or Lake Street So
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Ancery Store, Drug Store, Laundromat, Dry Cleaners, Sarber Shop, Jeauty Shop, or Shoe Repair Shop	Process IIA Chapter 150	7,200 sq. ft.	20'	5', but 2 skde yards must equal at least 15'	10°	60%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise 30' above average building elevation.	B	E	1 per each 300 sq. ft. of gross floor area.	1. This use may be permitted only if it is proposed location. 2. May only be permitted if placement, control of the immediate residential area. 3. Must be located on a collector arterial. 4. Placement and scale must indicate performed in the indica	orientation, and scale indicate this or higher volume right-of-way. edestrian orientation. antial neighborhood. Do equare feet. If floor of a structure. reduce impacts on nearby reside tructure shall not exceed 15 feet that portion of the structure shall not exceed 15 feet in width ed "Distance Between Structures ther details. Althoughour Boulevard or Lake Street exceeds 25 feet above averaget other provision of this Code may seen Juanita Drive and Lake Was	s use is primarily intended to artial uses. The above average building which is parallel to the increased article increased and increased are building elevation. If south must be increased as building elevation.
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rocery Store, Drug fore, Laundromat, ny Cleaners, arber Shop, eauty Shop, or hoe Repatr Shop continued)											b. Must provide public pedestrian access from the right-of-way to and along the entire waterfine the subject properly within the high waterfine yard. Access to the waterfront may be water the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterfiney at developed as a public use area. The City shall require signs designating the public pedest access and public use areas. c. A view confidor must be matrialized across 30 percent of the average parcel width. The view confidor must be in one configuous piece. Within the view confidor, structures, parking area and landscaping will be allowed, provided they do not obscure the view from Juanita Drive-98th Avenue NE to and beyond Lake Washington. This corridor must be adjacent to either the side property lines, whichever will result in the widest view confidor given development of adjacent properties. 13. If the subject property is located east of JBD 2 and west of 100th Avenue NE, the following regulation applies: Must provide a public pedestrian access easement if the Planning Official determines that it will furnish a pedestrian connection or part of a connection between 98th Avenue NE and 100th Avenue NE. Pathway improvements will also be required if the easement will be used immediately. No than two complete connections shall be required.
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E SS SEGULATIONS	D PROCES		REC	QUIRED Y	ARDS	COVERAGE	R R	22 See		D SPACE	RM <u>20.10.k</u>
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Mini-school or mini-day care (7-12 attendees) or Day-Cere Home (6 or less attendees)	None	3,600 sq. ft.	20'	5', but 2 side yards must equal at least 15'	10'	60%	If adjoining a low density zone other than RSX, then 25' above average building elevation Otherwise, 30' above average building elevation	D	В	Sea Section 105.25	1. May locate on the subject property if: a, it will not be materially detrimental to the character of the neighborhood in which it is located. b. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. A stx-foot high tence is required along the property line adjacent to the outside play areas for minischool or mini-day care centers only. 3. Hours of operation and the maximum number of attendees may be limited by the City to reduce impacts on nearby residential uses. 4. Structured play areas must be setback from all property lines by five feet. 5. 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. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 7. May include accessory living facilities for staff persons. 8. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 9. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 150, and 155). 10. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. 11. Any required yard abutting Lake Washington Boulevard or Lake Street South must be increased two feet for each one foot the structure exceeds 25 feet above average building elevation. 12. If the subject property is located between Juanta Drive and Lake Washington or 98th Avenue NE and Lake Washington, the following regulations apply:
	<u> </u>	 -	'	<u> </u>		<u> </u>	1		1		For other information about parking and parking areas, see Chapter 105. PAGE PAGE
FOOTN	OTES										For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

SNO	DIREC	CTIONS	FIRS	T, read dow	m to find use	THEN	across for REGUI	LATIONS		USE Z	ZONE CHART Zone Section
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S S S S S S S S S S S S S S S S S S S	REQUIRED REVIEW PROCESS			QUIRED Y	ARDS	COVERAGE		rPE RY	 <u>*</u>	ED G SPACES	RM <u>20.10.l</u>
₩	REQUIR	LOT SIZE	FRONT	SIDE	REAR	LOT COV	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SI	SPECIAL REGULATIONS
Mini-school or mini-day care (7-12 attendees) or Day-Care Home (6 or less attendees) (continued)											a. Must provide a required yard of 15 feet or 15 percent of average parcel depth, measured from the high waterline. To the extent that this provision is inconsistent with other required yard dimensions identified in this Chapter, this provision shall govern. b. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterfine yard. Access to the waterfront may be walved by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City way require that part or all of the high waterfine yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas. c. A view conflor must be maintained across 30 percent of the average parcel width. The view corridor must be in one contiguous place. Within the view corridor, structures, parking areas, and landscaping will be allowed, provided they do not obscure the view from Juanta Drive or 98th Avenue NE to and beyond Lake Washington. This conflor must be adjacent to either of the side property lines, whichever will result in the widest view corridor given development on adjacent properties. 13. If the subject property is located east of JBD 2 and west of 100th Avenue NE, the following regulation applies: Must provide a public pedestrian access easement if the Ptanning Official determines that it will furnish a pedestrian connection or part of a connection between 98th Avenue NE and 100th Avenue NE. Pathway improvements will also be required.
 		L				L			\vdash		- For other information about parking and parking areas, see Chapter 105.
FOOTN	OTES										PAGE For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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Convales as a second control of the	REQUIRED REVIEW PROCESS	7.200 sq. ft.	& FRONT	10' on each	10.	% LOT COVERAGE	A STRUCTURE STRUCTURE	O LANDSCAPE CATEGORY	B SIGN CATEGORY	PAGE SPACES	SPECIAL REGULATIONS 1. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building
Home	150	oų, ii.		each			zone other than RSX, then 25' above average building elevation				a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not acceed 50 feet in which. See the section in Chapter 115 entitled "Distance Between Structures Regarding Meximum Horizontal Facade Regulation" for further details. 2. Any required yard abutiting Lake Washington Boulevard or Lake Street South must be increased be two feet for each foot the structure exceeds 25 feet above average building elevation. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject proper and Lake Washington, the following regulations apply: a. Must provide a required yard of 15 feet or 15 persont of average parcel depth, measured from the high waterline. To the extent that this provision is inconsistent with other required yard dimensions identified in this Chapter, this provision shall govern. b. Must provide public pedestrian access from the right-of-way to and along the entire waterfront the subject property within the high waterline yard. Access to the waterfront may be waived by the City II public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterfine yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use area. c. A view condor must be maintained across 30 percent of the subject property within the view condor, structures, parting areas, and landscaping will be allowed, provided they do not obscure the view from Juanta Drive or 98th Avenue NE to and beyond Lake Washington. This condor must be adjacent to either of the subject property is located east of JBD 2 and west of 100th Avenue NE, the following regulation applies: Must provide a public pedestrian access easement if the Planning Official determines that it will fu
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FOOTN	OTES					<u> </u>					PAGE For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. Solution 115.

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Government Facility Community Facility											 Site design must minimize adverse impacts on surrounding residential neighborhoods. If any portion of a structure is adjoining a low density zone, then either: The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Horizontal Facade Regulation" for further details. Any required yard abutting Lake Washington Boulevard or Lake Street South must be increased two feet for each one foot the structure exceeds 25 feet above average builting elevation. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property and impacts associated with the use on the nearby uses. If the subject property is located between Juanita Drive and Lake Washington or 98th Avenue NE and Lake Washington, the following regulations apply: Must provide a required yard of 15 feet or 15 percent of average percel depth, measured from the high waterline. To the extent that this provision is inconsistent with other required yard dimensions identified in this Chapter, this provision is hall govern. Must provide public pedestrian access from the right-of-way to end along the entire waterfront of the subject property within the high waterfine yard. Access to the waterfront may be waterfore access from the right of water that part or all of the high waterfine yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas. A view confidor must be maintained across 30 percent of the everage parcel width. The view confidor must be in one
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											For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95.
FOOTN	OTES										For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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SE SECULATIONS	REQUIRED REVIEW PROCESS	SIZE		QUIRED Y		COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES		RM	20.10.0
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ublic Utility lovernment Facility community Facility continued)											7. If the subject property is located east of regutation applies: Must provide a public pedestrian access furnish a pedestrian connection or part. NE. Pathway improvements will also be than two complete connections shall be	JBD 2 and west of 100th Ave s easement if the Planning Of of a connection between 98th e required if the easement will	icial determines that it will Avenue NE and 100th Aver
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as a secolations	REQUIRED REVIEW PROCESS		REC	QUIRED Y	ARDS	AGE	E E		l	SPACES	RM <u>20.10.p</u>
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$\langle c \rangle$	REVI	1.01	FRONT	SIDE	REAR	LOT	HEIG	CATE	SIGN	REQU	SPECIAL REGULATIONS
Public Transit Shelter	None	None	None	None	None	100%	15' above average building	_	See Spec.	None	 May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.
							elevation.		Reg. #2		May tristall transit route and information signs and markers.
Public Park	See Special Regulations #1 and #2	None	WID	pe dieterm	ned on a	æse-by-	case basis		8	See Section 105.25	1. Development and use of a park does not require a development permit under this Code II: a. A master plan for that park has been approved by the City and the proposed development and use is consistent with the master plan; or b. The proposed use and development will not involve: 1) Lighting for outdoor nightlime activities; and 2) The construction of any building of more than 4,000 square feet; and 3) Will not involve the construction of more than 4,000 square feet; and 4) Will not involve the development of any structured sports or activity areas. 2. Any development or use of a park that does not meet the requirements of Special Regulation #1 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted: a. Ease of access to the park. b. Character of the neighborhood. c. Size, nature, and topography of the subject property. 3. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation; or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the section in Chapter 115 artitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. 4. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 5. This section may include a public access pier or boardwalk. See Section 20.10.d. through e. for regulations regarding these uses. 6. If the subject property is located east of JBD 2 and west of 100th Avenue NE, the following regulation applies: Must provide a public pedestrian access easement if the Planning Official determines that it will furnish a pedestrian connection or part of a connection between 98th Avenue NE and 100th Avenue.
ZC2010WM/6-17-94				<u> </u>				L.,.	<u> </u>	<u> </u>	than two complete connections shall be required.
									L		For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. PAGE
FOOTNO	OTES										For 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, scrose for REGULATIONS USE ZONE CHART Zone JBD 2 Section	5.a stent with the les and covers over ction in Chapter 11!
Vehicle Service Station (See Special Regulation #2) A.D.R. (See Special Reg. #4) A.D. (See Special Reg. #4) A	5.a stent with the les and covers over ction in Chapter 11!
Vehicle Service Station (See Special Regulation #2) A.D.R. (See Special Regulation #2) A.D.R. (See Special Regulation #2) A.D.R. (See Special Regulation #3) A.D.R. (See Special Regulation #4) A.D.R. (See Special Regulation #4) A.D.R. (See Special Regulation #4) A.D.R. (See Special Regulation #2) A.D.R. (See Special Regulation #3) A.D.R. (See Special Regulation #4) A.D. (See Special Reg	les and covers over ction in Chapter 11:
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Station (See Special Regulation #2) See Special Regulation #2) See Special Regulation #3 Regulation #4) See Special Regulation #3 See Special Regulatio	les and covers over ction in Chapter 11: p to 13 feet If:
(See Spec. Reg. #4) 142	ction in Chapter 11:
Reg. #4) #3 #3 #3 (See Spec. Reg. #4) 3. Gas pump islands must be setback at least 20 feet from all property lines. Canople gas pump islands may not be closer than 10 feet to any property line. See the Section entitled *Outdoor Use, Activity and Storage* for further regutations. 4. The maximum height of structures on the subject property may be increased by up a a. A view corridor is matritained across 30% of the average parcel width for the position above 26 feet; and b. The proposal is reviewed and decided upon through Process I, Chapter 145.	ction in Chapter 11:
entitled "Outdoor Use, Activity and Storage" for further regulations. 4. The maximum height of structures on the subject property may be increased by up a. A view corridor is maintained across 30% of the average parcel width for the positive 26 feet; and b. The proposal is reviewed and decided upon through Process I, Chapter 145.	p to 13 feet II:
a. A view corridor is maintained across 30% of the average parcel width for the po- above 26 feet; and b. The proposal is reviewed and decided upon through Process I, Chapter 145.	
	cent properties.
5. Must provide a public pedestrian access easement if the Planning Official determine furnish a pedestrian connection or part of a connection between 98th Avenue NE at NE. Pathway improvements will also be required if the easement will be used imme than two complete connections shall be required.	and 100th Avenue
6. See Chapters 100 and 162 for information about non-conforming signs. Section 16 when non-conforming signs must be brought into conformance or removed.	162.35 describes
7. Refer to Chapter 1 to determine what ather provisions of this Code may apply to the	he subject property
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For information of the regulations in this category, see Chapter 95.	15B.1

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	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	JBD 2 52.15.b SPECIAL REGULATIONS
Automotive Service Center (see Special Regulation #2)	A.D.R. Chapter 142 (See Spec. Reg. #7)	None	O'	o'	o'	80%	26' above average building elevation (See Spec. Reg. #7)	7 4	E See Spec. Reg. #9	1 per each 250 sq. ft. of gross floor area (See Spec. Reg. #4)	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. This use specifically excludes new or used automobile sales or rentals. No openings (i.e. doors, windows which open, etc.) shall be permitted in any facade of the building adjoining a residential use. Windows are permitted if they are triple-paned and unable to be opened wide by 30-feet long for motor home/travel trailer use. Tan (10) percent of the required perking spaces on site must have a minimum dimension of 10-feet wide by 30-feet long for motor home/travel trailer use. Storage of used parts and tires must be conducted entirely within an enclosed structure. See also the section in Chapter 115 entitled "Outdoor Use, Activity and Storage" for additional regulations. Prior to occupancy of the structure, documentation must be provided and stamped by a licensed professional verifying that the expected noise to be emanating from the site adjoining to any residential use complise with the standards set forth in Washington Administrative Code Section 173.60.040(1) for a Class B source property and a Class A receiving property. The maximum helight of structures on the subject property may be increased by up to 13 feet if: A view confider is maintained across 30% of the average parcel width for the portion of the building above 26 feet; and The proposal is reviewed and decided upon through Process I, Chapter 145. The corridor will be located to provide the widest view given development on adjacent properties. Must provide a public pedestrian access easement if the Planning Citical determines that it will turnish a pedestrian connection or part of a connection between 88th Avenue NE and 100th Avena NE. Pathway improvements will also be required! See Chapter 100 and 162 for
		<u> </u>				<u></u>					For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95.
FOOTN	OTES										For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

