

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 approved by the City Council as required by law.

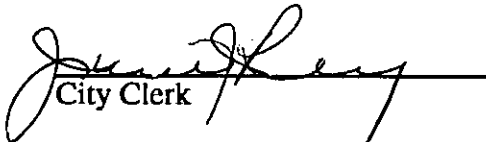
PASSED by majority vote of the Kirkland City Council in regular, open meeting this 2nd day of May, 1995.

SIGNED IN AUTHENTICATION thereof this 2nd day of May, 1995.



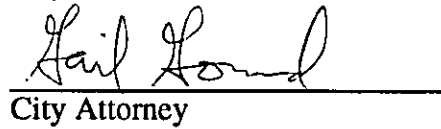
Mayor

Attest:



City Clerk

Approved as to Form:



City Attorney

OR94-1A.OCT/AR:cl

USE



REGULATIONS



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

USE ZONE CHART

Zone

RM

Section

20.10.a

SPECIAL REGULATIONS

Detached Dwelling Units

None

5,000 sq. ft. in an RM 5.0

Other-wise 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

LANDSCAPE CATEGORY

E

SIGN CATEGORY

A

REQUIRED PARKING SPACES

2.0 per unit

1. For this use, only one dwelling unit may be on each lot regardless of the size of the lot.
2. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
3. 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.
4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
5. 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.

ATTACHMENT A

ZC-2010W/6-16-94

0-3462

FOOTNOTES

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

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

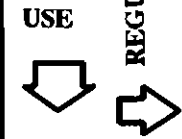
USE ZONE CHART

Zone

RM

Section

20.10.b



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

SPECIAL REGULATIONS

Detached, Attached, or Stacked Dwelling Units

Stacked Dwelling Units are not permitted in RM 5.0

ZC-2010W/6-16-94

| | | | | | | | | | |
|------|---|-----|--|-----|-----|--|---|---|--------------|
| None | 3,600 sq. ft. with a density as established on the Zoning 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 | D | A | 1.7 per unit |
|------|---|-----|--|-----|-----|--|---|---|--------------|

- Minimum amount of lot area per dwelling unit is as follows:
 - In RM 5.0 zones the minimum lot area per unit is 5,000 sq. ft.
 - In RM 3.6 zones the minimum lot area per unit is 3,600 sq. ft.
 - In RM 2.4 zones the minimum lot area per unit is 2,400 sq. ft.
 - In RM 1.8 zones the minimum lot area per unit is 1,800 sq. ft.
- Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
- If the subject property contains four or more units, then it must contain at least 200 sq. ft. per unit of common recreational open space useable for many activities. This required common recreational open space must have the following minimum dimensions:
 - 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.
 - For 21 units or more, the open space must be in one or more places having a length and width of 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 building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.
- If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.
- 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.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- If the subject property is located between Juanita Drive and Lake Washington or 98th Avenue NE and Lake Washington, the following regulations apply:

REGULATIONS CONTINUED ON NEXT PAGE

FOOTNOTES

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

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0-3462

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

USE ZONE CHART

Zone
RM



Section
20.10.c

| USE REGULATIONS | REQUIRED REVIEW PROCESS | MINIMUMS | | | MAXIMUMS | | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | SPECIAL REGULATIONS | |
|--|-------------------------|----------|----------------|------|----------|---|--------------------|---------------|--|--|---------------------|
| | | LOT SIZE | REQUIRED YARDS | | | LOT COVERAGE | | | | | HEIGHT OF STRUCTURE |
| | | | FRONT | SIDE | REAR | | | | | | |
| <p>Detached, Attached, or Stacked Dwelling Units</p> <p>Stacked Dwelling Units are not permitted in RM 5.0 (continued)</p> | | | | | | | | | <p>CONTINUED FROM PREVIOUS PAGE</p> <p>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.</p> <p>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 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.</p> <p>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 landscaping will be allowed, provided they do not obscure the view from Juanita 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.</p> <p>8. If the subject property is located east of JBD 2 and west of 100th Avenue NE, the following regulation applies: <u>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.</u></p> | | |
| <p>Church</p> <p>Process IIA Chapter 150</p> <p>ZC-2010W/6-16-94</p> | 7,200 sq. ft. | 20' | 20' | 20' | 70% | <p>If adjoining a low density zone other than RSX, then 25' above average building elevation</p> <p>Otherwise, 30' above average building elevation</p> | C | B | 1 for every 4 people based on maximum occupancy load of any area of worship (See Special Regulation #4) | <p>1. Site must abut and be accessible from at least one roadway having at least 2 moving traffic lanes.</p> <p>2. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density 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.</p> <p>3. 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.</p> <p>4. No parking is required for day-care or school ancillary to the use.</p> <p>REGULATIONS CONTINUED ON NEXT PAGE</p> | |

FOOTNOTES

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

0-3462

| | | | | | | | | | | | | | | |
|---|---|-----------------|-----------------------|--|-----------------|---------------------|---------------------------|----------------------|--------------------------------|----------------------------|-----------------------|----------------------------|--------------------------|----------------------------------|
| USE  REGULATIONS  | DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS | | | | | | | | | | USE ZONE CHART | | Zone RM | Section <u>20.10.d</u> |
| | REQUIRED REVIEW PROCESS | MINIMUMS | | | MAXIMUMS | | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | SPECIAL REGULATIONS | | | | |
| | | LOT SIZE | REQUIRED YARDS | | | LOT COVERAGE | | | | | | HEIGHT OF STRUCTURE | | |
| FRONT | SIDE | | REAR | | | | | | | | | | | |

Church (continued)

ZC-2010W/6-16-94

| | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|

CONTINUED FROM PREVIOUS PAGE

5. 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 or 98th Avenue NE 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 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.

c. A view corridor 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 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 if the easement will be used immediately. No more than two complete connections shall be required.

FOOTNOTES

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

0-3462

REGULATIONS

USE

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

USE ZONE CHART

| | |
|---------------------------|-----------------------------------|
| <p>Zone RM</p> | <p>Section 20.10.e</p> |
|---------------------------|-----------------------------------|

| REQUIRED REVIEW PROCESS | MINIMUMS | | | | | MAXIMUMS | | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES |
|-------------------------|----------|----------------|---------------------|---------------------|-----------------|--------------|---------------------|--------------------|---------------|-------------------------|
| | LOT SIZE | REQUIRED YARDS | | | | LOT COVERAGE | HEIGHT OF STRUCTURE | | | |
| | | FRONT | NORTH PROPERTY LINE | SOUTH PROPERTY LINE | HIGH WATER LINE | | | | | |

SPECIAL REGULATIONS

General Moorage Facility

Process IIA Chapter 150

None, but must have at least 100' of frontage on Lake Washington

ZC2010WC/6-16-94



| | | | | | | | | | | |
|--------------------------------|---|----------------------------------|---|------------|--|------------|--|----------|----------|--|
| <p>Process IIA Chapter 150</p> | <p>None, but must have at least 100' of frontage on Lake Washington</p> | <p>30' See also Spc. Reg. #4</p> | <p>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'.</p> | <p>10'</p> | <p>For moorage structure, 0' For other structures the greater of: a. 15' or b. 15% of the average parcel depth.</p> | <p>60%</p> | <p>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.</p> | <p>B</p> | <p>B</p> | <p>None for residents or their guests.</p> |
|--------------------------------|---|----------------------------------|---|------------|--|------------|--|----------|----------|--|

- Moorage may only be used by residents of the dwelling units on the subject property, or their guests.
- 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.
- 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 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.
- The required 30' front yard may be reduced 1' for each 1' of this yard that is developed as a public use area if:
 - Within 30' of the front property line, each portion of a structure is set back from the front property line by a distance greater than or equal to the height of that portion above the front property line; and
 - Substantially, the entire width of this yard, from north to south property lines, is developed as a public use area; and
 - The design of the public use area is specifically approved by the City.
- A view corridor must be maintained across 30% of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas, and landscaping will be allowed, provided that they do not obscure the view from Lake Washington Boulevard to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties.
- The design on the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of that isolation.
- The City will determine the maximum allowable number of moorages based on the following factors:
 - The ability of the land landward of the high waterline to accommodate the necessary support facilities.
 - The potential for traffic congestion.

REGULATIONS CONTINUED ON NEXT PAGE

FOOTNOTES

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

USE

REGULATIONS


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

USE ZONE CHART

Zone
RM

Section
20.10.f

| REQUIRED REVIEW PROCESS | LOT SIZE | MINIMUMS | | | | | MAXIMUMS | | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES |
|-------------------------|----------|----------------|---------------------|---------------------|-----------------|--|--------------|---------------------|--------------------|---------------|-------------------------|
| | | REQUIRED YARDS | | | | | LOT COVERAGE | HEIGHT OF STRUCTURE | | | |
| | | FRONT | NORTH PROPERTY LINE | SOUTH PROPERTY LINE | HIGH WATER LINE | | | | | | |

SPECIAL REGULATIONS

General Moorage Facility
 (continued)

ZC2010WD/6-16-94



d. Within 25' of another moorage structure not on the subject property.
 The minimum dimension of any yard, other than those listed, is 5'.

7. c. The number of moorages shall not exceed the number of dwelling units on the subject property.
8. Moorage structures may not be larger than is necessary to provide safe and reasonable moorage for the boats 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 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 adversely affect nearby uses; and
 - e. 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 Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to submittal of a Building 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 waste receptacles.
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. Aircraft moorage is not permitted.
17. At least one pump-out facility shall be provided.
18. See Section 11 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

FOOTNOTES

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

REGULATIONS


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

USE ZONE CHART

Zone
RM

Section
20.10.g

SPECIAL REGULATIONS

School or Day-Care Center
 ZC2010WE/6-16-94

REQUIRED REVIEW PROCESS
 Process IIA Chapter 150

LOT SIZE
 7,200 sq. ft.

| REQUIRED YARDS | | |
|---|--|------|
| FRONT | SIDE | REAR |
| If this use can accommodate 50 or more students or children, then— 50' | 50' on each side | 50' |
| If this use can accommodate 13 to 49 students or children, then 20' | 20' on each side | 20' |
| Otherwise— 20' | 5', but 2 side yards must equal at least 15' | 10' |

LOT COVERAGE
 70%

HEIGHT OF STRUCTURE
 If adjoining a low density zone other than RSX, then 25' above average building elevation.
 Otherwise 30' above average building elevation.

LANDSCAPE CATEGORY
 D

SIGN CATEGORY
 B

REQUIRED PARKING SPACES
 See 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 six-foot high fence 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 passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
6. May include accessory living facilities for staff persons.
7. If any portion of a structure is adjoining a low density zone, then either:
 - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.
8. 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.
9. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
10. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.
11. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 150, and 155).

REGULATIONS CONTINUED ON NEXT PAGE

FOOTNOTES

0-3462

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

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

USE ZONE CHART

Zone
RM

Section
20.10.h

USE



REGULATIONS



REQUIRED
REVIEW PROCESS

LOT SIZE

MINIMUMS

REQUIRED YARDS

FRONT

SIDE

REAR

MAXIMUMS

LOT COVERAGE

HEIGHT OF
STRUCTURE

LANDSCAPE
CATEGORY

SIGN
CATEGORY

REQUIRED
PARKING SPACES

SPECIAL REGULATIONS

School or Day-Care
Center
(continued)

- 12. If the subject property is located between Juanita Drive and Lake Washington or 96th Avenue NE 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 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.
 - 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 landscaping will be allowed, provided they do not obscure the view from Juanita 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.
- 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 96th 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.

ZC2010WG/6-16-94

FOOTNOTES

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

PAGE
38e

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

USE ZONE CHART

Zone
RM

Section
20.10.i

USE
REGULATIONS

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

SPECIAL REGULATIONS

Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, Beauty Shop, or Shoe Repair Shop

Process IIA Chapter 150

7,200 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.

B

E

1 per each 300 sq. ft. of gross floor area.

1. This use may be permitted only if it is specifically consistent with the Comprehensive Plan in the proposed location.
2. May only be permitted if placement, orientation, and scale indicate this use is primarily intended to serve the immediate residential area.
3. Must be located on a collector arterial or higher volume right-of-way.
4. Placement and scale must indicate pedestrian orientation.
5. Must mitigate traffic impacts on residential neighborhood.
6. Gross floor area may not exceed 3,000 square feet.
7. May not be located above the ground floor of a structure.
8. Hours of operation may be limited to reduce impacts on nearby residential uses.
9. 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.
10. 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.
11. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
12. If the subject property is located between Juanita Drive and Lake Washington or 98th Avenue NE 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.

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REGULATIONS CONTINUED ON NEXT PAGE

FOOTNOTES

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

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

USE ZONE CHART

Zone
RM

Section
20.10.j

USE
REGULATIONS

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

SPECIAL REGULATIONS

Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, Beauty Shop, or Shoe Repair Shop (continued)

- b. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high watertine yard. 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 watertine 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 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.
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 more than two complete connections shall be required.

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FOOTNOTES

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

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| USE REGULATIONS | DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS | | | | | | | | | | USE ZONE CHART | | Zone | Section |
|--|--|---------------|----------------|--|--------------|---------------------|--|---------------|-------------------------|---------------------|--|---------|------|---------|
| | REQUIRED REVIEW PROCESS | MINIMUMS | | | MAXIMUMS | | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | SPECIAL REGULATIONS | RM | 20.10.k | | |
| | | LOT SIZE | REQUIRED YARDS | | LOT COVERAGE | HEIGHT OF STRUCTURE | | | | | | | | |
| | | FRONT | SIDE | REAR | | | | | | | | | | |
| Mini-school or mini-day care (7-12 attendees) or Day-Care 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 | B | See Section 105.25 | <ol style="list-style-type: none"> 1. May locate on the subject property if: <ol style="list-style-type: none"> 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 six-foot high fence is required along the property line adjacent to the outside play areas for mini-school 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: <ol style="list-style-type: none"> 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 Juanita Drive and Lake Washington or 98th Avenue NE and Lake Washington, the following regulations apply: | | | |

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REGULATIONS CONTINUED ON NEXT PAGE

Revised 10/92

FOOTNOTES

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

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

USE ZONE CHART

Zone
RM

Section
20.10.1

USE



REGULATIONS

REQUIRED REVIEW PROCESS

MINIMUMS
REQUIRED YARDS

MAXIMUMS

LANDSCAPE CATEGORY

SIGN CATEGORY

REQUIRED PARKING SPACES

SPECIAL REGULATIONS

Mini-school or mini-day care (7-12 attendees) or Day-Care Home (6 or less attendees) (continued)

- 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 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.
- c. A view corridor 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 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.

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 more than two complete connections shall be required.

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FOOTNOTES

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

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

USE ZONE CHART

| | |
|-------------------|----------------------------------|
| Zone RM | Section <u>20.10.m</u> |
|-------------------|----------------------------------|

REGULATIONS

USE

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

SPECIAL REGULATIONS

Convalescent Center or Nursing Home

Process IIA Chapter 150

7,200 sq. ft.

20'

10' on each side

10'

70%

If adjoining a low density zone other than RSX, then 25' above average building elevation.

Otherwise, 30' above average building elevation.

C

B

1 for each bed.

1. If any portion of a structure is adjoining a low density zone, then either:
 - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.
2. Any required yard abutting Lake Washington Boulevard or Lake Street South must be increased by 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 property.
4. If the subject property is located between Juanita Drive and Lake Washington or 98th Avenue NE 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 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.
 - 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 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.
5. 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.

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FOOTNOTES

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

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

USE ZONE CHART

Zone
RM

Section
20.10.n

USE
REGULATIONS

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

SPECIAL REGULATIONS



| | | | | | | | | | | | |
|---|-------------------------|------|-----|------------------|-----|-----|--|-------------------------|---|--------------------|---|
| Public Utility | Process IIA Chapter 150 | None | 20' | 20' on each side | 20' | 70% | If adjoining a low density zone other than RSX, then 25' above average building elevation. | A | B | See Section 105.25 | <ol style="list-style-type: none"> Site design must minimize adverse impacts on surrounding residential neighborhoods. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> 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 building elevation. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. Landscape Category A or B may be required depending on the type of use on the subject property and 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: <ol style="list-style-type: none"> 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. 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 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 contiguous place. 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. |
| Government Facility Community Facility | Process IIA Chapter 150 | None | 20' | 10' on each side | 10' | 70% | Otherwise, 30' above average building elevation. | C See Spec. Reg. #5. | B | See Section 105.25 | |

REGULATIONS CONTINUED ON NEXT PAGE

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FOOTNOTES

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

USE

REGULATIONS


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

USE ZONE CHART

Zone
 RM

Section
20.10.0

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

SPECIAL REGULATIONS

Public Utility
 Government Facility
 Community Facility
 (continued)

CONTINUED FROM PREVIOUS PAGE

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 if the easement will be used immediately. No more than two complete connections shall be required.