SNC	DIREC	TIONS	: FIRS	T, read dow	n to find use	THEN,	across for REGUL	ATIONS		USE Z	ZONE CHART Zone Section
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	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Retail Establishment providing Boat Sales, Service, or Repair (see Special Regulation #2)	A.D.R. Chapter 142 (See Spec. Reg. #5)	None	0'	S	0'	80%	26' above average building elevation (See Spec. Reg. #5)	A	E See Spec. Reg. #7	See Section 105.25	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. Boat rental and used boat sales are allowed as part of this use. Storage of parts must be conducted entirely within an enclosed structure. Outdoor boat parking and storage areas must be buffered as required for a parking area per design regulations section 50.4.d and e. See also the section in Chapter 115 entitled "Outdoor Activity and Storage" for further regulations. The maximum height of structures on the subject property may be increased by up to 13 feet it: A view conidor is maintained across 30% of the average percel width for the portion of the building above 26 feet; and The proposal is reviewed and decided upon through Process I, Chapter 145. The confidor will be located to provide the widest view given development on adjacent properties. Must provide a public pedestrian access easement if the Planning Official determines that it will furnish a pedestrian connection or part of a connection between 98th Avenue NE and 100th Avenue NE. Pathway improvements will also be required if the easement will be used immediately. No monthan two complete connections shall be required. See Chapters 100 and 162 for information about non-conforming signs. Section 162.35 describes when non-conforming signs must be brought into conformance or removed. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property
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FOOTN	OTES										For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Restaurant or Tavem	A.D.R. Chapter 142 (See Spec. Reg. #2)	None	0'	σ	0*	80%	26' above average building elevation (See Spec. Reg. #2)	D	E See Spec. Reg.		 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chepter. The maximum height of structures on the subject property may be increased by up to 13 feet it: A view corridor is maintained across 30% of the average parcel width for the portion of the build: above 26 feet; and The proposal is reviewed and decided upon through Process I, Chapter 145. The corridor will be located to provide the widest view given development on adjacent properties. Must provide a public pedestrian access easement if the Ptanning Official determines that it will furnish a pedestrian connection or part of a connection between 98th Avenue NE and 100th Avenue NE. Pathway improvements will also be required if the easement will be used immediately. No mothan two complete connections shall be required. See Chapters 100 and 162 for information about non-conforming signs. Section 162:35 describes when non-conforming signs must be brought into conformance or removed. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject propert
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Peetstain.nst Chapter 142 (See Spot. Fleg. 45) Reg. 45)	MINIMUMS MAXIMUMS REQUIRED YARDS		GORY		Zone Section
First Food Restammit A.D.R. Chapter (Side Spin. Righ, 40) None O' O' O' B9% O' B9%	EQUIRED FEVIEW PROCESS REQUIRED FOR SIZE OT COVERAGE OT COVERAGE TRUCTURE TRUCTUR	LANDSCAPE	GORY	ED IG SPACES	
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See Spor. Reg. 43) Reg. 56 Reg. 43) Reg. 69. Reg. 43) Reg. 45) eg. 45) Reg. 45) Reg. 45) Re	Restaurant Chapter average	See S	See	80 sq. ft; of	
Pag. 43) 3. The maximum height of structures on the subject property may be increased by the 13 feet II: a. A view control is maritative across 30% of the working parcel width for the portion of the building above 26 feet; and b. The proposes is reviewed and decided upon through Process I, Chapter 145. The conflict will be located to provide the violate view given development on adjacent properties. 4. A feet provide a packet process assement if the ferranting Critical destiratives that I vidi. furnish a packetsina connection or part of a commodion between 88th Avenus NE and 100th Avenus NE. Pathway improvements will also be required if the sessment will be used mirredictely. No mo then two completes commodions shall be required if the sessment will be used immediately. 5. Landscape category B will be required if the use destination and the conforming signs. Section 162.35 desorbses when non-conforming signs must be brought into conformation or removed. 7. Refer to Chapter 1 to determine what other provisions of this Code may apply to the walked properties. For dater information about partiting areas, see Chapter 105. For dater information of the regulation in this category, see Chapter 105. For information of the regulation in this category, see Chapter 105. For information of the regulation in this category, see Chapter 105.	(See Spec. elevation	Reg. F	Reg.	_	2. Must provide one outdoor waste receptacle for every eight parking stalls.
For other information about 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.					 a. A view corridor is maintained across 30% of the average parcel width for the portion of the building above 26 feet; and b. The proposal is reviewed and decided upon through Process I, Chapter 145. The corridor will be located to provide the widest view given development on adjacent properties. 4. Must provide a public pedestrian access easement if the Ptanning Official determines that it will furnish a pedestrian connection or part of a connection between 98th Avenue NE and 100th Avenue NE. Pathway improvements will also be required if the easement will be used immediately. No more than two complete connections shall be required. 5. Landscape category B will be required if the use includes drive-through facilities. 6. See Chapters 100 and 162 for information about non-conforming signs. Section 162.35 describes
# A # B # B # B # B # B # B # B # B # B	FOOTNOTES				For details of the regulations in this category, see Chapter 100.

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A notal establishment providing anticipation of the control of the	SNC	DIREC	CTIONS	: FIRS	T, read dow	n to find use	s THEN,	across for REGUL	ATIONS		USE Z	ONE CHART	7ana S	ection
A notal establishment providing anticipation of the control of the	VTIC	SS					MA	XIMUMS	1		8		Zone 7 5	ection
A notal establishment providing anticipation of the control of the	USE COL	ROCE		REC	UIRED Y.	ARDS	ZAGE	F 33			SPACE		JBD 2 5	2.15.f
A D.R. Chepter 1 Chepter 4 Chepter 1 Chepter 4	7 88	UIREI IEW F	SIZE	NT		z z		SHT O	SCAPE	SGORY	UIREI	•		
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elevation (See Spac. Reg. #2) (See Spac. Reg. #2)	A retail establishment	Chapter	None	0,	O'	ď	80%	average	D	See	Section			oe consistert with the
For other information about parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. PAGE	providing entertainment, recreational, or cultural activities										106.25	a. A view corridor is maintained as building above 26 feet; and b. The proposal is reviewed and d The corridor will be located to provide. 3. Must provide a public pedestrian as furnish a pedestrian connection of p Avenue NE. Pathway improvement No more than two complete connect. 4. See Chapters 100 and 162 for inforwhen non-conforming signs mut be	cross 30% of the average parcel width for lecided upon through Process I, Chapter de the widest view given development of cross easement if the Ptanning Official part of a connection between 98th Aver to will also be required if the easement stions shall be required. In attour about non-conforming signs. So brought into conformance or removed.	or the portion of the r 145. On adjacent properties. determines that it will use NE and 100th will be used immediately.
FOOTNOTES For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115. 115B.6	ZC~#BD2A/3-27-95											 For details of the regulations in this cate For information of the regulations in this 	egory, see Chapter 100. s category, see Chapter 95.	

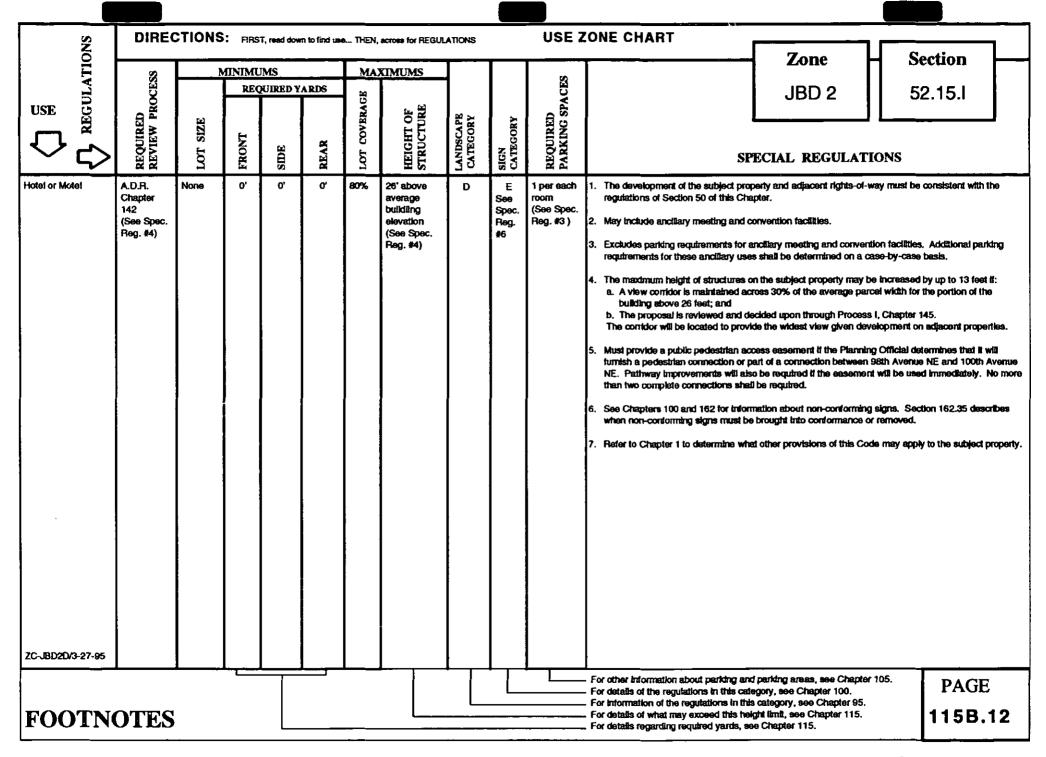
SNC	DIREC	TIONS	: FRS	T, read dow	m to find use	o THEN,	across for REGUL	ATIONS		USE Z	ONE CHART Zone Section
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USE DE	REQUIRED REVIEW PROCESS	SIZE	T.			COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	GORY	REQUIRED PARKING SI	<u></u> _
\checkmark	REQU	LOT	FRONT	SIDE	REAR	TO.7	HEIG	CATE	SIGN	REQU PARK	SPECIAL REGULATIONS
Any retail sestablishment other than those specifically listed in this zone, selfing goods or providing services, including banking and related intendal services (see Special Regulations #2 and #7)									E See Spec. Reg. #8	1 per each 300 sq. ft. of gross floor area	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. The following uses are not permitted in this zone: Retail establishments providing storage services unless accessory to another permitted use. Automobile sales and/or rental facilities. Coutdoor storage of bulk commodities, except in the following circumstances:
ZC_/BD2A/3-27-95					į						b. it can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded. REGULATIONS CONCLUDED ON NEXT PAGE
		<u> </u>	L	<u></u>	لــــا	L	<u> </u>		1	<u> </u>	
FOOTN	OTES										For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

)NS	DIREC	TIONS	FIRS	T, read dow	n to find use	THEN,	across for REGUL	ATIONS		USE Z	ONE CHART	Zono S	ection —
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C E E REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SP	JBD 2 5	2.15.h
Any retail	22	<u> </u>	F	SI	32	Ä	H	30	Si C	_	8. See Chapters 100 and 162 for informa	ation about non-conforming signs. Sec	tion 162.35 describes
establishment other than those specifically listed in		1		İ				1			when non-conforming signs must be t 9. Refer to Chapter 1 to determine what	prought into conformance or removed.	u to the exhibit remarks
this zone, selling goods or providing services, including banking and related financial services (continued)													
ZC-JBD2C/6-10-94	<u>L</u>	<u> </u>	<u> </u>	<u> </u>	<u></u>	<u> </u>	<u> </u>			L	For other information about parking and	perking areas, see Chapter 105.	DACE
FOOTN	OTES	 -									For details of the regulations in this cate. For information of the regulations in this For details of what may exceed this help For details regarding required yards, se	ogory, see Chapter 100. s category, see Chapter 95. ght limit, see Chapter 115.	PAGE 115B.8

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SNO	DIREC	CTIONS	FIRS	T, read dow	n to find use	s THEN,	across for REGUL	ATIONS		USE Z	ZONE CHART Zone Section
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SE	PROCES			UIRED Y	ARDS					SPACES	JBD 2 52.15.i
33 ↔ 🗘	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Office Use	A.D.R. Chapter 142 (See Spec. Reg. #4)	None	0,	ď	ď	80%	26' above average building elevation (See Spec. Reg. #4)	D	D See Spec. Reg. #6	tf a medical, dental, or vetertnary office, then 1 per each 200 sq. ff. of gross floor area. Otherwise, 1 per each 300 sq. ff. of gross floor area.	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. The following regulations apply to veterinary office only: May only treat small animals on the subject property. Cutside runs and other outside facilities for the entimals are not permitted. Site must be designed so that notes from this use will not be audible off the subject property. A cartification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. A reterrary office is not permitted if the subject property contains dwelling units. Anciliary assembly and manufacture of goods on the premise of this use are permitted only if: The anciliary assembled or manufactured goods are subordinate to and dependent on this use and The outward appearance and impacts of this use with anciliary assembly or manufacturing activities must be no different from other office uses. The maximum height of structures on the subject property may be increased by up to 13 feet if: A view confider is maintained across 30% of the average percel width for the portion of the building above 26 feet; and The proposal is reviewed and decided upon through Process I, Chapter 145. Must provide a public pedestrian access easement if the Planning Official determines that it will furnish a pedestrian connection or part of a connection between 96th Avenue NE and 100th Avenu NE. Pathway improvements will also be required if the easement will be used immediately. No mithan two complete connections shall be required. See Chapters 100 and 162 for information about non-conforming signs. Section 162:35 describes when non-conformi
ZC~JBD2A/3-27-95											
FOOTN	OTES										PAGE For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

NS .	DIREC	CTIONS	FIRS	T, read dow	m to find use	s THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
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S SEGULATIONS	OCES	}	REC	QUIRED Y	ARDS	GE				ACES	JBD 2 52.15.j
C S EC	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Attached or Stacked Dwelling Unit (see Special Regulation #2)	A.D.R. Chapter 142 (See Spec. Reg. #4)	None	O'	O'	ď	90%	26' above average building elevation (See Spec. Reg. #4)	D	A See Spec. Reg. #7	1.7 per unst	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. This use may be located on the street level floor of a building only if there is an intervening retail storefront or office between this use and the abutting right-of-way. The development must be designed to limit potential impacts from surrounding commercial uses or residents of the subject property. The maximum height of structures on the subject property may be increased by up to 13 feet it: A view confidor is maintained across 30% of the average parcel width for the portion of the building above 26 feet; and The proposal is reviewed and decided upon through Process I, Chapter 145. Must provide a public pedestrian across easement if the Ptarming Official determines that it will turnish a pedestrian connection or part of a connection between 98th Average NE and 100th Average NE. Pathway improvements will also be required if the easement will be used immediately. No more than two complete connections shall be required. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. See Chapters 100 and 162 for information about non-conforming signs. Section 162.35 describes when non-conforming signs must be brought into conformance or removed. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject proper.
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FOOTN	OTES										For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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	SNC	DIREC	TIONS	FIRS	T, reed dow	n to find use	THEN,	across for REGUL	ATIONS		USE Z	ONE CHART Zone		Section
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	JBD 2 SPECIAL REGU)Z. 13.K
Church ZC~BD2A	√3-27-9 5	A.D.R. Chapter 142 (See Spec. Reg. #4)	None	0'	O'	0'	80%	26' above average building elevation (See Spec. Reg. #4)	D	B See Spec. Reg. #6	1 per every four people based on maximum occupancy load of any area of worship (See also Spec. Reg. #3)	 The development of the subject property and adjacent rig regulations of Section 50 of this Chapter. May include accessory living facilities for staff persons. No parking is required for day-care or school ancillary to The maximum height of structures on the subject propert a. A view corridor is maintained across 30% of the averagions 26 feet; and The proposal is reviewed and decided upon through if the corridor will be located to provide the widest view ghous the provide a public pedestrian access easement if the furnish a pedestrian connection or part of a connection by NE. Pathway improvements will also be required. See Chapters 100 and 162 for information about non-conforming signs must be brought into conform. Refer to Chapter 1 to determine what other provisions of 	the use. y may be increase tge parcel width for Process I, Chapter ven development o Ptanning Official o etween 98th Aven esement will be us nforming signs. So mance or removed	nd by up to 13 feet it: If the portion of the building 145. In adjacent properties. Idetermines that it will Ue NE and 100th Avenue sed immediately. No more ection 162.35 describes
ZC-JBUZA	N3-21-95	<u></u>	<u> </u>	<u></u>	<u> </u>		<u> </u>	<u> </u>	+	1		For other information about parking and parking areas, see For details of the regulations in this category, see Chapter	Chapter 105.	PAGE
FOO	TN	OTES	,									For information of the regulations in this category, see Chapter For details of what may exceed this height limit, see Chapter for details regarding required yards, see Chapter 115.	oter 95.	115B.11



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SNO	DIREC	CTIONS	: FIRS	T, reed dow	m to find use	THEN,	, across for REGUL	ATIONS		USE Z	ZONE CHART
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A SG REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Private Lodge or Club	A.D.R. Chapter 142 (See Spec. Reg. #2)	None	0'	ď	ď	80%	26' above average building elevation (See Spec. Reg. #2)	D	B See Spec. Reg. #4	1 per each 300 sq. ft. of gross floor area	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. The maximum height of structures on the subject property may be increased by up to 13 feet it: A view corridor is maintained across 30% of the average percel width for the portion of the beatove 26 feet; and The proposal is reviewed and decided upon through Process I, Chapter 145. The condor will be located to provide the widest view given development on adjacent properties. Must provide a public pedestrian access easement if the Planning Official determines that it will furnish a pedestrian connection or part of a connection between 98th Avenue NE and 100th Ave NE. Pathway improvements will also be required if the easement will be used immediately. No than two complete connections shall be required. See Chapters 100 and 162 for information about non-conforming eigns. Section 162.35 describ when non-conforming eigns must be brought into conformance or removed. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject programment.
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FOOTN			<u> </u>								PAGE For other information about perking 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.

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SN DIRE	CTIONS: FIRST, read down to find	use THEN, across for REGULATIONS	USE ZONE CHART	7
TIC	MINIMUMS	MAXIMUMS		Zone – Section –
REGULATIONS RED W PROCESS	REQUIRED YARDS	<u> </u>	SPACES	JBD 2 52.15.n
C S S S S S S S S S S S S S S S S S S S	LOT SIZE FRONT SIDE	LOT COVERAGE HEIGHT OF STRUCTURE LANDSCAPE CATEGORY	SIGN CATEGORY REQUIRED PARKING SPACES	ECIAL REGULATIONS
School or Day-Care Center A.D.R. Chapter 142 (See Spec. Reg. #7)	None 0' 0' 0'		B See Section Spec. 105.25 Reg. #9 1. The development of the subject principal regulations of Section 50 of this Chispec. 105.25 2. A 6-foot high fence is required along a reason to the leading areas on a case-by-control of the abutting right-of-way improve of the abutting right-of-way improve of-way improvements or other mean residential uses. 5. May include accessory living facilities. A view comidor is maintained accessive (WAC 388-73, 150, and 1). The proposal is reviewed and don't be confident will be located to proving the above 26 feet; and building above 26 feet; and buil	g all property lines adjacent to the outside play areas. back from all property lines as follows: back from all property lines. back from all property lines. back from all property lines. back from all property lines. back from all property lines. back from all property lines. back from all property lines. back from all property lines. back from all property lines. back from all property lines. back from all property lines. back from all property lines. back from all property lines. back from all property lines. back from all property lines. back from all property lines. back from all property lines. back from all property lines. back from all property lines. back from all
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FOOTNOTES			For other information about parking and For details of the regulations in this cate For information of the regulations in this For details of what may exceed this hei For details regarding required yards, se	ogory, see Chapter 100. a category, see Chapter 95. ght limit, see Chapter 115.

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SNO	DIREC	CTIONS	: FIRS	T, read dow	n to find use	a THEN,	across for REGUI	LATIONS		USE Z	ONE CHART Zone Section
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S S S S S S S S S S S S S S S S S S S	REQUIRED REVIEW PROCESS	T SIZE	FRONT	SIDE	REAR	T COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Mini-school or Mini-day-care (7 - 12 attendees) or Day-care home (6 or less attendees)	A.D.R. Chapter 142 (See Spec. Reg. #5)	None	S. C.	IIS &	88	80%	26' above average building elevation (See Spec. Reg. #5)	A1 D	B See Spec. Reg.	See Section 105.25	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. A 6-toot high fence is required along all property lines adjacent to the outside play areas for minischools and mini-day-care centers only. Structured play areas must be set back from all property lines by 5 feet. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. The maximum height of structures on the subject property may be increased by up to 13 feet it: A view contidor is maintained across 30% of the average parcel width for the portion of the building above 26 feet; and The proposal is reviewed and decided upon through Process I, Chapter 145. The contidor will be located to provide the widest view given development on adjacent properties. Must provide a public pedestrian access easement if the Planning Official determines that it will turnish a pedestrian connection or part of a connection between 96th Avenue NE and 100th Avenue NE. Pathway improvements will also be required if the easement will be used immediately. No mothan two complete connections shall be required. May include accessory living facilities for staff persons. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 150, and 155). See Chapters 100 and 162 for information about non-conforming signs. Section 162.35 describes when non-conforming signs must be brought into conformance or removed. Heter to Chapter 1 to determine what other provisions of this Code may apply to the subject propert
ZC-JBD2A/3-27-95 	<u></u>	<u> </u>	<u> </u>	<u> </u>		<u> </u>	1	1			For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. PAGE
FOOTN	OTES	}									For Information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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ONS	DIREC	CTIONS	: FIRS	T, read dow	n to find use	THEN,	, across for REGUL	ATIONS		USE Z	ZONE CHART
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(T) SERECULATIONS	REQUIRED REVIEW PROCESS	T SIZE	FRONT	QUIRED Y		r coverage	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	JBD 2 52.15.p
Convalescent Center or Nursing Home	A.D.R. Chapter 142 (See Spec. Reg. #2)	LOT None	O. FR	SIDE	e REAR	101 80%	26' above average building elevation (See Spec. Reg. #2)	D CA	B See Spec. Reg. #4	1 for each bed	SPECIAL REGULATIONS 1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. 2. The maximum height of structures on the subject property may be increased by up to 13 feet it: a. A view comidor is maintained across 30% of the average parcel width for the portion of the building above 26 feet; and b. The proposal is reviewed and decided upon through Process I, Chapter 145. The corridor will be located to provide the widest view given development on adjacent properties. 3. Must provide a public pedestrian access easement if the Ptanning Official determines that it will turnish a pedestrian connection or part of a connection between 98th Avenue NE and 100th Avenu NE. Pathway improvements will also be required if the easement will be used immediately. No mithan two complete connections shall be required. 4. See Chapters 100 and 162 for information about non-conforming signs. Section 162.35 describes when non-conforming signs must be brought into conformance or removed. 5. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject proper.
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FOOTN	OTES										PAGE For details of the regulations in this category, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

SNC	DIREC	CTIONS	FIRS	iT, read dow	n to find use	THEN,	across for REGUL	ATIONS		USE Z	ZONE CHART Zone Section
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	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Utility, Government Facility, and Community Facility	A.D.R. Chapter 142 (See Spec. Reg. #2)	None	0'	ď	σ	80%	26' above average building elevation (See Spec. Reg. #2)	D See Spec. Reg. #4	B See Spec. Reg. #5	See Section 105.25	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. The maximum height of structures on the subject property may be increased by up to 13 feet if: a. A view corridor is maintained across 30% of the average parcel width for the portion of the building above 26 feet; and b. The proposal is reviewed and decided upon through Process I, Chapter 145. The corridor will be located to provide the widest view given development on adjacent properties. Must provide a public pedestrian access easement if the Ptanning Official determines that it will furnish a pedestrian connection or part of a connection between 98th Avenue NE and 100th Avenue NE. Pathway improvements will also be required if the easement will be used immediately. No more than two complete connections shall be required. Landscape Category B or C may be required depending on the type of use on the subject property and the impacts associated with this use on nearby uses. See Chapters 100 and 162 for information about non-conforming signs. Section 162.35 describes when non-conforming signs must be brought into conformance or removed. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property
Public Transit Shelter	None	None	0'	c.	σ	100%	15' above average building elevation		See Spec. Reg. #2	None	 May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers.
ZC~JBD2A/3-27-95											
FOOTN	OTES										For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

SNO	DIREC	CTIONS	: FIRS	ST, read dow	n to find use	e THEN,	, across for REGUL	ATIONS		USE Z	ONE CHART
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S SEGULATIONS	REQUIRED REVIEW PROCESS			QUIRED Y	ARDS	COVERAGE		APE RY	RY	REQUIRED PARKING SPACES	JBD 2 52.15.r
	REQUIR REVIEW	LOT SIZE	FRONT	SIDE	REAR	10.1	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIR	SPECIAL REGULATIONS
Public Parks	A.D.R. Chapter 142 and see Special Regulations #2 and #3	None	With	De dietem	med on ca	Se-by-ca	se basis		В	See Section 105.25	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. Development and use of a park does not require a development permit under this Code it: A master plan for that park has been approved by the City and the proposed development and use is consistent with the master plan; or The proposed use and development:
ZC-JBD2B/6-10-94			<u> </u>	<u> </u>			<u> </u>	<u> </u>	<u> </u>		<u></u>
FOOTN	OTES										For other information about parking and perking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. 115B.18

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SS SEGULATIONS	ROCE		REC	UIRED Y	ARDS	\$¥GB	ي تو ع			SPACE	JBD 3 52.20.a
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Office Use ZC-JBD3A/3-27-95	A.D.R. Chapter 142 (See Spec. Reg. #4)	None	O'	or .	O'	80%	26' above average building elevation (See Spec. Reg. #4)	C See Spec. Reg. #5	D See Spec. Reg. #6	tra medical, dental, or vetertnary office, then 1 per each 200 sq. ft. of gross floor area Otherwise, 1 per each 300 sq. ft. of gross floor area	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. The following regulations apply to veterinary office only: May only treat small animals on the subject property. Cutside runs and other outside facilities for the animals are not permitted. Site must be designed so that noise from this use will not be audible off the subject property.
	L	<u> </u>			<u></u> _		'				For other information about parking and perking areas, see Chapter 105. For datails of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95.
FOOTN	OTES		_								For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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SN	DIREC	CTIONS	: FRS	T, read down	n to find use	THEN,	across for REGUL	ATIONS		USE Z	ONE CHART		
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ESULATIONS	ROCESS		_	UIRED Y	ARDS			1		PACES		JBD 3	52.20.b
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES		ECIAL REGULATIO	
etached, Attached Stacked Dwelling nit C~JBD3A/3-27-95	A.D.R. Chapter 142 (See Spec. Reg. #2)	3,600 sq. ft. with a minimum of 2,400 sq. ft. per unit	0,	ď	σ	80%	26' above average building elevation (See Spec. Reg. #2)	D See Spec. Reg.	A See Spec. Reg. #5		1. The development of the subject propregutations of Section 50 of this Charles on a. A view corridor is maintained act building above 26 feet; and b. The proposal is reviewed and of The corridor will be located to provid 3. A 10-foot landscape buffer shall be interming this entryway to the busines 4. Chapter 115 contains regulations reand activities associated with this us 5. See Chapters 100 and 162 for inform when non-conforming signs must be 5. Refer to Chapter 1 to determine when.	pter. In the subject property may be inces 30% of the average parcellected upon through Process letthe widest view given developrovided along 98th Avenue Nis district may be proposed by the garding home occupations and inc. Ination about non-conforming site brought into conformance or re-	increased by up to 13 feet it: I width for the portion of the I, Chapter 145. present on adjacent properties. E. Alternative techniques for the applicant as part of A.D.R. I other accessory uses, facilities igns. Section 162.35 describe amoved.
FOOTN	OTES	<u>i </u>			<u> </u>						For other information about parking and For details of the regulations in this cat. For information of the regulations in this For details of what may exceed this help. For details regarding required yards, so	egory, see Chapter 100. s category, see Chapter 95. Ight limit, see Chapter 115. se Chapter 115.	PAGE 115C.2

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SNC	DIREC	CTIONS	: FRS	T, read dow	n to find use	a THEN	, across for REGUL	ATIONS		USE Z	ZONE CHART	
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EGULATIONS	REQUIRED REVIEW PROCESS	SIZE		YUIRED Y		COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SORY	REQUIRED PARKING SPACES	JBD 3 52.20.c	
◇ ◆	REQU REVI	LOT	FRONT	SIDE	REAR	LOT	HEIG	CATE	SIGN	REQU	SPECIAL REGULATIONS	
Church	A.D.R. Chapter 142 (See Spec. Reg. #4)	None	O'	Ъ	•	80%	26' above average building elevation (See Spec. Reg. #4)	C See Spec. Reg. #5	B See Spec. Reg. #6	area of worship (See also Spec. Reg. #3)	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. May include accessory living facilities for staff persons. No parking is required for day-care or school anciliary to the use. The maximum height of structures on the subject property may be increased by up to 13 feet it: A view confidor is maintained across 30% of the average percel width for the portion of the building above 26 feet; and The proposal is reviewed and decided upon through Process I, Chapter 145. The corridor will be located to provide the widest view given development on adjacent properties. A 10-foot landscape buffer shall be provided along 88th Avenue NE. Alternative techniques for training this entryway to the business district may be proposed by the applicant as part of A.D.F. See Chapters 100 and 162 for information about non-conforming signs. Section 162:35 describes when non-conforming signs must be brought into conformance or removed. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject pro 	s. 1.
ZC-JBD3A/3-27-95							<u> </u>					
FOOTN	OTES										PAGE For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.	}

SNS	DIREC	CTIONS	: FIRS	T, read dow	m to find use	o THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
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$\triangle \diamondsuit$	REQUIRED REVIEW PROCESS	LOT SIZE	FRUNT	SIDE	REAR	Lor co	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
School or Day-Care Center	A.D.P. Chapter	None	0,	ď	ď	80%	26' above average	D See	B See	See Section	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter.
	142 (See Spec.						building elevation	Spec. Reg.	Spec. Reg.	105.25	A stx-foot high fence is required along all property lines adjacent to the outside play areas.
	Reg. #7)						(See Spec. Reg. #7)	#8	#9	:	3. Structured play areas must be set back from all property lines as follows: a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. c. Otherwise, 5 feet.
											4. 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 exter of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
								1			5. May include accessory living facilities for staff persons.
											These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 150, and 155).
	İ										7. The maximum height of structures on the subject property may be increased by up to 13 feet it: a. A view corridor is maintained across 30% of the average parcel width for the portion of the building above 26 feet; and b. The proposal is reviewed and decided upon through Process I, Chapter 145. The corridor will be located to provide the widest view given development on adjacent properties.
								:			A 10-foot landscape buffer shall be provided along 98th Avenue NE. Alternative techniques for framing this entryway to the business district may be proposed by the applicant as part of A.D.R.
											See Chapters 100 and 162 for information about non-conforming signs. Section 162.35 describes when non-conforming signs must be brought into conformance or removed.
											 The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
											11. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject proper
ZC~JBD3A/3-27-95											
											For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. PAGE
FOOTNO	OTES					<u>.</u>					For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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SNS	DIREC	CTIONS	: FIRS	T, read dow	n to find use	THEN,	across for REGUL	ATIONS		USE Z	Zone CHART Zone Section
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	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Mini-school or Mini-day-care (7 - 12 attendees) or Day-care home (6 or less attendees)	A.D.R. Chapter 142 (See Spec. Reg. #7)	None	0.	0,	ď	80%	26' above average building elevation (See Spec. Reg. \$7)	D See Spec. Reg.	B See Spec. Reg. #9	See Section 105.25	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. A 6-foot high fence is required along all property lines adjacent to the outside play areas for minischools and mini-day-care centers only. Structured play areas must be set back from all property lines by 5 feet. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. May include accessory living facilities for staff persons. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 389-73, 150, and 155). The maximum height of structures on the subject property may be increased by up to 13 feet it: A view confidor is matriathed across 30% of the average parcel width for the portion of the building above 26 feet; and The proposal is reviewed and decided upon through Process I, Chapter 145. The confidor will be located to provide the widest view given development on adjacent properties. A 10-foot landscape buffer shall be provided along 98th Avenue NE. Alternative techniques for framing this entryway to the business district may be proposed by the applicant as part of A.D.R. See Chapters 100 and 162 for information about non-conforming signs. Section 162.35 describes when non-conforming signs must be brought into conformance or removed. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject properties.
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FOOTN	OTES		·			1					PAGE For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