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FOOTNOTES

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

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

USE ZONE CHART

Zone
RM

Section
20.10.p

USE



REGULATIONS



REQUIRED REVIEW PROCESS

MINIMUMS

REQUIRED YARDS

MAXIMUMS

LOT SIZE

FRONT

SIDE

REAR

LOT COVERAGE

HEIGHT OF STRUCTURE

LANDSCAPE CATEGORY

SIGN CATEGORY

REQUIRED PARKING SPACES

SPECIAL REGULATIONS

| | | | | | | | | | | | |
|------------------------|-----------------------------------|------|--|------|------|------|---------------------------------------|---|-------------------|--------------------|---|
| Public Transit Shelter | None | None | None | None | None | 100% | 15' above average building elevation. | — | See Spec. Reg. #2 | None | <ol style="list-style-type: none"> 1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. 2. May install transit route and information signs and markers. |
| Public Park | See Special Regulations #1 and #2 | None | Will be determined on a case-by-case basis | | | | | — | B | See Section 105.25 | <ol style="list-style-type: none"> 1. Development and use of a park does not require a development permit under this Code if: <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 1) Lighting for outdoor nighttime 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 20 parking stalls; 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: <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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. 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: <p>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.</p> |

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FOOTNOTES

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

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

USE ZONE CHART

| | |
|----------------------|---------------------------|
| Zone JBD 2 | Section 52.15.a |
|----------------------|---------------------------|

REGULATIONS

USE

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

SPECIAL REGULATIONS

Vehicle Service Station
(See Special Regulation #2)

ZC-JBD2A/3-27-95

| | | | | | | | | | |
|--|----------------|-------------------------|-------------------------|-------------------------|-----|--|---|------------------------|--------------------|
| A.D.R. Chapter 142 (See Spec. Reg. #4) | 22,500 sq. ft. | 0' See Spec. Reg. #3 | 0' See Spec. Reg. #3 | 0' See Spec. Reg. #3 | 80% | 26' above average building elevation (See Spec. Reg. #4) | A | E See Spec. Reg. #6 | 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. May not be more than two vehicle service stations at any intersection.
3. Gas pump islands must be setback at least 20 feet from all property lines. Canopies and covers over gas pump islands may not be closer than 10 feet to any property line. See the Section in Chapter 115 entitled "Outdoor Use, Activity and Storage" for further regulations.
4. 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.
5. 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.
6. 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.
7. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.

FOOTNOTES

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

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

USE ZONE CHART

Zone

JBD 2

Section

52.15.b

USE



REGULATIONS



REQUIRED REVIEW PROCESS

| LOT SIZE | MINIMUMS | | |
|----------|----------------|------|------|
| | REQUIRED YARDS | | |
| | FRONT | SIDE | REAR |

| MAXIMUMS | |
|--------------|---------------------|
| LOT COVERAGE | HEIGHT OF STRUCTURE |

LANDSCAPE CATEGORY

SIGN CATEGORY

REQUIRED PARKING SPACES

SPECIAL REGULATIONS

Automotive Service Center (see Special Regulation #2)

A.D.R. Chapter 142 (See Spec. Reg. #7)

None

0'

0'

0'

80%

26' above average building elevation (See Spec. Reg. #7)

A

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.
- Ten (10) percent of the required parking 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 complies 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 height of structures on the subject property may be increased by up to 13 feet if:
 - A view corridor 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 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.
- 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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FOOTNOTES

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

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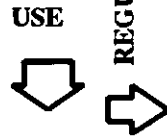
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DIRECTIONS: FIRST, read down to find Use... THEN, across for REGULATIONS

USE ZONE CHART

Zone
JBD 2

Section
52.15.c



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

SPECIAL REGULATIONS

Retail Establishment providing Boat Sales, Service, or Repair (see Special Regulation #2)

A.D.R. Chapter 142 (See Spec. Reg. #5)

None

0'

0'

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 if:
 - A view corridor 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 Official determines that it will furnish a pedestrian connection or part of a connection between 88th 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.
- 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.

ZC-JBD2A/3-27-95

FOOTNOTES

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

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

USE ZONE CHART

Zone

JBD 2

Section

52.15.d

USE



REGULATIONS



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

SPECIAL REGULATIONS

Restaurant or Tavern

A.D.R. Chapter 142 (See Spec. Reg. #2)

None

0'

0'

0'

80%

26' above average building elevation (See Spec. Reg. #2)

D

E See Spec. Reg. #4

1 per each 100 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. 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.
3. 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.
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 property.

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FOOTNOTES

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

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

USE ZONE CHART

Zone
JBD 2

Section
52.15.e

USE
REGULATIONS

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

SPECIAL REGULATIONS

| | | | | | | | | | | | |
|----------------------|--|------|----|----|----|-----|--|---------------------|---------------------|---|---|
| Fast Food Restaurant | A.D.R. Chapter 142 (See Spec. Reg. #3) | None | 0' | 0' | 0' | 80% | 26' above average building elevation (See Spec. Reg. #3) | D See Spec. Reg. #5 | E See Spec. Reg. #6 | 1 per each 80 sq. ft. of gross floor area | <ol style="list-style-type: none"> 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. The maximum height of structures on the subject property may be increased by up to 13 feet if: <ol style="list-style-type: none"> A view corridor 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 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 will be required if the use includes drive-through facilities. 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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FOOTNOTES

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

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

USE ZONE CHART

Zone

JBD 2

Section

52.15.f

USE



REGULATIONS



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

SPECIAL REGULATIONS

A retail establishment providing entertainment, recreational, or cultural activities

A.D.R. Chapter 142 (See Spec. Reg. #2)

None

0'

0'

0'

80%

26' above average building elevation (See Spec. Reg. #2)

D

E See Spec. Reg. #4

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 view corridor 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 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.
- 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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FOOTNOTES

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

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

USE ZONE CHART

Zone
JBD 2

Section
52.15.g

USE
REGULATIONS

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

SPECIAL REGULATIONS

Any retail establishment other than those specifically listed in this zone, selling goods or providing services, including banking and related financial services (see Special Regulations #2 and #7)

| | | | | | | | | | |
|--|------|----|----|----|-----|--|---------------------|---------------------|--|
| A.D.R. Chapter 142 (See Spec. Reg. #3) | None | 0' | 0' | 0' | 80% | 26' above average building elevation (See Spec. Reg. #3) | D See Spec. Reg. #5 | 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.
 - Outdoor storage of bulk commodities, except in the following circumstances:
 - If the square footage of the storage area is less than 20 percent of the total square footage of the retail structure, or;
 - If the commodities represent growing stock in connection with horticultural nurseries, whether the stock is in open ground, pots, or containers.
 - Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses.
- The maximum height of structures on the subject property may be increased by up to 13 feet if:
 - A view corridor 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 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 will be required if the use includes drive-through facilities.
- Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:
 - 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.
 - The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.
- A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if:
 - The seating and associated circulation area does not exceed more than 10 percent of the gross floor area of the use, and
 - It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.

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REGULATIONS CONCLUDED ON NEXT PAGE

FOOTNOTES

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

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

USE ZONE CHART

Zone

JBD 2

Section

52.15.h

USE



REGULATIONS



REQUIRED REVIEW PROCESS

LOT SIZE

MINIMUMS

REQUIRED YARDS

FRONT

SIDE

REAR

MAXIMUMS

LOT COVERAGE

HEIGHT OF STRUCTURE

LANDSCAPE CATEGORY

SIGN CATEGORY

REQUIRED PARKING SPACES

SPECIAL REGULATIONS

Any retail establishment other than those specifically listed in this zone, selling goods or providing services, including banking and related financial services (continued)

- 8. 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.
- 9. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.

ZC-JBD2C/6-10-94

FOOTNOTES

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

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

USE ZONE CHART

Zone
JBD 2

Section
52.15.i

USE



REGULATIONS



| REQUIRED REVIEW PROCESS | MINIMUMS | | | MAXIMUMS | | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | |
|--|----------|----------------|------|----------|--------------|--|---------------|--|---------------------|
| | LOT SIZE | REQUIRED YARDS | | | LOT COVERAGE | | | | HEIGHT OF STRUCTURE |
| | | FRONT | SIDE | REAR | | | | | |
| Office Use A.D.R. Chapter 142 (See Spec. Reg. #4) | None | 0' | 0' | 0' | 80% | 26' above average building elevation (See Spec. Reg. #4) | D | D See Spec. Reg. #6 If a medical, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area Otherwise, 1 per each 300 sq. ft. of gross floor area | |

SPECIAL REGULATIONS

- 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 noise from this use will not be audible of 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.
- Accessory assembly and manufacture of goods on the premise of this use are permitted only if:
 - The accessory assembled or manufactured goods are subordinate to and dependent on this use, and
 - The outward appearance and impacts of this use with accessory 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 corridor 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 1, 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 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.
- 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.

ZC-JBD2A/3-27-95

FOOTNOTES

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

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

USE ZONE CHART

Zone
JBD 2

Section
52.15.j

USE



REGULATIONS



REQUIRED REVIEW PROCESS

MINIMUMS
REQUIRED YARDS

MAXIMUMS

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

0'

0'

0'

80%

26' above average building elevation (See Spec. Reg. #4)

D

A See Spec. Reg. #7

1.7 per unit

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. 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.
3. The development must be designed to limit potential impacts from surrounding commercial uses on residents of the subject property.
4. 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.
5. 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.
6. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
7. 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.
8. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.