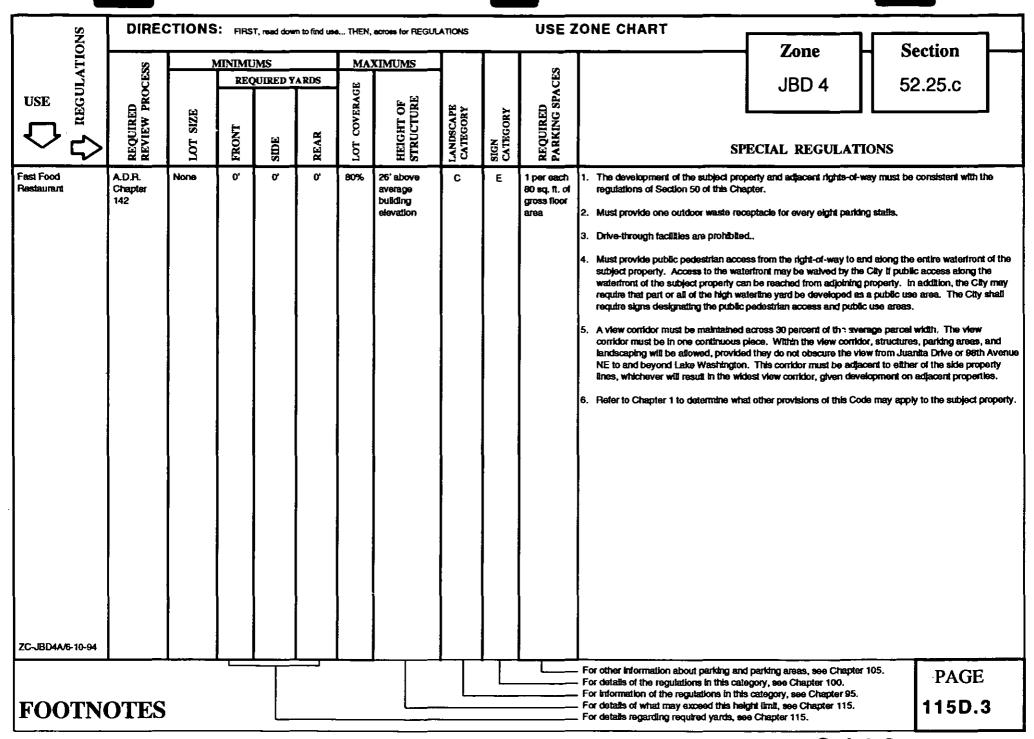
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♦		LOT S	FRONT	SDE	REAR	LOT C	HEIGH	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SI	SPECIAL REGULATIONS
Convalescent Center or Nursing Home	A.D.R. Chapter 142 (See Spec. Reg. #2)	None	0'	o"	o'	80%	26' above average building elevation (See Spec. Reg. #2)	C See Spec. Reg. #3	B See Spec. Reg. #4		 The development of the subject property and adjacent rights-of-way must be consistent with the regutations of Section 50 of this Chapter. The maximum height of structures on the subject property may be increased by up to 13 feet it: A view corridor is maintained across 30% of the average percel width for the portion of the building above 26 feet; and The proposal is reviewed and decided upon through Process I, Chapter 145. The corridor will be located to provide the widest view given development on adjacent properties. A 10-foot landscape buffer shall be provided along 98th Avenue NE. Alternative techniques for transing this entryway to the business district may be proposed by the applicant as part of A.D.R. See Chapters 100 and 162 for information about non-conforming signs. Section 162:35 describes when non-conforming signs must be brought into conformance or removed. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
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FOOTNO	OTES										For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Utility, Government Facility, and Community Facility	A.D.R. Chapter 142 (See Spec. Reg. #2)	None	0'	8	ď	80%	26' above average building elevation (See Spec. Reg. #2)	D Sae Spec. Regs. #3 and #4	B See Spec. Reg.	See Section 105.25	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. The maximum height of structures on the subject property may be increased by up to 13 feel it: A view confidor is maintained across 30% of the average parcel width for the portion of the building above 26 feet; and The proposal is reviewed and decided upon through Process I, Chapter 145.
Public Transit Shetter	None	None	0'	o [.]	O'	100%	15' above average bullding elevation		See Spec. Reg. #2	None	May be permitted only if it will not unreasonably impede pedestrian movement or create traffic sale problems. May install transit route and information signs and markers.
ZCJBD3A/3-27-95	OTES										- For other information about parking and parking areas, see Chapter 105 For details of the regulations in this category, see Chapter 100 For information of the regulations in this category, see Chapter 95 For details of what may exceed this height limit, see Chapter 115 For details regarding required yards, see Chapter 115.

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SE SECULATIONS	REQUIRED REVIEW IROCESS	SIZE		UIRED Y	ARDS	COVERAGE	T OF TURE	APE ORY	ORY	REQUIRED PARKING SPACES	JBD 3 52.20.h
\triangle		LOT	FRONT	SIDE	REAR	LOT	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN		SPECIAL REGULATIONS
Public Parks	A.D.R. Chapter 142 and see Special Regulations #2 and #3	None	W1111	>e determ	ned on ca	se-by-oa	se basis	Sae Spec. Reg. #4	В	See Section 105.25	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. Development and use of a park does not require a development permit under this Code it: A master plan for that park has been approved by the City and the proposed development and use is consistent with the master plan; or The proposed use and development:
ZC-JBD3B/6-6-94			Щ					1	<u> </u>	L	
FOOTN	OTES		L								For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

)NS	DIREC	TIONS	FIRS	T, read dow	n to find use	o THEN,	across for REGUI	ATIONS		USE 2	ONE CHART
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$\wedge \diamondsuit$	REQUIRED REVIEW PROCESS	10T S	FRONT	SDE	REAR	LOT C	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Retail Establishment providing Boat Sales, Service, or	A.D.R. Chapter 142	None	0,	or	ď	80%	26' above average building	A	E	See Section 105.25	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter.
Repair (see Special	142						elevation			100.23	2. Boat rental and used boat sales are allowed as part of this use.
Regulation #2)									:		 Storage of parts must be conducted entirely within an enclosed structure.
				:							4. Outdoor boat parking and storage areas must be buffered as required for a parking area per design regulations section 50.4.d and e. See also the section in Chapter 115 entitled "Outdoor Activity and Storage" for further regulations.
					l						5. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property. Access to the waterfront may be waived by the City If public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas.
				:							6. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas, and landscaping will be allowed, provided they do not obscure the view from Juanta Drive or 98th Avera NE to and beyond Lake Washington. This corridor must be adjacent to either of the side property lines, whichever will result in the widest view corridor, given development on adjacent properties.
					i						 Refer to Chapter 1 to distermine what other provisions of this Code may apply to the subject property
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						I	_			<u></u>	For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. PAGE
FOOTN	OTES						<u> </u>				For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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$\langle \cdot \rangle$	REQUIRED REVIEW PROCESS	LCT SIZE	FRONT	SIDE	REAR	רסז כג	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPI	ECIAL REGULATIONS	
Restaurant or Tevern	A.D.R. Chapter	None	0,	O,	ď	80%	26' above average	С	E	1 per each 100 sq. ft.	The development of the subject prop- regulations of Section 50 of this Chap		be consistent with the
	142						bulkding elevation			of gross floor area	2. Must provide public pedestrian accessubject property. Access to the water waterfront of the subject property car require that part or all of the high water equire signs designating the public pounds or must be maintained a comdor must be in one continuous plandscaping will be allowed, provided NE to and beyond Lake Washington, times, whichever will result in the wide. 4. Refer to Chapter 1 to determine what	es from the right-of-way to and along to infront may be waived by the City if pure the reached from adjoining property, erline yard be developed as a public redestrian access and public use are cross 30 percent of the average parces. Within the view corridor, structual they do not obscure the view from J. This corridor must be adjacent to elect view corridor, given development.	to lic access along the In addition, the City may use area. The City shall as. bel width. The view area, parking areas, and uantia Drive or 98th Aven ther of the side property on adjacent properties.
ZC-JBD4A/6-10-94													
	<u>. </u>							•			For other information about parking and For details of the regulations in this cate		PAGE
FOOTN	OTES	ı									For information of the regulations in this . For details of what may exceed this heig . For details regarding required yards, see	category, see Chapter 95. ht limit, see Chapter 115.	115D.2



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N.3	DIRE	CTIONS	FIRS	T, read dow	m to find use	e THEN	, across for REGUI	LATIONS		USE 2	ZONE CHART
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S SEGULATIONS	ED PROCES	ta)	REC	QUIRED Y	ARDS	COVERAGE	OF JRE	¥ ×	 	D SPACES	JBD 4 52.25.d
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COV	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
A retail establishment providing entertainment, recreational, or cultural activities	A.D.A. Chapter 142	None	o [,]	ď	ď	80%	26' above average building elevation	C	E	See Section 105.25	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. Must provide public pedestrian access from the right-of-way to and atong the entire waterfront of the subject property. Access to the waterfront may be walved by the City If public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterfine yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas, and landscap will be allowed, provided they do not obscure the view from Juantia Drive or 98th Avenue NE to an beyond Lake Washington. This corridor must be adjacent to either of the side property lines, whichever will result in the widest view corridor given development on adjacent properties. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject properties.
ZC-JBD4A/5-10-94	OTES					,					- For other information about parking and parking areas, see Chapter 105 For details of the regulations in this category, see Chapter 100 For information of the regulations in this category, see Chapter 95 For details of what may exceed this height limit, see Chapter 115 For details regarding required yards, see Chapter 115.

SNO	DIREC	CTIONS	: FIRS	T, read dow	m to find use	THEN,	across for REGUL	LATIONS		USE Z	ONE CHART
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S SEGULATIONS	ROCES		1	UIRED Y	ARDS			1		PACES	JBD 4 52.25.e
	REQUIRED REVIEW PROCESS	lot size	FRONT	SDE	REAR	T COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Any retail	A.D.R.	None	0, E	o SI	8	90% TOT	26' above		ã ð E	1 per each	The development of the subject property and adjacent rights-of-way must be consistent with the
establishment other than those specificatly listed in this zone, selling goods or providing services, including banking and related financial services (see Special Regulations #2 and #6)	Chepter 142						average building elevation			300 sq. fl. of gross floor area	regulations of Section 50 of this Chapter. 2. The following uses are not permitted in this zone: a. Retail establishments providing storage services unless accessory to another permitted use. b. Automobile sales end/or rental facilities c. Automobile sales end/or rental facilities, except in the following circumstances: d. Outdoor storage of bulk commodilies, except in the following circumstances: 1) If the square footage of the storage area is less than 20 percent of the total square footage of the retail structure, or; 2) If the commodilies represent growing stock in connection with horticultural nurseries, whether the stock is in open ground, pots, or containers. e. Storage and operation of heavy equipment except normal defivery vehicles associated with retail uses. 3. Drive-through facilities are prohibited. 4. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterfine yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas. 5. Ancitiary assembly and manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premise of this use are permitted only it: 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 anolitary assembly or manufacturing activities must be no different from other retail uses. 6. A deficatessen, bakery, or other similar use may include, as part of the use, accessory seating it: a. The seating and associated circulation area does not exceed more than 10 percent of the gross floor area of the use, an
ZC-JBD4A/6-10-94											must be in one continuous piece. Within the view corridor, structures, parking areas, and landscap will be allowed, provided they do not obscure the view from Juanta Drive or 98th Avenue NE to an beyond Lake Washington. This corridor must be adjacent to either of the side property lines, which ever will result in the widest view corridor given development on adjacent properties. REGULATIONS CONCLUDED ON NEXT PAGE
FOOTN	OTES										PAGE For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

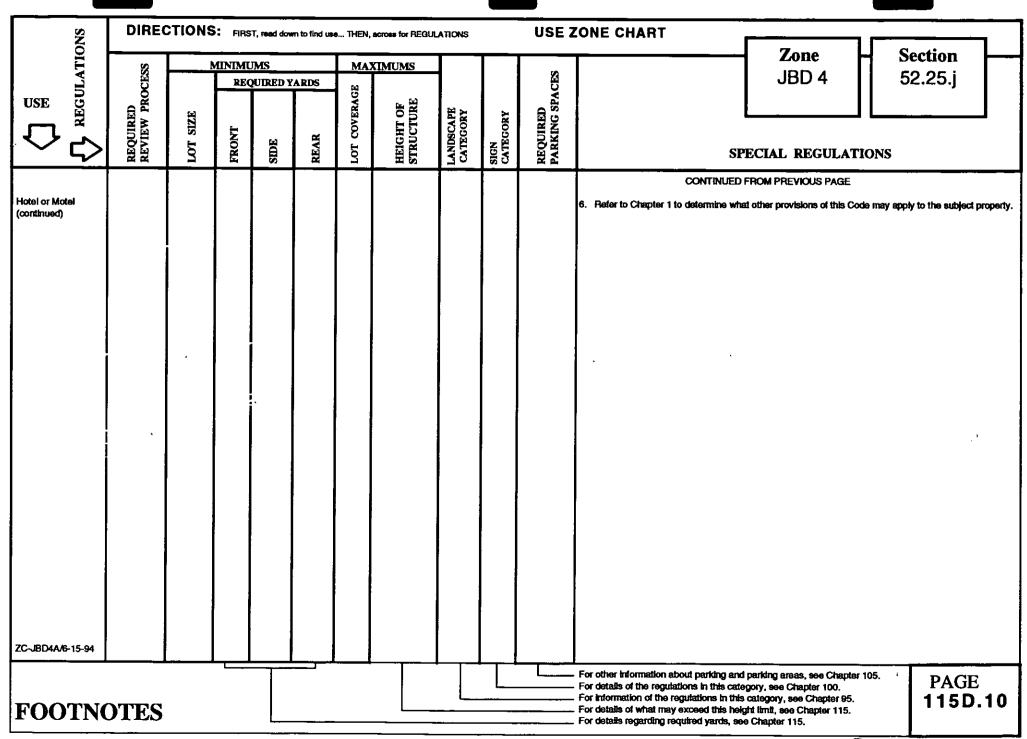
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S S S S S S S S S S S S S S S S S S S	REQUIRED REVIEW PROCESS	SIZE				COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES			
\checkmark	REQU	LOT	FRONT	SIDE	REAR	LOT (HEIG	LAND	SIGN CATE	REQU	SPEC	CIAL REGULATION	NS
Any retail establishment other than those specifically listed in this zone, selling goods or providing services, including										!	CONTINUED FROM 8. Refer to Chapter 1 to determine what o	II PREVIOUS PAGE ther provisions of this Code (1	ray apply to the subject property.
banking and related financial services (continued)													
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FOOTN	OTES	<u> </u>				<u> </u>		<u> </u> 			For other information about parking and property of the regulations in this category. For information of the regulations in this category. For details of what may exceed this height for details regarding required yards, see	ory, see Chapter 100. ategory, see Chapter 95. I limit, see Chapter 115.	PAGE 115D.6