ZC-JBD2A/3-27-95

FOOTNOTES

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

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

USE ZONE CHART

Zone
JBD 2

Section
52.15.k

USE
REGULATIONS

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

SPECIAL REGULATIONS

| | | | | | | | | | | | |
|--------|--|------|----|----|----|-----|--|---|------------------------|---|--|
| Church | A.D.R. Chapter 142 (See Spec. Reg. #4) | None | 0' | 0' | 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) | <ol style="list-style-type: none"> 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 ancillary to the use. The maximum height of structures on the subject property may be increased by up to 13 feet if: <ol style="list-style-type: none"> A view corridor 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 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. 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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FOOTNOTES

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

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| USE ↓ REGULATIONS ↑ | DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS | | | | | | | | | | USE ZONE CHART | | |
|------------------------------|--|----------|----------------|------|----|--------------|--|--------------------|------------------------|-------------------------------------|---|-------|---------|
| | REQUIRED REVIEW PROCESS | MINIMUMS | | | | MAXIMUMS | | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | SPECIAL REGULATIONS | Zone | Section |
| | | LOT SIZE | REQUIRED YARDS | | | LOT COVERAGE | HEIGHT OF STRUCTURE | | | | | JBD 2 | 52.15.1 |
| | | FRONT | SIDE | REAR | | | | | | | | | |
| Hotel or Motel | A.D.R. Chapter 142 (See Spec. Reg. #4) | None | 0' | 0' | 0' | 80% | 26' above average building elevation (See Spec. Reg. #4) | D | F See Spec. Reg. #6 | 1 per each room (See Spec. Reg. #3) | <ol style="list-style-type: none"> 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 ancillary meeting and convention facilities. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirements for these ancillary uses shall be determined on a case-by-case basis. The maximum height of structures on the subject property may be increased by up to 13 feet if: <ol style="list-style-type: none"> A view corridor 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 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. 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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FOOTNOTES

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

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| USE REGULATIONS | DIRECTIONS: FIRST, read down to find Use... THEN, across for REGULATIONS | | | | | | | | | | USE ZONE CHART | |
|-----------------------|--|----------|----------------|------|----------|--------------|--|---------------|-------------------------|--|---|---------|
| | REQUIRED REVIEW PROCESS | MINIMUMS | | | MAXIMUMS | | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | SPECIAL REGULATIONS | Zone | Section |
| | | LOT SIZE | REQUIRED YARDS | | | LOT COVERAGE | | | | | HEIGHT OF STRUCTURE | JBD 2 |
| | | FRONT | SIDE | REAR | | | | | | | | |
| Private Lodge or Club | A.D.R. Chapter 142 (See Spec. Reg. #2) | None | 0' | 0' | 0' | 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 | <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> A view corridor 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 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. 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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FOOTNOTES

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

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| REGULATIONS | DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS | | | | | | | | | | USE ZONE CHART | | |
|---|--|----------|----------------|------|------|--------------|--|--------------------|------------------------|-------------------------|---|---------|--|
| | REQUIRED REVIEW PROCESS | LOT SIZE | MINIMUMS | | | MAXIMUMS | | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | Zone | Section | |
| | | | REQUIRED YARDS | | | LOT COVERAGE | HEIGHT OF STRUCTURE | | | | JBD 2 | 52.15.n | |
| USE   | | | FRONT | SIDE | REAR | | | | | | | | |
| SPECIAL REGULATIONS | | | | | | | | | | | | | |
| School or Day-Care Center | A.D.R. Chapter 142 (See Spec. Reg. #7) | None | 0' | 0' | 0' | 80% | 26' above average building elevation (See Spec. Reg. #7) | D | B See Spec. Reg. #9 | See Section 105.25 | <ol style="list-style-type: none"> 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. A 6-foot high fence is required along all property lines adjacent to the outside play areas. 3. Structured play areas must be set back from all property lines as follows: <ol style="list-style-type: none"> 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 extent 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. 5. May include accessory living facilities for staff persons. 6. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 150, and 155). 7. The maximum height of structures on the subject property may be increased by up to 13 feet if: <ol style="list-style-type: none"> 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. 8. 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. 9. 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. 10. 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 property. | | |
| ZC-JBD2A/3-27-95 | | | | | | | | | | | | | |

FOOTNOTES

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

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

USE ZONE CHART

Zone

JBD 2

Section

52.15.0

USE



REGULATIONS



REQUIRED REVIEW PROCESS

MINIMUMS

REQUIRED YARDS

LOT SIZE

FRONT

SIDE

REAR

MAXIMUMS

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. #5)

None

0'

0'

0'

80%

26' above average building elevation (See Spec. Reg. #5)

D

B See Spec. Reg. #9

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. A 6-foot high fence is required along all property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.
3. Structured play areas must be set back from all property lines by 5 feet.
4. 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.
5. 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.
6. 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.
7. May include accessory living facilities for staff persons.
8. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 150, and 155).
9. 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.
10. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.

ZC-JBD2A/3-27-95

FOOTNOTES

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

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USE
REGULATIONS

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

USE ZONE CHART

Zone
JBD 2

Section
52.15.p

| REQUIRED REVIEW PROCESS | MINIMUMS | | | | | MAXIMUMS | | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES |
|---|----------|----------------|------|------|--------------|--|---|---------------------|----------------|-------------------------|
| | LOT SIZE | REQUIRED YARDS | | | LOT COVERAGE | HEIGHT OF STRUCTURE | | | | |
| | | FRONT | SIDE | REAR | | | | | | |
| Convalescent Center or Nursing Home A.D.R. Chapter 142 (See Spec. Reg. #2) | None | 0' | 0' | 0' | 80% | 26' above average building elevation (See Spec. Reg. #2) | D | B See Spec. Reg. #4 | 1 for each bed | |

SPECIAL REGULATIONS

- 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 view corridor 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 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.
- 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.

ZC-JBC2A/3-27-95

FOOTNOTES

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

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

USE ZONE CHART

Zone
JBD 2

Section
52.15.q

| USE REGULATIONS | REQUIRED REVIEW PROCESS | MINIMUMS | | | | MAXIMUMS | | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | SPECIAL REGULATIONS |
|---|--|----------|----------------|------|------|--------------|--|---------------------|---------------------|-------------------------|--|
| | | LOT SIZE | REQUIRED YARDS | | | LOT COVERAGE | HEIGHT OF STRUCTURE | | | | |
| | | | FRONT | SIDE | REAR | | | | | | |
| Public Utility, Government Facility, and Community Facility | A.D.R. Chapter 142 (See Spec. Reg. #2) | None | 0' | 0' | 0' | 80% | 26' above average building elevation (See Spec. Reg. #2) | D See Spec. Reg. #4 | B See Spec. Reg. #5 | See Section 105.25 | <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> A view corridor 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 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' | 0' | 0' | 100% | 15' above average building elevation | — | See Spec. Reg. #2 | None | <ol style="list-style-type: 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

FOOTNOTES

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

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

USE ZONE CHART

Zone
JBD 2

Section
52.15.r

USE

REGULATIONS


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

SPECIAL REGULATIONS

| | | | | | | | | | |
|--------------|--|------|--|--|--|---|---|--------------------|--|
| Public Parks | A.D.R. Chapter 142 and see Special Regulations #2 and #3 | None | Will be determined on case-by-case basis | | | - | B | See Section 105.25 | <ol style="list-style-type: none"> 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 if: <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> will not involve lighting for outdoor nighttime activities; and will not involve the construction of any building of more than 4,000 square feet; and Will not involve the construction of more than 20 parking stalls; and Will not involve the development of any structured sports or activity areas. 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: <ol style="list-style-type: none"> Ease of access to the park. Character of the neighborhood. Size, nature, and topography of the subject property. 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. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. |
|--------------|--|------|--|--|--|---|---|--------------------|--|

ZC-JBD2B/6-10-94

FOOTNOTES

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

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

USE ZONE CHART

Zone

JBD 3

Section

52.20.a

USE



REGULATIONS



REQUIRED REVIEW PROCESS

MINIMUMS

REQUIRED YARDS

FRONT
SIDE
REAR

MAXIMUMS

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'

0'

0'

80%

26' above average building elevation (See Spec. Reg. #4)

C See Spec. Reg. #5

D See Spec. Reg. #6

If a medical, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area

Otherwise, 1 per each 300 sq. ft. of gross floor area

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 following regulations apply to veterinary office only:
 - a. May only treat small animals on the subject property.
 - b. Outside runs and other outside facilities for the animals are not permitted.
 - c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application.
 - d. A veterinary office is not permitted if the subject property contains dwelling units.
3. Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:
 - a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use, and
 - b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
4. 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.
5. 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.
6. 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.
7. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.