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SNO	DIREC	CTIONS	: FRS	T, read dow	n to find use	THEN,	across for REGUL	ATIONS		USE Z	ONE CHART Zone Section
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REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	UIRED Y	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	JBD 4 52.25.g SPECIAL REGULATIONS
Office Use	A.D.R. Chapter 142	None	0'	0.	ď	80%	26' above average building elevation	С	D	If a medical, dental, or vetertnasy office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. The following regulations apply to veterinary office only: May only treat small animals on the subject property. Outside runs and other outside facilities for the animals are not permitted. Site must be designed so that notes 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. A veterinary office is not permitted if the subject property contains dwelling units. Ancillary assembly and manufacture of goods on the premise of this use are permitted only if: The ancillary assembled or manufactured goods are subordinate to and dependent on this use, and The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property. In addition, the City may require that part or all of the high waterfine yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas. A view confidor must be maintained across 30 percent of the average pancel width. The view confidor must be in one continuous place. Within the view confidor, structures, parting areas, and landscaping will be allowed, provided they do not obscure the view from Jurian Drive or 98th Avenu NE to and beyond Lake Westrington. This confidor must be edjacent to either of the sid
ZC-JBD4A6-10-94		<u> </u>									
FOOTN	OTES										PAGE For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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SG SEGULATIONS	REQUIRED REVIEW PROCESS	SIZE		QUIRED Y		COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	JBD 4 52.25.h
<u> </u>	REQ	1.07	FRONT	SIDE	REAR	LoT	HEIG	LAND	SIGN	REQU Pari	SPECIAL REGULATIONS
or Stacked Dwelling Unit	Chapter 142	sq. ft. with a minimum of 1,800 sq. ft. per unit					average building elevation		A		 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property. Access to the waterfront may be walved by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas. A view comidor must be maintained across 30 percent of the average parcel width. The view comidor must be in one continuous piece. Within the view comidor, structures, parking areas, and landscaping will be allowed, provided they do not obscure the view from Juanta Drive or 98th Avenue NE to and beyond Lake Washington. This comdor must be adjacent to either of the aide property lines, whichever will result in the widest view comidor, given development on adjacent properties. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
ZC\BD4A/6-15-94	OTES										For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

ONS	DIREC	TIONS	FIRS	T, reed dow	n to find use	a THEN,	across for REGU	JLATIONS .		USE Z	ZONE CHART Zone Section
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[LA	CES		REC	QUIRED Y	ARDS	H				8	JBD 4 52.25.i
♦ ES REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Church , Hotel or Motel	A.D.R. Chapter 142	None	0,	oʻ	8	80%	26' above average building elevation	С	B	1 per every four people based on meximum occupancy load of any area of worship (See Spec. Reg. #3)	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. May Include accessory living facilities for staff persons. No parking is required for day-care or school anciliary to the use. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property. Access to the waterfront may be walved by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterfine yard be developed as a public use area. The City shall require eigns designating the public pedestrian access and public use areas. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas, and landscaping will be allowed, provided they do not obscure the view from Juanita Drive or 98th Avenus NE to and beyond Lake Washington. This corridor must be adjacent to either of the side property lines, whichever will result in the widest view corridor, given development on adjacent properties. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
	Chapter 142						average building elevation			room (See Spec. Reg. #3)	 May include ancillary meeting and convention facilities. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property. Access to the waterfront may be walved by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas, and landscaping will be allowed, provided they do not obscure the view from Juanita Drive or 98th Avenu NE to and beyond Lake Washington. This corridor must be adjacent to either of the side property lines, whichever will result in the widest view corridor, given development on adjacent properties.
ZC-JBD4A/6-15-94								1			REGULATIONS CONCLUDED ON NEXT PAGE
FOOTN	OTES										For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.



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A SS SS REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	IT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Private Lodge or Club	A.D.R. Chepter 142	None	o.	IIS &	3X 0	E0%	26' above average building elevation	₹ <u>1</u> C	DIS B	1 per each 300 sq. ft. of gross floor area	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. 2. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas. 3. A view corridor must be maintained across 30 percent of the average percel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas, and landscaping will be ablowed, provided they do not obscure the view from Juantia Citro 98th Aven NE to and beyond Lake Washington. This corridor must be adjacent to either of the side property fines, whichever will result in the widest view corridor, given development on adjacent properties. 4. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject propert
FOOTN	OTES								<u> </u>		For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
School or Day-Care Center	A.D.R. Chapter 142	None	0'	Ο'	O'	80%	26' above average building elevation	D	В	See Section 105.25	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. A 6-foot high fence is required along all property lines adjacent to the outside play areas. Structured play areas must be set back from all property lines as follows: a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. c. Otherwise, 5 feet. An on-site passenger loading area must be provided. The City shall determine the appropriate st of the loading areas on a case-by-case basis, depending on the number of attendees and the act of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses. May include accessory living facilities for staff persons. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 150, and 155). Must provide public pedestrian access from the right-of-way to and along the entire waterfront of it subject property. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City ma require signs designating the public pedestrian access and public use areas. The City shall require signs designating the public pedestrian access and public use areas. A view confidor must be maintained across 30 percent of the average percel width. The view confidor must be in one continuous piece. Within the view confidor, structures, parting areas, and landscaping will be allowed, provided they do not obscure the view from Juanita Drive or 98th Ave NE to and beyond Lake Westangton. This
ZC-JBD4A/6-10-94											
	<u> </u>			<u> </u>			•				For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95.
FOOTN	OTES	5									For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115. 115D.12

SNC	DIREC	CTIONS	FIRS	T, read dow	n to find use	e THEN,	, across for REGUI	LATIONS		USE 2	ONE CHART
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	REQUIRED REVIEW PROCESS	T SIZE	FRONT	គ	 ¥	r coverage	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	
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Mini-school or Mini-day-care (7 - 12 attendees)	A.D.R. Chapter 142	None	0'	0,	٥	80%	26' above average building	D	В	See Section 105.25	The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter.
or Day-care home (6 or less attendees)							elevation				A 6-foot high fence is required along all property lines adjacent to the outside play areas for minischools and mini-day-care centers only.
											Structured play areas must be set back from all property lines by 5 feet. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.
											May trictude accessory living facilities for staff persons.
											 These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 150, and 155).
									į		7. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property. Access to the waterfront may be waived by the City it public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas.
											8. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas, and landscaping will be allowed, provided they do not obscure the view from Juantia Drive or 98th Avenu NE to and beyond Lake Washington. This corridor must be adjacent to either of the side property lines, whichever will result in the widest view corridor, given development on adjacent properties.
·											9. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
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									!		For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. PAGE
FOOTN	OTES			<u> </u>							For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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Convalescent Center or	A.D.R. Chapter	None	0,	ď	O,	80%	26' above average	С	В	1 for each bed	 The development of the subject property and adjategulations of Section 50 of this Chapter. 	cent rights-of-way	must be consistent with the
Nursing Home	142						building elevation				 Must provide public pedestrian access from the risubject property. Access to the waterfront may be waterfront of the subject property can be reached require that part or all of the high waterfine yard be require signs designating the public pedestrian acceptation of the signs designating the public pedestrian acceptation of the public pedestrian acceptation acceptation of the public pedestrian acceptation of the public pedestrian acceptation of the public pedestrian acceptation acceptation of the public pedestrian acceptation ac	e waived by the Ch from adjoining projection adjoining projection and public us count of the average the view corridor, a obscure the view to must be adjacent dor, given develops	y if public access along the certy. In addition, the City may ublic use area. The City shall e areas. In parcel width. The view tructures, parking areas, and rom Juaniza Drive or 98th Avenue to either of the aide property ment on adjacent properties.
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FOOTN	OTES										For other information about parking and parking area For details of the regulations in this category, see Ch For information of the regulations in this category, se For details of what may exceed this height limit, see For details regarding required yards, see Chapter 11	apter 100. e Chapter 95. Chapter 115.	PAGE 115D.14

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REG SSD	REQUIRED REVIEW PROCESS	SIZE	Į.			COVERAGE	HEIGHT OF STRUCTURE	CAPE	ORY	REQUIRED PARKING SPACES	
♥	REQU	LOT SIZE	FRONT	SIDE	REAR	Lor	HEIGI	LANDSCAPE	SIGN CATEGORY	REQU	SPECIAL REGULATIONS
Public Utility, Government Facility, and Community	A.D.R. Chapter 142	None	D,	ď	٥	80%	26' above average building	D See Spec.	В	See Section 105,25	 The development of the subject property and adjacent rights-of-way must be consistent with the regutations of Section 50 of this Chapter,
Facility		<u> </u>		•			elevation	Reg.		100.20	Landscape Category B or C may be required depending on the type of use on the subject property and the impacts associated with this use on nearby uses.
											3. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas.
		 	i I	;							4. A view corridor must be maintained across 30 percent of the average percel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas, and landscaping will be allowed, provided they do not obscure the view from Juanita Drive or 98th Avenue NE to and beyond Lake Washington. This corridor must be adjacent to either of the side property lines, whichever will result in the widest view corridor, given development on adjacent properties.
] [Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
Public Transiti Shelter	None	None	o,	o	ď	100%	15' above average building		See Spec. Reg.	None	May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.
							elevation		#2		May install transit route and information signs and markers.
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			<u> </u>								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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	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COV	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
Public Parks	A.D.R. Chapter 142 and see Special Regulations #2 and #3	None	Will	be distern	ned on ca	se-by-ca	se basis		В	See Section 105.25	 The development of the subject property and adjacent rights-of-way must be consistent with tregulations of Section 50 of this Chapter. Development and use of a park does not require a development permit under this Code it: A master plan for that park has been approved by the City and the proposed development use is consistent with the master plan; or The proposed use and development:	#2 rs in
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FOOTN	OTES	-									- For other information about parking and parking areas, see Chapter 105. - For details of the regulations in this category, see Chapter 100. - For information of the regulations in this category, see Chapter 95. - For details of what may exceed this height limit, see Chapter 115. - For details regarding required yards, see Chapter 115.	

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	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Retail Establishment providing Boat Sales, Service, or Repair (see Special Regulation #2)	A.D.R. Chapter 142	None	0'	O'	ď	80%	23' above average building elevation		E	See Section 105.25	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. Boat rental and used boat sales are allowed as part of this use. Gross floor area for this use may not exceed 10,000 square feet. Storage of parts must be conducted entirely within an enclosed structure. Outdoor boat parking and storage areas must be buffered as required for a parking area per design regulations section 50.4.d and e. See also the section in Chapter 115 entitled "Outdoor Activity and Storage" for further regulations. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property. Access to the waterfront may be walved by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterfine yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use area. The City shall require signs designating the public pedestrian access and public use area. Must provide a required yard of 15 feet or 15 percent of average parcel depth, whichever is greater, measured from the high waterfine. To the extent that this provision is inconsistent with other require yard dimensions identified in this Chapter, this provision shall govern. A view corridor must be maintained across 30 percent of the side property lines, whichever will result in the widest view corridor given development on adjacent property. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject propert in the widest view corridor given development on adjacent properties.
zc-5230/4-21-95 FOOTN	OTES										For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

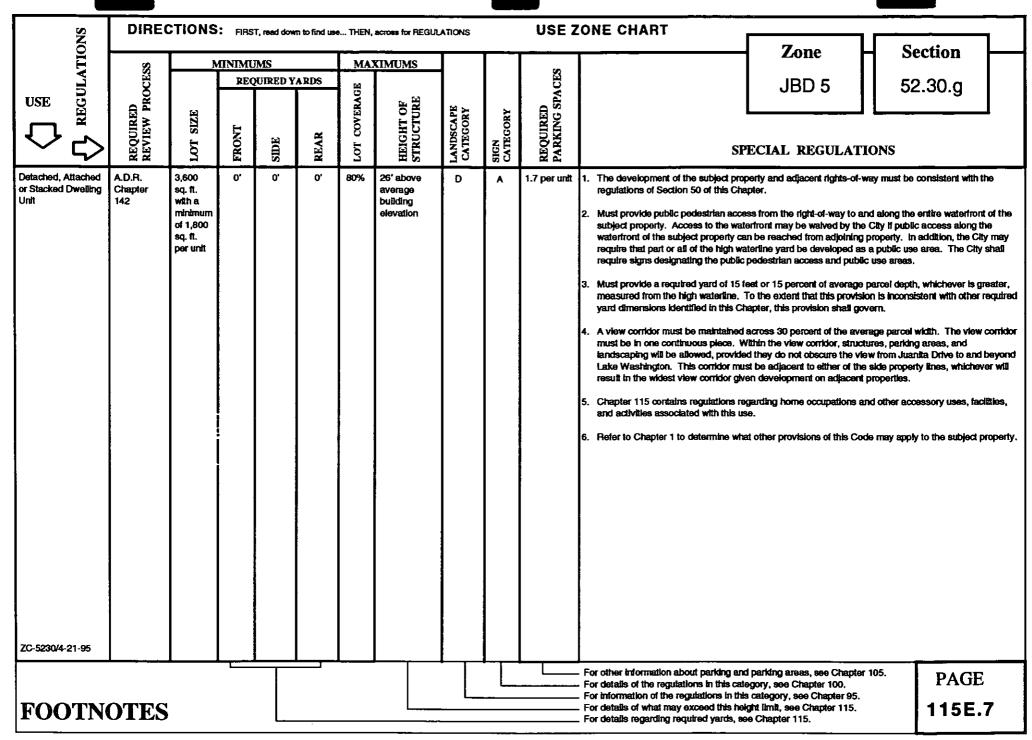
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Restaurant or Tavern ZC-5230/4-21-95	A.D.R. Chapter 142	None	0'	ď	ď	80%	26' showe average building elevation	C	E		 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. Gross floor area for this use may not exceed 10,000 square feet. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property. Access to the waterfront may be walved by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterfine yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas. Must provide a required yard of 15 feet or 15 percent of average parcel depth, whichever is greater, measured from the high waterfine. To the axient that this provision is inconsistent with other required yard dimensions identified in this Chapter, this provision shall govern. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas, and landscapin will be allowed, provided they do not obscure the view from Juantia Drive to and beyond Lake Washington. This corridor must be adjacent to either of the side property lines, whichever will result in the widest view corridor given development on adjacent property in the subject property. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
FOOTN	OTES										For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height timit, see Chapter 115. To details regarding required yards, see Chapter 115.

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SE SECULATIONS	D PROCE		REC	QUIRED Y	ARDS	COVERAGE	F. E.	E 2		D SPACE	JBD 5 52.30.c
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Fast Food Restaurant	A.D.R. Chapter 142	None	O'	O'	ď	80%	26' above average building elevation	C	E		 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. Must provide one outdoor waste receptacle for every eight parking stalls. Drive-through facilities are prohibited Gross floor area for this use may not exceed 10,000 square feet. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property. Access to the waterfront may be walved by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas. Must provide a required yard of 15 feet or 15 percent of average parcel depth, whichever is greater, measured from the high waterline. To the extent that this provision is inconsistent with other required yard dimensions identified in this Chapter, this provision shall govern. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas, and landscaping will be allowed, provided they do not obscure the view from Juantta Drive to and beyond Lake Washington. This corridor must be adjacent to either of the side property lines, whichever will result in the widest view corridor given development on adjacent properties. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
^{2C-52304-21-95} FOOTN	OTES										For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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	REQUIRED REVIEW PROCESS	SIZE	IN	₅₋₃	 	COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	,		
\sim \Leftrightarrow	REQ	1.07	FRONT	SIDE	REAR	LOT	HEI	CAT	SIGN	PAR		ECIAL REGULATION	
A retail establishment	A.D.R. Chapter	None	0'	ď	ď	80%	26' above average	С	E	See Section 105,25	The development of the subject propregulations of Section 50 of this Char		ust be consistent with the
providing entertainment, recreational, or	142						building elevation			165.25	2. Gross floor area for this use may no	t exceed 10,000 square feet.	
cultural activities			:								 Must provide public pedestrian accessubject property. Access to the wate waterfront of the subject property carequire that part or all of the high waterquire signs designating the public. 	erfront may be walved by the City in be reached from adjoining prope iterline yard be developed as a put	if public access along the sity. In addition, the City may blic use area. The City shall
											Must provide a required yard of 15 for measured from the high waterline. Yard dimensions identified in this Characteristics.	To the extent that this provision is	inconsistent with other require
											 A view corridor must be maintained must be in one continuous piece. We will be allowed, provided they do not Washington. This comdor must be in the widest view corridor given den 	lithin the view corridor, structures, t obscure the view from Juanita Dr adjacent to either of the side propo	parking areas, and landscapt ive to and beyond Lake
		•									6. Refer to Chapter 1 to determine who	at other provisions of this Code ma	ry apply to the subject propert
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	ı	1	1	<u> </u>		<u> </u>	1	1-	1		For other information about parking an For details of the regulations in this cat		PAGE
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DIRECTIONS: FIRST, read down to find use THEM, across for RECULATIONS USE 20 NE CHART Zone JBD 5 SPECIAL REGULATIONS Ary rotal establishment other specifically feated in packed propriety and adjacent rights-of-way must be consist reading solvention Apy rotal establishment other specifically feated in packed property and adjacent rights-of-way must be consist reading solvention ADR. Horse 142 ADR Horse 142 SPECIAL REGULATIONS 1. The development of the subject property and adjacent rights-of-way must be consist regulations of Section 50 of this Chapter. 2. The following season are is less than 20 powers of the total or the stablishment providing strongs on-vices unless accessory to snother per position and section from the subject property and season in the strongs are is less than 20 powers of the total or the restablishment providing strongs on-vices unless accessory to snother per position and section from the subject property. Access to the waterform range packed in commodities, except in the following charamstances: 1) if the square footage of the storage area is less than 20 powers of the total or the stable behavior and in scalible. 2. Automobile season area in less than 20 powers of the total or the stable behavior providing strongs on-vices unless accessory to snother per position and the strongs of the storage area is less than 20 powers of the total or the stable property. Access to the waterform any be watered by the CR yet petitic access watering of the stable property. Access to the waterform any be watered by the CR yet petitic access watering of the stable property. Access to the waterform of the stable property. Access to the waterform of the stable property in the stable of property. Access to the waterform of the stable property in the stable property in the stable property in the stable proposity and of the stable property in the stable property in the stable proposity and of the stable proposity and the stable proposity and the stable proposity and the stable proposity and t																
SPECIAL REGULATIONS Any retail establishment other than those specifically field in this zone, selfing proofs or providing services, including services, including services, including services, including services services (see Special Regulations straight services). A.D.R. Chapter 142			7	ONE CHART	USE Z		ATIONS	across for REGUL	THEN,	n to find use	T, read dow	: FIRS	TIONS	DIREC	SNO	
SPECIAL REGULATIONS A.D.R. Chapter than those specifically listed in the surple, sufficing services, including services, including services, including services, including services, including services, including services, including services providing services, including services providing services including services (see Special Regulations 92 and 99) SPECIAL REGULATIONS A.D.R. Chapter in the subject property and adjacent rights-of-way must be consists services (see Special services) in the services services services (see Special Regulations of Section 50 of this Chapter. 1 If the development of the subject property contains accessing to a service services and services services are not permitted in this zone: 2. The following uses are not permitted in this zone: 3. Gross floor area for this use may not exceed 10 point with horticultural in the stock is no open ground, pole, or contains. 4. Drive-through facilities are proribited. 5. Must provide property, can be reached from adjoining property. In addition was subject property, can be reached byth which in subject property can be reached them adjoining property. In addition require what part or all of the high watering was provided as a public use areas. 6. Must provide a required yard of 15 feet or 15 percent of waveage percel depth, which require what part or all of the high watering watering. The public pedestrian access and public use areas. 7. A view corridor must be maintained across 30 provided in this Chapter, this provides in subject perbyrity three states or or the sade property and access to the subject provided the view corridor,	n	Secu	Zone H					XTMUMS	MAX		MS	IINIMU	N	(6)	ric	
SPECIAL REGULATIONS A.D.R. Chapter than those specifically fisted in this zone, sulfing providing services, including services, including services, including services, including services providing services, including services and services (see Special Regulations 92 and 93) A.D.R. Chapter 1422	.e	52.30	JBD 5		PACES					ARDS_				ROCES	ULA.	TICE
A.D.R. Chapter than those specifically fasted in this zone, selfing goods or providing sorvices, including barriering and related thread services and selfing goods or providing sorvices, including barriering and related thread services and selfing sorvices and selfing sorvices are selfing sorvices and selfing sorvices are selfing sorvices and selfing sorvices are selfing services and selfing sorvices are selfing sorvices are selfing services are selfing self		NS .	ECIAL REGULATIO	SP	REQUIRED PARKING S	SIGN CATEGORY	LANDSCAPE	HEIGHT OF STRUCTUR		REAR	SIDE	FRONT	LOT SIZE	REQUIRED REVIEW PI		
8. Anciliary assembly and manufacture of goods on the premise of this use are permits a. The assembled or manufactured goods are directly related to and are dependent and are available for purchase and removal from the premise. b. The outward appearance and impacts of this use with anciliary assembly or man activities must be no different from other retail uses.	ermitted use. square footage auraeries, whether ociated with retail waterfront of the ss along the on, the City may . The City shall hever is greater, with other require . The view corridors, and the to and beyon s, whichever will tied only if: nt upon this use,	sory to another particumstances: preent of the total with horticultural wary vehicles assi d along the entire City if public according to the according to the according to the according to the according to the according to the according area. arcel depth, while is inconsistent arm. age parcel width, tres, parking area w from Juanita D side property line properties. his use are permit and are depended y assembly or may	apter. d in this zone: storage services unless access facilities anter. dities, except in the following of storage area is less than 20 per if growing stock in connection w pots, or containers. equipment except normal deliverations are accept normal deliverations. d. ess from the right-of-way to and terfront may be waived by the Can be reached from adjoining per aterline yard be developed as a concept percent of average per to the extent that this provision hapter, this provision shall gove I across 30 percent of the avera Within the view corridor, structured they do not obscure the view ast be adjacent to either of the a ven development on adjacent per de of goods on the premise of the degoods are directly related to a and removal from the premise. The premise of this use with anciliary on other retail uses.	regulations of Section 50 of this Ch 2. The following uses are not permitte a. Retail establishments providing b. Automobile sales and/or rental c. Automobile service station or o d. Outdoor storage of bulk comme 1) If the square footage of the of the retail structure, or; 2) If the commodities represent the stock is in open ground e. Storage and operation of heavy uses. 3. Gross floor area for this use may in 4. Drive-through facilities are prohible 5. Must provide public pedestrian acc subject property. Access to the way waterfront of the subject property of require that part or all of the high waterline yend dimensions identified in this C 7. A view corridor must be maintained must be in one continuous piece. landscaping will be allowed, provid Lake Washington. This corridor m result in the widest view corridor g 8. Ancillary assembly and manufacture and are available for purchase b. The outward appearance and i activities must be no different fi	1 per each 300 sq. ft. of gross	1	î	26' above average building						Chapter	fisted in elling oviding cluding d related rvices	establishme than those specifically this zone, s goods or pr services, in banking an financial se (see Special Regulations
ZC-5230/4-21-95 REGULATIONS CONTINUED ON NEXT PAGE		PAGE													21-95	ZC-5230/4
For information of the regulations in this category, see Chapter 95.	AGE	ľ	egory, see Chapter 100. category, see Chapter 95.	 For details of the regulations in this cat For information of the regulations in this 												
For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.	5E.5	_	e Chapter 115.					<u> </u>						OTES	TN	FOC

SNC	DIRE	CTIONS	FIRS	T, read dow	n to find use	e THEN,	, across for REGUL	ATIONS		USE Z	ZONE CHART
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Any retall establishment other than those specifically listed in this zone, (continued) Office Use	A.D.R. Chapter 142	None	0'	O*	ď	90%	26' above average bullding elevation	С	D	If a medical, dental, or vetertinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	 A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating it: The seating and associated circulation area does not exceed more than 10 percent of the gro floor area of the use, and If can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. The following regulations apply to veterinary office only:
ZC-5230/4-21-95											7. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject prop
	-									<u> </u>	PAGE For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95.
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$\langle \neg \neg \rangle$	REQUIRED REVIEW PROCESS	LOT S	FRONT	SIDE	REAR	LOT CO	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Church	A.D.R. Chepter 142	None	O'	ď		80%	26' above average building elevation	C	B	area of worship (See Spec. Reg. #3)	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. May include accessory fiving facilities for staff persons. No parking is required for day-care or school ancillary to the use. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property. Access to the waterfront may be walved by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas. Must provide a required yard of 15 feet or 15 percent of average parcel depth, whichever is greater, measured from the high waterline. To the extent that this provision is inconsistent with other require yard dimensions identified in this Chapter, this provision shall govern. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas, and landscaping will be allowed, provided they do not obscure the view from Juanita Drive to and beyond Lake Washington. This corridor must be adjacent to either of the side property lines, whichever will result in the widest view corridor given development on adjacent properties. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property
ZC-5230/4-21-95											
											For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. PAGE
FOOTN	OTES	;									For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

SNC	DIREC	CTIONS	FIRS	T, read dow	n to find use	o THEN,	across for REGUL	ATIONS		USE Z	ONE CHART Zone		Section
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C S S S S S S S S S S S S S S S S S S S	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	TOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	JBD S		52.30.i
Private Lodge or Club	A.D.R. Chapter 142	None	0'	ď	O'	80%	26' above average building elevation	С	В	1 per each 300 sq. ft. of gross floor area	 The development of the subject property and adjacent regulations of Section 50 of this Chapter. Gross floor area for this use may not exceed 10,000 adjacent property. Access to the waterfront may be wall waterfront of the subject property can be reached from require that part or all of the high waterfine yard be developine signs designating the public pedestrian access. Must provide a required yard of 15 feet or 15 percent or measured from the high waterfine. To the extent that they are dimensions identified in this Chapter, this provision. A view corridor must be maintained across 30 percent must be in one continuous piece. Within the view corrilandscaping will be allowed, provided they do not obscribe the widest view corridor must be adjacent to eitersuit in the widest view corridor given development on Refer to Chapter 1 to determine what other provisions of the	quare feet. f-way to and along the ved by the City if put adjoining property, veloped as a public use area of average parcel depicts provision is incorrundated as a public use area of the average parcel do the average parcel dor, structures, park at the view from Justiner of the skile properties	the entire waterfront of the blic access along the in addition, the City may use area. The City shall is. This, whichever is greater, isstent with other required as width. The view corridor areas, and canta Drive to and beyond verty lines, whichever will is.
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FOOTN	OTES		1								For other information about parking and parking areas, se For details of the regulations in this category, see Chapter For information of the regulations in this category, see Chap For details of what may exceed this height limit, see Chap For details regarding required yards, see Chapter 115.	r 100. apter 95.	PAGE 115E.9

SNO	DIRE	CTIONS	FIRS	T, read down	n to find use	THEN,	across for REGUL	ATIONS		USE Z	ONE CHART Zone Section
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REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
School or Day-Care Center	A.D.R. Chapter 142	None	0'	O'	o'	80%	26' above average building elevation	D	В	See Section 105.25	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. A 6-foot high fence is required along all property lines adjacent to the outside play areas. Structured play areas must be set back from all property lines as follows: 20 feet if this use can accommodate 50 or more students or children. 10 feet if this use can accommodate 13 to 49 students or children. 11 Other wise, 5 feet. An on-site passenger loading area must be provided. The City shall determine the appropriate of the loading areas on a case-by-case basis, depending on the number of attendees and the extension of the abutting right-of-way improvements. Carpooling, staggered loading/unfoading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses. May include accessory living facilities for staff persons. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 150, and 155). Must provide public pedestrian access from the right-of-way to and along the entire waterfront of subject property. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City in require signs designating the public pedestrian access and public use areas. Must provide a required yard of 15 feet or 15 percent of average parcel depth, whichever is great measured from the high waterfine. To the extent that this provision is inconsistent with other require signs designating the public pedestrian access and public use areas. Must provide a required yard of 15 feet or 15 percent of average parcel depth, whichever is great may always an accommendation of parting wa
ZC-5230/4-21-95	÷										11. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject pro
FOOTN	OTES	5									PAGE For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

SN	DIRE	CTIONS	FIRS	T, read dow	n to find use	THEN,	across for REGUL	LATIONS		USE Z	ONE CHART		
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	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SP	ECIAL REGULATIONS	- · · · · · · · · · · · · · · · · · · ·
Mini-school or Mini-day-care (7 - 12 attendees) or Day-care home (6 or less attendees)	A.D.R. Chapter 142	None	O'	ď	0'	80%	26' above average building elevation	D	В	See Section 105.25	waterfront of the subject property of require that part or all of the high water require signs designating the public signs designating the public signs designating the public signs designating the public signs are sured from the high waterline, yard dimensions identified in this C. 9. A view corridor must be maintained must be in one continuous piece, tandscaping will be allowed, provid Lake Washington. This corridor may require the sure of the	ng all property lines adjacent to the conty. back from all property lines by 5 feet may be required depending on the improvements. des for staff persons. design the right-of-way to and allotterfront may be waived by the City can be reached from adjoining properaterline yard be developed as a put ic pedestrian access and public use if eet or 15 percent of average parce. To the extern that this provision is in thapter, this provision shall govern. If across 30 percent of the average Within the view corridor, structures, and they do not obscure the view fro ust be adjacent to either of the side twen development on adjacent property.	number of attendees and the ment of Social and Health ing the entire waterfront of the fublic access along the sty. In addition, the City may blic use area. The City shall areas. It depth, whichever is greater, inconsistent with other required parking areas, and in Juanita Drive to and beyond properly lines, whichever will intes.
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	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Convalescent Center or Nursing Home	A.D.R. Chapter 142	None		O'	O'	80%	26' above average building elevation	C	8	1 for each bed	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterfree/and from adjoining property. In addition, the City may require that part or all of the high waterfree/and from adjoining property. In addition, the City may require that part or all of the high waterfree/and from adjoining property. In addition, the City may require that part or all of the high waterfree/and from the public use areas. The City shall require signs designating the public pedestrian access and public use areas. Must provide a required yard of 15 feet or 15 percent of average parcel depth, whichever is greater, measured from the high waterfine. To the extent that this provision is inconsistent with other require yard dimensions identified in this Chapter, this provision shall govern. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one continuous plece. Within the view corridor, structures, parking areas, and landscaping will be allowed, provided they do not obscure the view from Juanita Drive to and beyon Lake Washington. This corridor must be adjacent to either of the side property lines, whichever will result in the widest view corridor given development on adjacent properties. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
ZC-5230/4-21-95					<u> </u>						- For other information about parking and parking areas, see Chapter 105. PAGE PAGE
FOOTN	OTES	,						L		_	- For details of the regulations in this category, see Chapter 100 For information of the regulations in this category, see Chapter 95 For details of what may exceed this height limit, see Chapter 115 For details regarding required yards, see Chapter 115.

SNC	DIREC	CTIONS	FIRS	iT, read dow	n to find use	e THEN,	across for REGUL	ATIONS		USE 2	ZONE CHART
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	REQUIRED REVIEW PROCESS	lot size	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Utility, Government Facility, and Community Facility	A.D.R. Chapter 142	None	0,	ď	Oʻ	80%	26' above average building elevation	D See Spec. Reg. #2	8	See Section 105.25	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. Landscape Category B or C may be required depending on the type of use on the subject property and the impacts associated with this use on nearby uses. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterfine yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas. Must provide a required yard of 15 feet or 15 percent of average parcel depth, whichever is greater, measured from the high waterfine. To the extent that this provision is inconsistent with other require yard dimensions identified in this Chapter, this provision shall govern. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas, and landscapi will be allowed, provided they do not obscure the view from Juanita Drive to and beyond Lake Washington. This corridor must be adjacent to either of the side property lines, whichever will result in the widest view corridor given development on adjacent properties.
Public Transit Sheller ZC-5230/13/4-21-95	None	None	o,	0'	о·	100%	15' above average building elevation		See Spec. Reg. #2	None	 Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject propert May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safet problems. May install transit route and information signs and markers.
FOOTN	OTES		<u> </u>			ı					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.