ZC-JBD3A/3-27-95

FOOTNOTES

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

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

USE ZONE CHART

Zone
JBD 3

Section
52.20.b

USE



REGULATIONS



REQUIRED REVIEW PROCESS

LOT SIZE

MINIMUMS

REQUIRED YARDS

FRONT

SIDE

REAR

MAXIMUMS

LOT COVERAGE

HEIGHT OF STRUCTURE

LANDSCAPE CATEGORY

SIGN CATEGORY

REQUIRED PARKING SPACES

SPECIAL REGULATIONS

Detached, Attached or Stacked Dwelling Unit

A.D.R. Chapter 142 (See Spec. Reg. #2)

3,600 sq. ft. with a minimum of 2,400 sq. ft. per unit

0' 0' 0'

80%

26' above average building elevation (See Spec. Reg. #2)

D See Spec. Reg. #3

A See Spec. Reg. #5

1.7 per unit

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 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.
3. 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.
4. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
5. 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.
6. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.

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FOOTNOTES

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

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

USE ZONE CHART

Zone
JBD 3

Section
52.20.c

USE
REGULATIONS

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

SPECIAL REGULATIONS

| | | | | | | | | | | | |
|--------|--|------|----|----|----|-----|--|---------------------|---------------------|---|--|
| Church | A.D.R. Chapter 142 (See Spec. Reg. #4) | None | 0' | 0' | 0' | 80% | 26' above average building elevation (See Spec. Reg. #4) | C See Spec. Reg. #5 | 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) | <ol style="list-style-type: none"> 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 ancillary to the use. The maximum height of structures on the subject property may be increased by up to 13 feet if: <ol style="list-style-type: none"> A view corridor 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. 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 property. |
|--------|--|------|----|----|----|-----|--|---------------------|---------------------|---|--|

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FOOTNOTES

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

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

USE ZONE CHART

Zone
JBD 3

Section
52.20.d

USE
REGULATIONS

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

SPECIAL REGULATIONS

School or Day-Care Center

A.D.R. Chapter 142 (See Spec. Reg. #7)

None

0'

0'

0'

80%

26' above average building elevation (See Spec. Reg. #7)

D See Spec. Reg. #8

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 six-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.
 - Otherwise, 5 feet.
- An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the existing 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).
- The maximum height of structures on the subject property may be increased by up to 13 feet if:
 - A view corridor 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 1, 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.
- Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.

ZC-JBD3A/3-27-95

FOOTNOTES

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

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

USE ZONE CHART

Zone
JBD 3

Section
52.20.e

USE



REGULATIONS



REQUIRED REVIEW PROCESS

| LOT SIZE | MINIMUMS | | |
|----------|----------------|------|------|
| | REQUIRED YARDS | | |
| | FRONT | SIDE | REAR |

| MAXIMUMS | |
|--------------|---------------------|
| LOT COVERAGE | HEIGHT OF STRUCTURE |

LANDSCAPE CATEGORY

SIGN CATEGORY

REQUIRED PARKING SPACES

SPECIAL REGULATIONS

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'

0'

80%

26' above average building elevation (See Spec. Reg. #7)

D See Spec. Reg. #8

B See Spec. Reg. #9

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. A 6-foot high fence is required along all property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.
3. Structured play areas must be set back from all property lines by 5 feet.
4. 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.
5. May include accessory living facilities for staff persons.
6. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 150, and 155).
7. 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.
8. 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.
9. 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.
10. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.

ZC-JBD3A/3-27-95

FOOTNOTES

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

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

USE ZONE CHART

Zone
JBD 3

Section
52.20.f

USE

REGULATIONS


| REQUIRED REVIEW PROCESS | MINIMUMS | | | MAXIMUMS | | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | |
|---|----------|----------------|------|----------|--------------|--|------------------------|-------------------------|---------------------|
| | LOT SIZE | REQUIRED YARDS | | | LOT COVERAGE | | | | HEIGHT OF STRUCTURE |
| | | FRONT | SIDE | REAR | | | | | |
| Convalescent Center or Nursing Home A.D.R. Chapter 142 (See Spec. Reg. #2) | None | 0' | 0' | 0' | 80% | 26' above average building elevation (See Spec. Reg. #2) | C See Spec. Reg. #3 | B See Spec. Reg. #4 | 1 for each bed |

SPECIAL REGULATIONS

- 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 view corridor 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.
- 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 property.

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FOOTNOTES



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

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

USE ZONE CHART

| | |
|----------------------|---------------------------|
| Zone JBD 3 | Section 52.20.g |
|----------------------|---------------------------|



| USE  REGULATIONS  | REQUIRED REVIEW PROCESS | MINIMUMS | | | | MAXIMUMS | | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | SPECIAL REGULATIONS |
|---|--|----------|----------------|------|------|--------------|--|--------------------------------|------------------------|-------------------------|--|
| | | LOT SIZE | REQUIRED YARDS | | | LOT COVERAGE | HEIGHT OF STRUCTURE | | | | |
| | | | FRONT | SIDE | REAR | | | | | | |
| Public Utility, Government Facility, and Community Facility | A.D.R. Chapter 142 (See Spec. Reg. #2) | None | 0' | 0' | 0' | 80% | 26' above average building elevation (See Spec. Reg. #2) | D See Spec. Regs. #3 and #4 | B See Spec. Reg. #5 | See Section 105.25 | <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> A view corridor 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. 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. 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 property. |
| Public Transit Shelter | None | None | 0' | 0' | 0' | 100% | 15' above average building elevation | — | See Spec. Reg. #2 | None | <ol style="list-style-type: none"> May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers. |

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| | | |
|------------------|---|------------------------------|
| FOOTNOTES | For other information about parking and parking areas, see Chapter 105. | PAGE 115C.7 |
| | For details of the regulations in this category, see Chapter 100. | |
| | For information of the regulations in this category, see Chapter 95. | |
| | For details of what may exceed this height limit, see Chapter 115. | |
| | For details regarding required yards, see Chapter 115. | |

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USE REGULATIONS

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

USE ZONE CHART

Zone
JBD 3

Section
52.20.h

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

SPECIAL REGULATIONS

Public Parks

A.D.R. Chapter 142 and see Special Regulations #2 and #3

None

Will be determined on case-by-case basis

See Spec. Reg. #4

B

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. Development and use of a park does not require a development permit under this Code if:
 - a. A master plan for that park has been approved by the City and the proposed development and use is consistent with the master plan; or
 - b. The proposed use and development:
 - 1) will not involve lighting for outdoor nighttime activities; and
 - 2) will not involve the construction of any building of more than 4,000 square feet; and
 - 3) 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. 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.
5. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.

ZC-JBD3B/6-6-94

FOOTNOTES

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

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

USE ZONE CHART

Zone
JBD 4

Section
52.25.a

| USE REGULATIONS | REQUIRED REVIEW PROCESS | MINIMUMS | | | | MAXIMUMS | | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | SPECIAL REGULATIONS |
|---|-------------------------|----------|----------------|------|------|--------------|--------------------------------------|--------------------|---------------|-------------------------|--|
| | | LOT SIZE | REQUIRED YARDS | | | LOT COVERAGE | HEIGHT OF STRUCTURE | | | | |
| | | | FRONT | SIDE | REAR | | | | | | |
| Retail Establishment providing Boat Sales, Service, or Repair (see Special Regulation #2) | A.D.R. Chapter 142 | None | 0' | 0' | 0' | 80% | 26' above average building elevation | A | E | See Section 105.25 | <ol style="list-style-type: none"> 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. 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. 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 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. |

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FOOTNOTES

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

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① = 3462

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

USE ZONE CHART

Zone
JBD 4

Section
52.25.b

| USE REGULATIONS | REQUIRED REVIEW PROCESS | MINIMUMS | | | | MAXIMUMS | | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | SPECIAL REGULATIONS |
|----------------------|-------------------------|----------|----------------|------|------|--------------|--------------------------------------|--------------------|---------------|--|---|
| | | LGT SIZE | REQUIRED YARDS | | | LOT COVERAGE | HEIGHT OF STRUCTURE | | | | |
| | | | FRONT | SIDE | REAR | | | | | | |
| Restaurant or Tavern | A.D.R. Chapter 142 | None | 0' | 0' | 0' | 80% | 26' above average building elevation | C | E | 1 per each 100 sq. ft. of gross floor area | <ol style="list-style-type: none"> 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 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. 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 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. |

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FOOTNOTES

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

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| USE REGULATIONS | DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS | | | | | | | | | | USE ZONE CHART | | |
|----------------------|--|----------|----------------------------|------|------|--------------|--------------------------------------|--------------------|---------------|---|---|-------|---------|
| | REQUIRED REVIEW PROCESS | LOT SIZE | MINIMUMS REQUIRED YARDS | | | MAXIMUMS | | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | SPECIAL REGULATIONS | Zone | Section |
| | | | FRONT | SIDE | REAR | LOT COVERAGE | HEIGHT OF STRUCTURE | | | | | JBD 4 | 52.25.c |
| Fast Food Restaurant | A.D.R. Chapter 142 | None | 0' | 0' | 0' | 80% | 26' above average building elevation | C | E | 1 per each 80 sq. ft. of gross floor area | <ol style="list-style-type: none"> 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. 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 waterfront 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 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. | | |

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FOOTNOTES

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

USE

REGULATIONS


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

USE ZONE CHART

| | |
|----------------------|---------------------------|
| Zone JBD 4 | Section 52.25.d |
|----------------------|---------------------------|

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

SPECIAL REGULATIONS

A retail establishment providing entertainment, recreational, or cultural activities

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| | | | | | | | | | |
|--------------------|------|----|----|----|-----|--------------------------------------|---|---|--------------------|
| A.D.R. Chapter 142 | None | 0' | 0' | 0' | 80% | 26' above average building elevation | C | E | 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. 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 waterfront 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 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 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.
4. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.

FOOTNOTES

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

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

USE ZONE CHART

Zone
JBD 4

Section
52.25.e

USE



REGULATIONS



| REQUIRED REVIEW PROCESS | MINIMUMS | | | | | MAXIMUMS | | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES |
|-------------------------|----------|----------------|------|------|--------------|--------------------------------------|---|--------------------|--|-------------------------|
| | LOT SIZE | REQUIRED YARDS | | | LOT COVERAGE | HEIGHT OF STRUCTURE | | | | |
| | | FRONT | SIDE | REAR | | | | | | |
| A.D.R. Chapter 142 | None | 0' | 0' | 0' | 80% | 26' above average building elevation | C | E | 1 per each 300 sq. ft. of gross floor area | |

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 following uses are not permitted in this zone:
 - a. Retail establishments providing storage services unless accessory to another permitted use.
 - b. Automobile sales and/or rental facilities
 - c. Automobile service station or center.
 - d. Outdoor storage of bulk commodities, 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 commodities 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 delivery 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 waterline yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas.
5. Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:
 - a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premise.
 - b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.
6. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if:
 - a. The seating and associated circulation area does not exceed more than 10 percent of the gross floor area of the use, and
 - b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.
7. 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 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.

REGULATIONS CONCLUDED ON NEXT PAGE

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FOOTNOTES

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

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

USE ZONE CHART

Zone
JBD 4

Section
52.25.f

USE



REGULATIONS



REQUIRED
REVIEW PROCESS

LOT SIZE

MINIMUMS

REQUIRED YARDS

FRONT

SIDE

REAR

MAXIMUMS

LOT COVERAGE

HEIGHT OF
STRUCTURE

LANDSCAPE
CATEGORY

SIGN
CATEGORY

REQUIRED
PARKING SPACES

SPECIAL REGULATIONS

Any retail establishment other than those specifically listed in this zone, selling goods or providing services, including banking and related financial services (continued)

CONTINUED FROM PREVIOUS PAGE

8. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.

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FOOTNOTES

- For other information about parking and parking areas, see Chapter 105.
- 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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① = 3462

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

USE ZONE CHART

Zone
JBD 4

Section
52.25.g

|  USE  REGULATIONS | REQUIRED REVIEW PROCESS | MINIMUMS | | | MAXIMUMS | | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | SPECIAL REGULATIONS | |
|---|-------------------------|----------|----------------|------|----------|--------------|--------------------------------------|---------------|-------------------------|--|--|
| | | LOT SIZE | REQUIRED YARDS | | | LOT COVERAGE | | | | | HEIGHT OF STRUCTURE |
| | | | FRONT | SIDE | REAR | | | | | | |
| Office Use | A.D.R. Chapter 142 | None | 0' | 0' | 0' | 80% | 26' above average building elevation | C | D | If a medical, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area Otherwise, 1 per each 300 sq. ft. of gross floor area | <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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 noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. 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: <ol style="list-style-type: none"> 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 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 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. |

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FOOTNOTES

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

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

USE ZONE CHART

| | |
|----------------------|---------------------------|
| Zone JBD 4 | Section 52.25.h |
|----------------------|---------------------------|

| USE REGULATIONS | REQUIRED REVIEW PROCESS | MINIMUMS | | | | MAXIMUMS | | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | SPECIAL REGULATIONS |
|---|-------------------------|--|----------------|------|------|--------------|--------------------------------------|--------------------|---------------|-------------------------|---|
| | | LOT SIZE | REQUIRED YARDS | | | LOT COVERAGE | HEIGHT OF STRUCTURE | | | | |
| | | | FRONT | SIDE | REAR | | | | | | |
| Detached, Attached or Stacked Dwelling Unit | A.D.R. Chapter 142 | 3,600 sq. ft. with a minimum of 1,800 sq. ft. per unit | 0' | 0' | 0' | 80% | 26' above average building elevation | D | A | 1.7 per unit | <ol style="list-style-type: none"> 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 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. 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 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. 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. |

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FOOTNOTES

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

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

USE ZONE CHART

| | |
|----------------------|---------------------------|
| Zone JBD 4 | Section 52.25.i |
|----------------------|---------------------------|

| USE REGULATIONS | REQUIRED REVIEW PROCESS | MINIMUMS | | | | MAXIMUMS | | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | SPECIAL REGULATIONS |
|----------------------------|-------------------------|----------|----------------|------|------|--------------|--------------------------------------|--------------------|---------------|--|---|
| | | LOT SIZE | REQUIRED YARDS | | | LOT COVERAGE | HEIGHT OF STRUCTURE | | | | |
| | | | FRONT | SIDE | REAR | | | | | | |
| Church | A.D.R. Chapter 142 | None | 0' | 0' | 0' | 80% | 26' above average building elevation | C | B | 1 per every four people based on maximum occupancy load of any area of worship (See Spec. Reg. #3) | 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. May include accessory living facilities for staff persons. 3. No parking is required for day-care or school ancillary to the use. 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 waterfront yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas. 5. 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 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. 6. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. |
| Hotel or Motel | A.D.R. Chapter 142 | None | 0' | 0' | 0' | 80% | 26' above average building elevation | B | E | 1 per each room (See Spec. Reg. #3) | 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. May include ancillary meeting and convention facilities. 3. 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. 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 waterfront yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas. 5. 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 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. |

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REGULATIONS CONCLUDED ON NEXT PAGE

FOOTNOTES

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

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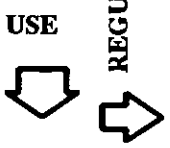
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DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

Zone
JBD 4

Section
52.25.j



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

SPECIAL REGULATIONS

Hotel or Motel
(continued)

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6. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.

FOOTNOTES

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

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

USE ZONE CHART

Zone
JBD 4

Section
52.25.k

USE



REGULATIONS

REQUIRED REVIEW PROCESS

MINIMUMS

MAXIMUMS

REQUIRED YARDS

LOT SIZE

FRONT

SIDE

REAR

LOT COVERAGE

HEIGHT OF STRUCTURE

LANDSCAPE CATEGORY

SIGN CATEGORY

REQUIRED PARKING SPACES

SPECIAL REGULATIONS

Private Lodge or Club

A.D.R. Chapter 142

None

0'

0'

0'

80%

26' above average building elevation

C

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 parcel width. The view corridor must be in one continuous place. 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.
4. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.

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FOOTNOTES

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

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

USE ZONE CHART

Zone

JBD 4

Section

52.25.1

USE



REGULATIONS



REQUIRED REVIEW PROCESS

| LOT SIZE | MINIMUMS | | |
|----------|----------------|------|------|
| | REQUIRED YARDS | | |
| | FRONT | SIDE | REAR |

| MAXIMUMS | |
|--------------|---------------------|
| LOT COVERAGE | HEIGHT OF STRUCTURE |

LANDSCAPE CATEGORY

SIGN CATEGORY

REQUIRED PARKING SPACES

SPECIAL REGULATIONS

School or Day-Care Center

A.D.R. Chapter 142

None

0'

0'

0'

80%

26' above average building elevation

D

B

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. A 6-foot high fence is required along all property lines adjacent to the outside play areas.
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 extent 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.
5. May include accessory living facilities for staff persons.
6. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 150, and 155).
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 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.
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 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.
9. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential use.
10. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.