SNO	DIREC	CTIONS	: FIRS	T, read dow	n to find use	THEN,	across for REGU	ATIONS		USE Z	ZONE CHART
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Public Parks	A.D.R. Chapter	None	WID	se determ	ned on ca	se-by-ca	se basis	-	В	See Section	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter.
	142 and see Special Regulations #2 and #3									105.25	2. Development and use of a park does not require a development permit under this Code it: a. A master plan for that park has been approved by the City and the proposed development and use is consistent with the master plan; or b. The proposed use and development: 1) will not involve the construction of any building of more than 4,000 square feet; and 2) will not involve the construction of more than 20 parking stalls; and 4) will not involve the development of any structured sports or activity areas. 3. Any development or use of a park that does not meet the requirements of Special Regulation #2 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted: a. Ease of access to the park. b. Character of the neighborhood. c. Size, nature, and topography of the subject property. 4. See Section 32 of this Chapter for regulations regarding builtheads and land surface modification. 5. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject proper.
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											- For other information about parking and parking areas, see Chapter 105. - For details of the regulations in this category, see Chapter 100. - For information of the regulations in this category, see Chapter 95.
FOOTN	OTES				·						For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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Public Access Pier or Boardwalk ZC-5230O/6-13-94	A.D.R. Chapter 142	LOT None	Lanch water 0' Water water 0'	or ward of th	O' e high O'	107	Pler decks may not be more than 24 feet above mean sea level. Diving boards and similar features may not be more than 3 feet above the deck.	NAI .	See Spec. Reg. #8	1 REG	1. The development of the subject proregulations of Section 50 of this Ch. 2. No accessory uses, buildings, or as 3. If a structure will extend waterward the Washington State Department 4. May not treat structures with crease 5. Must provide at least one covered of 6. All utility lines must be below the plane. 7. Plers must be adequately fit; the so property. 8. The pier or boardwalk must display be oriented to and visible from the which connect with waterfront public 10. See Section 32 of this Chapter for it in addition, refer to Chapter 1 to desubject property. 11. This development may also be registed.	ctivities may be permitted as part of this of the inner Harbor Line, the applicant of Natural Resources prior to proposing ote, oil base, or toxic substances. and secured waste receptacle, underground the deck and, where feasible, underground the light must not be visible from the street address of the subject properties with letters and numbers at least 4 are reduced for over water public access	use. must obtain a lease from this use. nd. noff the subject rty. The address must inches high. blers or boardwalks ad surface modification. de may apply to the
FOOTN	OTES										For other information about parking and For other information of the regulations in this cate For information of the regulations in this For details of what may exceed this help For details regarding required yards, se	egory, see Chapter 100. s category, see Chapter 95. ght limit, see Chapter 115.	PAGE 115.E.15

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asn REGULATIONS	PROCES		REC	UIRED Y.	ARDS			2		SPACES	JBD 5 52.30.p
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING	SPECIAL REGULATIONS
Moorage Facility for One or Two Boats	A.D.R. Chapter 142	None	water 0' Water water 0'	or ward of th	o' e hilgh o'	80%	Pier decks may not be more than 24 feet above mean sea level. Diving boards and similar features may not be more than 3 feet above the deck.		See Spec. Reg. #10	See Section 105.25	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. No accessory use, buildings, or activities are permitted as part of this use. Various accessory components are permitted as part of a General Moorage Facility. See that listing in this Zone. Moorage structures may not extend waterward beyond a point 150 ft. from the high waterline. In addition, piers and docks may not be wider than is reasonably necessary to provide safe access to the boats, but not more than 8 feet in width. If moorage structures will extend waterward of the timer Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to proposing this use. May not treat structures with creosote, oil-based, or toxic substances. Moorage structures may not be closer than 25 feet to another moorage structure not on the subject property. Must provide at least one covered and secured waste receptacle. All utility times must be below the pier deck and, where teasible, underground. Piers must be adequately fit; the source of the light must not be visible from off the subject property. Moorage structures must display the street address of the subject property. The address must be oriented to and visible from the lake, with letters and numbers at least 4 inches high. Covered moorage is not permitted. Aircraft moorage is not permitted. A high waterline yard equal in depth to the greater of 15 feet or 15% of the average parcel depth is hereby established on the subject property. No structure other than moorage structures may be within the high waterline yard.
ZC-5230P/6-13-94											th addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 14. This development may also be regulated under the City's Shoreline Master Program; consult that document. REGULATIONS CONCLUDED ON NEXT PAGE
FOOTN	OTES		·						L		For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

											
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SE C	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING S	SPECIAL REGULATIONS
Moorage Facility For One or Two Boats (continued)											 May not use land waterward of the high waterline to determine lot size or to calculate allowable density.
General Moorage Facility ZC-5230Q/4-21-95	Process IIA, Chapter 150 and A.D.R. Chapter 142	None, but must have at least 100' of frontage on Lake Wash- ington	wateri O' Water wateri O'	o' ward of th	o, e pilàti o,	80%	Landward of the high waterline 26' above average building elevation. Waterward of the high waterline, pier decks may not be more than 24' above mean sea level. Diving boards and similar features may not be more than 3' above the deck.	See Spec. Reg. #6	B See also Spec. Reg. #15	See Section 105.25	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. 2. The City will determine the maximum allowable number of moorages based on the following factors a. The topography of the area. b. The ability of the land waterward of the high waterline to support the moorages. c. The nature of nearby uses. d. The potential for traffic congestion. e. The effect on existing habitats. 3. Moorage structures may not be larger than is reasonably necessary to provide safe and reasonable moorage for the boats to be moored. The City will specifically review the size and configuration of moorage structures to insure that: a. The moorage structures do not extend waterward of the point necessary to provide reasonable draft for the boats to be moored, but not beyond the Cuter Harbor Line. b. The moored structures will not interfere with the public use and enjoyment of the water or create a hazard to navigation. 4. The following accessory components are allowed if approved through Process IIB, Chapter 152: a. Gas and oil sale for boats, it: 1) Storage tanks are underground and on dry land; and 2) The use has facilities to contain and clean up oil and gas spills. b. An over-water shed, which is no more than 50 equare feet and not more than 10 feet high as measured from the deck, accessory to oil and gas sale for boats. c. Boat and motor sales and leasing. d. Boat or motor repair and service it: 1) This activity is conducted on dry land and either totally within a building or totally sight acreened from the adjoining property and the right-of-way; and 2) All dry tand motor testing is conducted within a building. e. Meeting and special events rooms. 5. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property. Access to the waterfront may be weaved by the City
FOOTN	OTES										PAGE For other Information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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$\triangle \stackrel{\Leftrightarrow}{\scriptscriptstyle \Sigma}$	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SPI	ECIAL REGULATIO	NS
eneral Moorage actility (continued)										į	7. At least one pump-out facility shall be public and clearly marked for public dwelling units on the subject property.	trements of Chapter 95 as a gr oe provided. This facility must use, unless moorage is availa	uide for requiring a buffer. be easily accessible to the gene
											Must provide public restrooms unles on the subject property.	is moorage is available only fo	or the residents of dwelling units
											If moorage structures will extend wa lease from the Washington State De		
											10. May not treat moorage structures wi	ith creosote, oil-based, or toxic	substances.
											11. No moorage structure may be within a. 100 feet of a public park; b. 50 feet of any abutting lot that oc c. 25 feet of another moorage structure.	ontains a deteched dwelling un	
											12. Must provide at least two covered as	nd secured waste receptacles.	
1											13. All utility lines must be below the ple	er decks and, where feasible, c	inderground.
											14. Plers must be adequately 2; the sou property.	urce of the light must not be vis	sible from off the subject
						·					15. Moorage structures must display the oriented to and visible from the lake.		
											16. Covered moorage is not permitted.	Aircraft moorage is not permit	ted.
				:							17. A high watertine yard equal in depth hereby established on the subject pr within the high watertine yard.		
				İ							18. No structures, other than moorage a	structures, may be waterward o	of the high waterline.
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	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
General Moorage Facility (continued)											 See Section 32 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. This development may also be regulated under the City's Shoreline Master Program; consult that document. May not use land waterward of the high waterline to determine lot size or to calculate allowable density. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas, and landscaping will be allowed, provided they do not obscure the view from Juanita Drive to and beyond Lake Washington. This corridor must be adjacent to either of the side property lines, whichever will result in the widest view corridor given development on adjacent properties.
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ZC-5230/15/6-13-94	<u> </u>										For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

1. Bulkheads

- a. <u>General</u>. Bulkheads are permitted in this zone subject to all of the conditions and restrictions of this Section.
- b. <u>Required Permit</u>. The City will use Process I, described in Chapter 145 of this Code, to review and decide upon an application for a bulkhead. A permit may also be required from the U.S. Army Corps of Engineers. Consult that agency for further information.
- c. Allowable Reasons. A bulkhead may be constructed only if:
 - It is needed to prevent significant erosion due to wave action;
 and
 - 2) The use of vegetation will not sufficiently stabilize the shoreline to prevent significant erosion.
- Prohibit Location. A bulkhead may not be erected within a wetland or between a wetland and the lake.
- e. <u>Design of Bulkhead</u>. The bulkhead must be designed to minimize the transmittal of wave energy to other properties.
- f. <u>Placement of the Bulkhead</u>. The bulkhead may not extend waterward of high waterline. If there has been severe and unusual erosion within one year preceding the application for the bulkhead, the City may allow the placement of the bulkhead to recover the dryland area lost by this erosion.
- g. <u>Change in Configuration of the Land</u>. Except as allowed under paragraphs 2 and 3 of this Section, alteration of the horizontal or vertical configuration of the land must be kept to a minimum.
- h. <u>Backfill</u>. The extent and nature of any backfill proposed landward of the bulkhead must be approved by the City.
- 2. Land Surface Modification Waterward of the High Waterline.
 - a. <u>General</u>. Land surface modification waterward of the high waterline is permitted in this zone subject to all of the conditions and restrictions in this Section.
 - b. Required Permit. The City will use Process IIB, described in Chapter 152 of this Code, to review and decide upon an application for a land surface modification waterward of the high waterline. This activity may also require a permit from the U.S. Army Corps of Engineers. Consult that agency for further information.
 - c. <u>Allowable Reasons</u>. The City may approve an application for a land surface modification waterward of the high waterline only if:

- The land surface modification will not result in erosion of the shoreline or undermine stability of neighboring properties; and
- 2) Either:
 - a) The application is filed by a public agency to improve navigability, or public safety; or
 - b) The application is to create a public use or recreation area; or
 - c) The application is for dredging to remove silt or sediment deposited because of severe and unusual erosion or resulting from the existence of a bulkhead on nearby property; or
 - d) At such time as permitted by the Shoreline Master Program, the application is for dredging to provide sufficient draft for boat moorage.
- d. Requirements for Dredging. If the land surface modification involves dredging, the following regulations apply:
 - Dredging spoils may not be deposited in Lake Washington and may be deposited on the subject property only if this is part of an approved development activity on the subject property.
 - 2) The applicant shall restore any beneficial vegetation disturbed during dredging.
 - 3) The dredging shall be the minimum necessary to provide sufficient draft for navigation or moorage.
- e. Requirements for Fill. If the land surface modification involves fill, the applicant must comply with the provision of paragraphs 3.e and 3.f of this Section.
- 3. Land Surface Modification Within the High Waterline Yard.
 - a. <u>General</u>. Land surface modification in the high waterline yard is permitted in this zone subject to all of the conditions and restrictions of this section.
 - b. Required Permit. The City will use Process I, described in Chapter 145 of this Code, to review and decide upon an application for land surface modification within the High Waterline Yard. This activity may also require a permit from the U.S. Army Corps of Engineers. Consult that agency for further information.
 - c. <u>Allowable Reasons</u>. The City may approve an application for a land surface modification within the high waterline yard only if:
 - No unique or significant natural area of flora or fauna will be destroyed; and

- 2) Either:
 - a) The application is to improve public safety, recreation, or access; or
 - b) The application is part of a development proposal for the subject property and is to improve access to a pier or beach; or
 - The land surface modification is necessary to provide public access; or
 - d) The land surface modification is necessary to the structural safety of a structure; or
 - e) There has been severe and unusual erosion within the one year directly preceding the application and the land surface modification is to restore the shoreline to its configuration prior to this erosion; or
 - f) This application is part of an application for a bulkhead approved under paragraph 1 of this section. For backfill landward of a bulkhead, see paragraph 1,h of this section.
- d. Public Use Area Required. If the land surface modification within the high waterline yard is proposed as part of a development other than a small moorage facility, the City shall require that part of the high waterline be developed as a Public Use Area. The size and design of the Public Use Area must be specifically approved by the City based on the size of the subject property, the use on the subject property, and the ability to use design features to separate the Public Use Area from the private elements of the development.
- e. <u>Material Used for Landfill</u>. The material used in a landfill must be non-dissolving and non-decomposing. The fill material must not contain organic or inorganic material that would be detrimental to the water quality or the existing habitat.
- f. <u>Use of Vegetation</u>. The applicant shall stabilize exposed areas left after land surface modification with vegetation.
- g. <u>Disposition of Excavated Materials</u>. Dredging spoils may not be deposited in Lake Washington and may be deposited on the subject property only if this is part of an approved development activity.
- 4. Land Surface Modification Landward of the High Waterline Yard. Land surface modification landward of the high waterline yard is regulated like land surface modifications throughout the City. See Chapter 115 of this Code for those regulations.
- 5. Emergency Measures. An applicant may erect a temporary bulkhead and take other emergency measures to protect against harm to persons or property resulting from imminent and unanticipated natural hazards. The area modified must be restored to the condition that existed immediately prior to any emergency modification as soon as practicable after the emergency.