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FOOTNOTES

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

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

USE ZONE CHART

| | |
|----------------------|---------------------------|
| Zone JBD 4 | Section 52.25.m |
|----------------------|---------------------------|

REGULATIONS

USE

| REQUIRED REVIEW PROCESS | MINIMUMS | | | MAXIMUMS | | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | | |
|--|--------------------|----------------|------|----------|--------------|--------------------|--------------------------------------|-------------------------|---------------------|--------------------|
| | LOT SIZE | REQUIRED YARDS | | | LOT COVERAGE | | | | HEIGHT OF STRUCTURE | |
| | | FRONT | SIDE | REAR | | | | | | |
| Mini-school or Mini-day-care (7 - 12 attendees) or Day-care home (6 or less attendees) | A.D.R. Chapter 142 | None | 0' | 0' | 0' | 80% | 26' above average building elevation | D | B | See Section 105.25 |

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. A 6-foot high fence is required along all property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.
3. Structured play areas must be set back from all property lines by 5 feet.
4. 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.
5. May include accessory living facilities for staff persons.
6. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 150, and 155).
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 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.
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 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.
9. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.

ZC-JBD4A/6-15-94

FOOTNOTES

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

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0 - 3462

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

USE ZONE CHART

| | |
|----------------------|---------------------------|
| Zone JBD 4 | Section 52.25.n |
|----------------------|---------------------------|

| USE REGULATIONS | REQUIRED REVIEW PROCESS | MINIMUMS | | | | MAXIMUMS | | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | SPECIAL REGULATIONS |
|-------------------------------------|-------------------------|----------|----------------|------|------|--------------|--------------------------------------|--------------------|---------------|-------------------------|---|
| | | LOT SIZE | REQUIRED YARDS | | | LOT COVERAGE | HEIGHT OF STRUCTURE | | | | |
| | | | FRONT | SIDE | REAR | | | | | | |
| Convalescent Center or Nursing Home | A.D.R. Chapter 142 | None | 0' | 0' | 0' | 80% | 26' above average building elevation | C | B | 1 for each bed | <ol style="list-style-type: none"> 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 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. 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 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. |



ZC-JBC4A/6-10-94

FOOTNOTES

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

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USE REGULATIONS

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

USE ZONE CHART

Zone
JBD 4

Section
52.25.0

SPECIAL REGULATIONS

| USE REGULATIONS | REQUIRED REVIEW PROCESS | LOT SIZE | MINIMUMS | | | MAXIMUMS | | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES |
|---|-------------------------|----------|----------------|------|------|--------------|--------------------------------------|------------------------|-------------------|-------------------------|
| | | | REQUIRED YARDS | | | LOT COVERAGE | HEIGHT OF STRUCTURE | | | |
| | | | FRONT | SIDE | REAR | | | | | |
| Public Utility, Government Facility, and Community Facility | A.D.R. Chapter 142 | None | 0' | 0' | 0' | 80% | 26' above average building elevation | D See Spec. Reg. #2 | B | See Section 105.25 |
| Public Transit Shelter | None | None | 0' | 0' | 0' | 100% | 15' above average building elevation | - | See Spec. Reg. #2 | None |

- 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 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 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.
-
- 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-JBD4A/6-10-94

FOOTNOTES

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



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

USE ZONE CHART

| | |
|----------------------|---------------------------|
| Zone JBD 4 | Section 52.25.p |
|----------------------|---------------------------|

REGULATIONS

USE

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

SPECIAL REGULATIONS

| | | | | | | | | | |
|--------------|--|------|--|--|--|---|---|--------------------|--|
| Public Parks | A.D.R. Chapter 142 and see Special Regulations #2 and #3 | None | Will be determined on case-by-case basis | | | - | B | See Section 105.25 | <ol style="list-style-type: none"> 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. Development and use of a park does not require a development permit under this Code if: <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 1) will not involve lighting for outdoor nighttime activities; and 2) will not involve the construction of any building of more than 4,000 square feet; and 3) 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: <ol style="list-style-type: none"> a. Ease of access to the park. b. Character of the neighborhood. c. Size, nature, and topography of the subject property. 4. Public access piers or boardwalks, moorage structures and facilities, bulkheads, breakwaters, dredging, and filling are allowed only if they meet the requirements of the Shoreline Master Program. 5. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. |
|--------------|--|------|--|--|--|---|---|--------------------|--|

ZC-JBD4B/6-15-94

FOOTNOTES

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

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

USE ZONE CHART

Zone
JBD 5

Section
52.30.a

| USE REGULATIONS | REQUIRED REVIEW PROCESS | MINIMUMS | | | | MAXIMUMS | | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | SPECIAL REGULATIONS |
|---|-------------------------|----------|----------------|------|------|--------------|--------------------------------------|--------------------|---------------|-------------------------|---|
| | | LOT SIZE | REQUIRED YARDS | | | LOT COVERAGE | HEIGHT OF STRUCTURE | | | | |
| | | | FRONT | SIDE | REAR | | | | | | |
| Retail Establishment providing Boat Sales, Service, or Repair (see Special Regulation #2) | A.D.R. Chapter 142 | None | 0' | 0' | 0' | 80% | 23' above average building elevation | A | E | See Section 105.25 | <ol style="list-style-type: none"> 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 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. 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 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. |

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| | | |
|------------------|---|-------------------------------|
| FOOTNOTES | For other information about parking and parking areas, see Chapter 105. | PAGE 115.E.1 |
| | 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. | |

U-3462

| USE REGULATIONS | DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS | | | | | | | | | | USE ZONE CHART | |
|----------------------|--|----------|----------------|---------------------|----|--------------|--------------------------------------|--------------------|---------------|--|---|--------------------|
| | REQUIRED REVIEW PROCESS | MINIMUMS | | | | MAXIMUMS | | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | Zone JBD 5 | Section 52.30.b |
| | | LOT SIZE | REQUIRED YARDS | | | LOT COVERAGE | HEIGHT OF STRUCTURE | | | | | |
| FRONT | SIDE | | REAR | SPECIAL REGULATIONS | | | | | | | | |
| Restaurant or Tavern | A.D.R. Chapter 142 | None | 0' | 0' | 0' | 80% | 26' above average building elevation | C | E | 1 per each 100 sq. ft. of gross floor area | <ol style="list-style-type: none"> 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 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. 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 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. | |

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FOOTNOTES

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

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

USE ZONE CHART

Zone
JBD 5

Section
52.30.c

| USE ↓ REGULATIONS ↑ | REQUIRED REVIEW PROCESS | MINIMUMS | | | | MAXIMUMS | | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | SPECIAL REGULATIONS |
|------------------------------|-------------------------|----------|----------------|------|------|--------------|--------------------------------------|--------------------|---------------|---|--|
| | | LOT SIZE | REQUIRED YARDS | | | LOT COVERAGE | HEIGHT OF STRUCTURE | | | | |
| | | | FRONT | SIDE | REAR | | | | | | |
| Fast Food Restaurant | A.D.R. Chapter 142 | None | 0' | 0' | 0' | 80% | 26' above average building elevation | C | E | 1 per each 80 sq. ft. of gross floor area | <ol style="list-style-type: none"> 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 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. 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 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. |

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FOOTNOTES

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

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| USE ↓ REGULATIONS ↑ | DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS | | | | | | | | | | USE ZONE CHART | | Zone | Section |
|--|--|----------|----------------|------|----|--------------|--------------------------------------|--------------------|---------------|-------------------------|---|-------|---------|---------|
| | REQUIRED REVIEW PROCESS | MINIMUMS | | | | MAXIMUMS | | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | SPECIAL REGULATIONS | JBD 5 | 52.30.d | |
| | | LOT SIZE | REQUIRED YARDS | | | LOT COVERAGE | HEIGHT OF STRUCTURE | | | | | | | |
| | | FRONT | SIDE | REAR | | | | | | | | | | |
| A retail establishment providing entertainment, recreational, or cultural activities | A.D.R. Chapter 142 | None | 0' | 0' | 0' | 80% | 26' above average building elevation | C | E | See Section 105.25 | <ol style="list-style-type: none"> 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 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. 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 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. | | | |
| <p>ZC-5230/4-21-95</p> <p>FOOTNOTES</p> <p>For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.</p> | | | | | | | | | | | <p>PAGE 115E.4</p> | | | |

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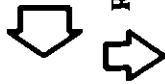
DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

Zone
JBD 5

Section
52.30.e

USE



REGULATIONS

REQUIRED REVIEW PROCESS

MINIMUMS
REQUIRED YARDS

MAXIMUMS

LANDSCAPE CATEGORY

SIGN CATEGORY

REQUIRED PARKING SPACES

SPECIAL REGULATIONS

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 and #9)

A.D.R. Chapter 142

None

0'

0'

0'

80%

26' above average building elevation

C

E

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. The following uses are not permitted in this zone:
 - a. Retail establishments providing storage services unless accessory to another permitted use.
 - b. Automobile sales and/or rental facilities
 - c. Automobile service station or center.
 - d. Outdoor storage of bulk commodities, 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 commodities 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 delivery vehicles associated with retail uses.
3. Gross floor area for this use may not exceed 10,000 square feet.
4. Drive-through facilities are prohibited.
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. 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.
7. 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.
8. Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:
 - a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premise.
 - b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.