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Restaurant or Tavern (See Special	A.D.R. Chapter 142	None	0,	O,	o	80%	26' above average building	C	E	1 per each 100 sq. ft. of gross	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter.
Regulation #2)	(See Spec. Reg. #4)						elevation (See Spec.			floor area	2. This use is not allowed east of NE 120th Place.
							Reg. #4)				Gross floor area for this use may not exceed 10,000 square feet. The maximum height of structures on the subject property may be increased by up to 13 feet if the
											proposal is reviewed and decided upon through Process I, Chapter 145. 5. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
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Fast Food Restaurant (See Special	A.D.Fl. Chapter 142	None	0'	ď	o,	80%	26' above average building	С	E	1 per each 80 sq. ft. of gross floor	The development of the subject proper regulations of Section 50 of this Chap		pe consistent with the
Regulation #2)	(See Spec. Reg. #6)						elevation (See Spec.				2. This use is not allowed east of NE 12	Oth Place.	
							Reg. #6)				3. Gross floor area for this use may not	exceed 10,000 aquare feet.	
				•							4. Must provide one outdoor waste rece	ptacle for every eight parking stalls.	
•		•									Drive-through facilities are prohibited.		
			:								The maximum height of structures on proposal is reviewed and decided upo	the subject property may be increase on through Process I, Chapter 145.	ed by up to 13 feet if the
											7. Refer to Chapter 1 to determine what	other provisions of this Code may ap	ply to the subject property.
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A retat! establishment providing	A.D.R. Chapter 142	None	0,	ď	O,	80%	26' above average building	С	E	See Section 105.25	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter.
riterizinment, ecreational, or utural activities	(See Spec. Reg. #4)						elevation (See Spec.				2. This use is not allowed east of NE 120th Ptace.
See Special Regulation #2)							Reg. #4)			ļ	Gross floor area for this use may not exceed 10,000 square feet. The maximum height of structures on the subject property may be increased by up to 13 feet if the
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Any retail establishment other than those specifically listed in this zone, selling goods or providing services, including banking and related financial services (See Special Regulations #2, #3, and #7)	A.D.R. Chapter 142 (See Spec. Reg. #8)	None	O'	ď	σ	80%	26' above average building elevation (See Spec. Reg. #8)	C	E	1 per each 300 sq. ft. of gross floor area	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. This use is not allowed east of NE 120th Ptace. The following uses are not permitted in this zone: Retail establishments providing storage services unless accessory to another permitted use. Automobile or boat sales and/or rental facilities Automobile service station or center. Boat service or repair. Cutdoor storage of bulk commodities, except in the following circumstances:
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4. Refer to Chapter 1 to determine what other provisions of this Code may apply to the	ect property. I with the ed only it: ent on this use, utacturing o 13 feet if the subject propert tent with the to 13 feet if the uses, facilities,	ot permitted. audible off the subject p , must be submitted with tains dwelling units. this use are permitted or nate to and dependent or ny assembly or manufact e increased by up to 13 ar 145. de may apply to the subject province or the subject province of the subject province or the subject	eterinary office only: the subject property, facilities for the animals are not p otise from this use will not be auc ed by an Acoustical Engineer, m and if the subject property contain e of goods on the premise of this suffactured goods are subordinate upacts of this use with ancillary a orn other office uses. On the subject property may be in pon through Process I, Chapter at other provisions of this Code if upacts and adjacent rights-of-way apter. On the subject property may be in penty and adjacent rights-of-way apter. On the subject property may be in pon through Process I, Chapter ogarding home occupations and ese.	regulations of Section 50 of this Ch 2. The following regulations apply to a a. May only treat small animats or b. Outside runs and other outside c. Site must be designed so that n A certification to this effect, sign development permit application d. A veterinary office is not permit 3. Ancillary assembly and manufactur a. The ancillary assembled or man and b. The outward appearance and is activities must be no different fr 4. The maximum height of structures proposal is reviewed and decided to 5. Refer to Chapter 1 to determine wh 1. The development of the subject pro regulations of Section 50 of this Ch 2. The maximum height of structures proposal is reviewed and decided to 3. Chapter 115 contains regulations n and activities associated with this u	medical, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area——————————————————————————————————	D	C	26' above average building elevation (See Spec. Reg. #4) 26' above average building elevation (See Spec.					3,600 sq. ft. with a minimum of 1,800 sq. ft.	Chapter 142 (See Spec. Reg. #4) A.D.R. Chapter 142 (See Spec.	Detached, Attached or Stacked Dwelling
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For details regarding required yards, see Chapter 115.	5F.5	115	phi limit, see Chapter 115. e Chapter 115.	For details of what may exceed this help										OTES	FOOTN

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TOLE	1 1	REQU	TRED YAI	RDS	GE	tel			PACE	JBD 6 52.35.f
REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Church A.D.R. Chapter 142	None	0,	0,	0'	80%	26' above average building	С	В	1 per every four people based on	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter.
(See Spec Reg. #4)						elevation (See Spec.			maximum occupancy	May include accessory living facilities for staff persons.
						Reg. #4)			load of any erea of	No parking is required for day-care or school ancillary to the use.
		ı							worship (See Spec. Reg. #3)	 The maximum height of structures on the subject property may be increased by up to 13 feet if the proposal is reviewed and decided upon through Process I, Chapter 145.
	1	1		•						5. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property
Private Lodge or A.D.R. Chub Chapter (Soe Special 142 Regulation #2) (See Special Reg. #4)	None	ď	o'	o*		26' above average building elevation (See Spec. Reg. #4)	C	В		 The devolopment of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. This use is not allowed east of NE 120th Place. Cross floor area for this use may not exceed 10,000 square feet. The maximum height of structures on the subject property may be increased by up to 13 feet if the proposal is reviewed and decided upon through Process I, Chapter 145. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property
ZC-JBD6A/3-27-95	11						L_,_		<u> </u>	
						-		L		- For other information about parking and perking areas, see Chapter 105. - For details of the regulations in this category, see Chapter 100. - For information of the regulations in this category, see Chapter 95.
FOOTNOTE	S									For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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SNI	DIREC	CTIONS	FIRS	T, read dow	m to find use	o THEN,	across for REGUL	ATIONS		USE Z	ONE CHART Zone Section
A SS SS REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	OURED Y	REAR	LOT COVERAGE W	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATRGORY	REQUIRED PARKING SPACES	Zone Section JBD 6 52.35.g SPECIAL REGULATIONS
School or Day-Care Center	A.D.R. Chapter 142 (See Spec. Reg. #7)	None	0'	O'	ď	80%	26' above average building elevation (See Spec. Reg. #7)		8	See Section 105.25	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. A 6-foot high fence is required along all property lines adjacent to the outside play areas. Structured play areas must be set back from all property lines as follows: 20 feet if this use can accommodate 50 or more students or children. 10 feet if this use can accommodate 13 to 49 students or children. Chlorwise, 5 feet. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the abent of the abuting right-of-way improvements. Carpooting, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses. May include accessory living facilities for staff persons. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 150, and 155). The maximum height of structures on the subject property may be increased by up to 13 feet if the proposal is reviewed and decided upon through Process I, Chapter 145. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential use. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property
ZC-JBD6A/3-24-95	OTES	<u> </u>	<u> </u>	<u> </u>		<u> </u>	1				For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115.

Extraction of the final property and adjacent rights of way must be consistent with the interpretation of Clear Specific Reg. #7). A final property in the final property and adjacent rights of way must be consistent with the interpretation of Section 50 of the Chapter 12 demands of the Chapter 12 demands of the Chapter 12 demands of the Chapter 13 demands of the Chapter 14 demands of the Chapter 14 demands of the Chapter 14 demands of the Chapter 14 demands of the Chapter 15 dem												
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Capture 1-2 standards 1-2		REQUIRE REVIEW	LOT SIZE	FRONT	SIDE	REAR	LOT COVE	HEIGHT C STRUCTU	LANDSCAP	SIGN	REQUIRE	SPECIAL REGULATIONS
schools and mindredge-care contract only). 3. Structured play areas must be set back from all properly lines by 5 feet. 4. An on-side passenger leading stree may be required depending on the number of attendees and the attent of the abetting right of-every improvements. 5. Many Include accessory Muning facilities for staff persons. 6. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 389 7, 150, and 155). 7. The maximum height of structures on the subject property may be increased by up to 13 feet if the proposal is minimed and decided upon through Process I, Chapter 145. 8. Relief to Chapter 1 to determine what other provisions of this Code may apply to the subject properly 8. Relief to Chapter 1 to determine what other provisions of this Code may apply to the subject properly 8. Relief to Chapter 1 to determine what other provisions of this Code may apply to the subject properly 9. For other Information of the regulations in this case, see Chapter 105. For details of the regulations in this case, see Chapter 105. For information of the regulations in this case, see Chapter 105. For information of the regulations in this case, see Chapter 115. 11.5F. 8.	Mini-school or Mini-day-care (7 - 12 atlendees)	Chepter 142	None	0'	ď	O,	80%	average building	D	В	Section	regulations of Section 50 of this Chapter.
4. An on-site passenger loading area may be requirements. 5. May include accessory flying factfills for stall persons. 6. These uses are subject to the requirements established by the Ospertment of Social and Health Services (PAIC 389-73, 150, and 155). 7. The mischnium height of structures on the subject property may be increased by up to 13 feet if the proposal is reviewed and decided upon through Process (, Chapter 145.). 8. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 8. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 9. For other information in this category, see Chapter 105. For details of the regulations in this category, see Chapter 105. For details of the regulations in this category, see Chapter 105. For details of the regulations in this category, see Chapter 105. For details of the regulations in this category, see Chapter 105. For details of the regulations in this category, see Chapter 105. For details of the regulations in this category, see Chapter 105. For details of the regulations in this category, see Chapter 105. For details of the regulations in this category, see Chapter 105. For details of the regulations in this category, see Chapter 105.	or Day-care home (6 or less attendees)							(See Spec.				schools and mini-day-care centers only.
5. May include accessory Myring facilities for staff persons. 6. These uses are subject to the requirements established by the Department of Social and Health Senvices (NAC 388 73, 150, and 155). 7. The maximum height of structures on the subject property may be increased by up to 13 feet if the proposals is reviewed and decided upon through Process I, Chapter 145. 8. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property For other information about peristing and peristing unusus, see Chapter 105. For details of the regulations in this category, see Chapter 105. For details of the regulations in this category, see Chapter 106. For information of the regulations in this category, see Chapter 105. For details of the regulations in this category, see Chapter 105. For details of the regulations in this category, see Chapter 105. For details of the regulations in this category, see Chapter 105. For details of the regulations in this category, see Chapter 105. For details of the regulations in this category, see Chapter 105. For details of the regulations in this category, see Chapter 105.											ļ	 An on-site passenger loading area may be required depending on the number of attendees and the
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il 9 /1 6 C	FOOTN	OTES										For details of what may exceed this height limit, see Chapter 115. 115F.8 115F.8

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SN	DIREC	CTIONS	FIRS	T, read dow	n to find use	s THEN,	across for REGUL	ATIONS		USE Z	ONE CHART			•
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C S S REGULATIONS	REQUIRED REVIEW PRO	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SF	ECIAL REGULATION	DNS	
Convalescent Center or Nursing Home	A.D.R. Chapter 142 (See Spec. Reg. #2)	None	0,	ď	ď	80%	26' above average building elevation (See Spec. Reg. #2)	С	В	1 for each bed	The development of the subject propegulations of Section 50 of this Chapter 50. The maximum height of structures oproposal is reviewed and decided up. Refer to Chapter 1 to determine while	apter. on the subject property may be pon through Process I, Chapter	Increased by up to 13 feet if to 145.	the
Public Utility, Government Facility, end Community Facility	A.D.R. Chapter 142 (See Spec. Reg. #3)	None	o,	o* -	σ -	80%	26' above average building elevation (See Spec. Reg. #3)	D See Spec. Reg. #2	В	See Section 105.25	The development of the subject pro- regulations of Section 50 of this Che Landscape Category B or C may be and the impacts associated with this The maximum height of structures of proposal is reviewed and decided up Refer to Chapter 1 to determine whi	epter. required depending on the types use on nearby uses. on the subject property may be pon through Process I, Chapter	e of use on the subject prop Incressed by up to 13 feet if 145.	perty f the
Public Transit Shelter	None	None	0'	O'	O'	100%	15' above average building elevation		See Spec. Reg. #2	None	May be permitted only if it will not us problems. May install transit route and information.	, , ,	movement or create traffic	salety
ZC-JBC6A/3-24-95														
FOOTN	OTES								L		For other information about parking an For details of the regulations in this cat For information of the regulations in this For details of what may exceed this he For details regarding required yards, so	egory, see Chapter 100. s category, see Chapter 95. ight (Imit, see Chapter 115.	PAGE 115F.9	

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asn REGULATIONS	D PROCE	F-3	REC	QUIRED Y	ARDS	COVERAGE	OF IRE	₩ >-	<u>.</u>	D SPACE	JBD 6 52.35.j			
♥	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS			
Public Parks ZC~JBD6B/3-24-95	A.D.R. Chapter 142 and see Spec. Regs.#2 and #3	None	Will	e determ	ned on ca	se by ca	7		В	See Section 105.25	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. Development and use of a park does not require a development permit under this Code it: A master plan for that park has been approved by the City and the proposed development at use is consistent with the master plan; or The proposed use and development:			
								 -	\Box	L	- For other information about parking and parking areas, see Chapter 105 For details of the requisitions in this category, see Chapter 100 PAGE			
FOOTN	OTES										- For details of the regulations in this category, see Chapter 100 For information of the regulations in this category, see Chapter 95 For details of what may exceed this height limit, see Chapter 115 For details regarding required yards, see Chapter 115.			





- Location of Parking Lots in JBD 2 Parking lots in JBD 2 shall not be located between
 the street and the building unless no other feasible alternative exists on the subject
 property.
- b. Parking Lot Entrances and Driveways As part of A.D.R., the City may impose restrictions on the width, number and location of driveways to and from the subject property to improve vehicle circulation or public safety or to enhance pedestrian movement or desirable visual characteristics. Parking lot entrances and driveways must be shared between properties whenever possible.

c. Parking Lot Pedestrian and Vehicular Access

- Any property adjacent to a right-of-way or park must have access to or contain a pedestrian walkway from the right-of-way or park to the main entrance of the building, or to a central location if the building has multiple entrances, even if this pathway must cross a parking lot. The pathway should meet the following standards, as applicable, as determined through A.D.R.:
 - a) The walkway must be centrally located within the parking lot.
 - b) It must be delineated by painted markings, distinctive pavement, or by being raised 6" above the parking lot pavement.
 - c) It must be at least 5' wide.
 - d) The walkway must be handicapped accessible.

See Figure 52.50.4.A.

162.57 JBD 5 Continued Use

The term "JBD 5 Continued Use" means an existing residential structure in JBD 5 which became non-conforming as to height when the area was annexed to the City in 1988 and which has been in continuous use as a residential structure from 1988 to the present, unless destroyed.

A JBD 5 Continued Use shall be permitted to exist as a lawful use subject only to the following conditions:

- 1. Any change in use or density shall conform to the Comprehensive Plan and Zoning regulations in effect at the time such change is made.
- Ordinary repairs and maintenance may be carried out consistent with the provisions of this Chapter provided that there shall be no limitation on the amount or cost of such repairs and maintenance.
- 3. A JBD 5 Continued Use shall not be subject to the provisions of this Chapter relating to destruction by fire or other casualty.

In the event a structure designated as a JBD 5 Continued Use is destroyed to any extent by fire or other casualty, the structure may be rebuilt in accordance with this paragraph. The structure may be rebuilt as a residential structure so long as the rebuilt structure meets all zoning code, building code, and fire code requirements except that the height of the rebuilt structure may be up to a maximum of the height of the JBD 5 Continued Use structure. Provided that the other requirements of this paragraph are met, the rebuilt structure may have, at a maximum, the same number of dwelling units, the same gross floor area, and the same major exterior dimensions as the previous structure.

The provisions of this section shall only be available if an application for a building permit is filled within twelve (12) months of such fire or other casualty and construction is commenced and completed in conformance with the provisions of the building code then in effect.

- 4. A JBD 5 Continued Use shall be subject to the provisions of this Chapter relating to the abandonment of structure cr use.
- 5. The owner of a JBD 5 Continued Use may request the issuance of a "Certificate of JBD 5 Continued Use" which shall identify the property, existing use, and maximum building height for which the certificate is issued.

PUBLICATION SUMMARY OF ORDINANCE NO. 3462

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-94-1.

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

Chapter 20 - (RM) Multifamily Residential Zone

Chapter 52 - (JBD) Juanita Business District Zone

52.15 JBD 2 Use Zone Charts

52.20 JBD 3 Use Zone Charts

52.25 JBD 4 Use Zone Charts

52.30 JBD 5 Use Zone Charts

52.35 JBD 6 Use Zone Charts

52.50.4 Design Regulations

Chapter 162 - Non-Conformance

Section 2. If any section, subsection, sentence, clause, phrase, part or portion of this ordinance 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. 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 2nd day of May, 1995.

I certify that the foregoing is a summary of Ordinance 3462 approved by the Kirkland City Council for summary publication.

SO94-1 A.OCT/AR:ct