REGULATIONS CONTINUED ON NEXT PAGE

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FOOTNOTES

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

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0-3452

| USE ↓ | REGULATIONS ↑ | DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS | | | | | | | | | | USE ZONE CHART | |
|---|--------------------|--|----------|----------------|------|----------|--------------------------------------|--------------------|---------------|--|--|---------------------|---------|
| | | REQUIRED REVIEW PROCESS | MINIMUMS | | | MAXIMUMS | | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | SPECIAL REGULATIONS | Zone | Section |
| | | | LOT SIZE | REQUIRED YARDS | | | LOT COVERAGE | | | | | HEIGHT OF STRUCTURE | JBD 5 |
| | | | FRONT | SIDE | REAR | | | | | | | | |
| Any retail establishment other than those specifically listed in this zone, . . . (continued) | | | | | | | | | | | | | |
| Office Use | A.D.R. Chapter 142 | None | 0' | 0' | 0' | 80% | 26' above average building elevation | C | D | If a medical, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area Otherwise, 1 per each 300 sq. ft. of gross floor area | <ol style="list-style-type: none"> A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if: <ol style="list-style-type: none"> The seating and associated circulation area does not exceed more than 10 percent of the gross 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. 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: <ol style="list-style-type: none"> 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 noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. 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: <ol style="list-style-type: none"> 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 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 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. | | |

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FOOTNOTES

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

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

USE ZONE CHART

Zone
JBD 5

Section
52.30.g

USE
REGULATIONS

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

SPECIAL REGULATIONS

Detached, Attached or Stacked Dwelling Unit

A.D.R. Chapter 142

3,600 sq. ft. with a minimum of 1,800 sq. ft. per unit

0' 0' 0'

80%

26' above average building elevation

D

A

1.7 per unit

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. 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.
4. 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.
5. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
6. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.

ZC-5230/4-21-95

FOOTNOTES

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

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

USE ZONE CHART

Zone
JBD 5

Section
52.30.h

USE
REGULATIONS

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

SPECIAL REGULATIONS



| | | | | | | | | | | | |
|--------|--------------------|------|----|----|----|-----|--------------------------------------|---|---|--|--|
| Church | A.D.R. Chapter 142 | None | 0' | 0' | 0' | 80% | 26' above average building elevation | C | B | 1 per every four people based on maximum occupancy load of any area of worship (See Spec. Reg. #3) | <ol style="list-style-type: none"> 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 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 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. 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 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. |
|--------|--------------------|------|----|----|----|-----|--------------------------------------|---|---|--|--|

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

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| | | | | | | | | | | | | |
|---|---|-----------------|-----------------------|--|--|---------------------|----------------------------|---------------------------|----------------------|--------------------------------|----------------------------|---------------------------|
| USE  REGULATIONS  | DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS | | | | | | | | | | USE ZONE CHART | |
| | REQUIRED REVIEW PROCESS | MINIMUMS | | | | MAXIMUMS | | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | Zone JBD 5 | Section 52.30.i |
| | | LOT SIZE | REQUIRED YARDS | | | LOT COVERAGE | HEIGHT OF STRUCTURE | | | | SPECIAL REGULATIONS | |
| | FRONT | SIDE | REAR | | | | | | | | | |

| | | | | | | | | | | | |
|-----------------------|--------------------|------|----|----|----|-----|--------------------------------------|---|---|--|---|
| Private Lodge or Club | A.D.R. Chapter 142 | None | 0' | 0' | 0' | 80% | 26' above average building elevation | C | B | 1 per each 300 sq. ft. of gross floor area | <ol style="list-style-type: none"> 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. Gross floor area for this use may not exceed 10,000 square feet. 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. 4. 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. 5. 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. 6. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. |
|-----------------------|--------------------|------|----|----|----|-----|--------------------------------------|---|---|--|---|

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

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

USE ZONE CHART

| | |
|----------------------|---------------------------|
| Zone JBD 5 | Section 52.30.j |
|----------------------|---------------------------|

| USE REGULATIONS | REQUIRED REVIEW PROCESS | MINIMUMS | | | | MAXIMUMS | | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | SPECIAL REGULATIONS |
|---------------------------|-------------------------|----------|----------------|------|------|--------------|--------------------------------------|--------------------|---------------|-------------------------|--|
| | | LOT SIZE | REQUIRED YARDS | | | LOT COVERAGE | HEIGHT OF STRUCTURE | | | | |
| | | | FRONT | SIDE | REAR | | | | | | |
| School or Day-Care Center | A.D.R. Chapter 142 | None | 0' | 0' | 0' | 80% | 26' above average building elevation | D | B | See Section 105.25 | <ol style="list-style-type: none"> 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. A 6-foot high fence is required along all property lines adjacent to the outside play areas. 3. Structured play areas must be set back from all property lines as follows: <ol style="list-style-type: none"> 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 extent 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. 5. May include accessory living facilities for staff persons. 6. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 368-73, 150, and 155). 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 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. 8. 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. 9. 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. 10. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential use. 11. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. |



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FOOTNOTES

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

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| USE ↓ REGULATIONS ↑ | DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS | | | | | | | | | | USE ZONE CHART | |
|---|--|----------|----------------|------|----------|--------------|--------------------------------------|---------------|-------------------------|-------------------------------|--|---------|
| | REQUIRED REVIEW PROCESS | MINIMUMS | | | MAXIMUMS | | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | SPECIAL REGULATIONS | Zone | Section |
| | | LOT SIZE | REQUIRED YARDS | | | LOT COVERAGE | | | | | HEIGHT OF STRUCTURE | JBD 5 |
| | | FRONT | SIDE | REAR | | | | | | | | |
| Mini-school or Mini-day-care (7 - 12 attendees) or Day-care home (6 or less attendees) | A.D.R. Chapter 142 | None | 0' | 0' | 0' | 80% | 26' above average building elevation | D | B | See Section 105.25 | <ol style="list-style-type: none"> 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 mini-schools 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 388-73, 150, and 155). 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. 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 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-5230/11/4-21-95 | | | | | | | | | | | | |
| FOOTNOTES | | | | | | | | | | PAGE 115E.11 | | |
| <p>For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.</p> | | | | | | | | | | | | |

| USE  REGULATIONS  | DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS | | | | | | | | | | USE ZONE CHART | | Zone | Section |
|--|--|----------|----------------|------|----|--------------|--------------------------------------|--------------------|---------------|-------------------------|---|-------|---------|---------|
| | REQUIRED REVIEW PROCESS | MINIMUMS | | | | MAXIMUMS | | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | SPECIAL REGULATIONS | JBD 5 | 52.30.1 | |
| | | LOT SIZE | REQUIRED YARDS | | | LOT COVERAGE | HEIGHT OF STRUCTURE | | | | | | | |
| | | FRONT | SIDE | REAR | | | | | | | | | | |
| Convalescent Center or Nursing Home | A.D.R. Chapter 142 | None | 0' | 0' | 0' | 80% | 26' above average building elevation | C | B | 1 for each bed | <ol style="list-style-type: none"> 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 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. 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 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. | | | |

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FOOTNOTES

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

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| USE ↓ REGULATIONS ↑ | DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS | | | | | | | | | | USE ZONE CHART | | Zone | Section |
|---|--|----------|----------------|------|----|--------------|--------------------------------------|---------------------|-------------------|-------------------------|--|-------|---------|---------|
| | REQUIRED REVIEW PROCESS | MINIMUMS | | | | MAXIMUMS | | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | SPECIAL REGULATIONS | JBD 5 | 52.30.m | |
| | | LOT SIZE | REQUIRED YARDS | | | LOT COVERAGE | HEIGHT OF STRUCTURE | | | | | | | |
| | | FRONT | SIDE | REAR | | | | | | | | | | |
| Public Utility, Government Facility, and Community Facility | A.D.R. Chapter 142 | None | 0' | 0' | 0' | 80% | 26' above average building elevation | D See Spec. Reg. #2 | B | See Section 105.25 | <ol style="list-style-type: none"> 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 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 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. | | | |
| Public Transit Shelter | None | None | 0' | 0' | 0' | 100% | 15' above average building elevation | — | See Spec. Reg. #2 | None | <ol style="list-style-type: none"> May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers. | | | |



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FOOTNOTES

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

REGULATIONS

USE

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

USE ZONE CHART

Zone
JBD 5

Section
52.30.n

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

SPECIAL REGULATIONS

| | | | | | | | | | |
|--------------|--|------|--|--|--|---|---|--------------------|--|
| Public Parks | A.D.R. Chapter 142 and see Special Regulations #2 and #3 | None | Will be determined on case-by-case basis | | | - | B | See Section 105.25 | <ol style="list-style-type: none"> 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. Development and use of a park does not require a development permit under this Code if: <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 1) will not involve lighting for outdoor nighttime activities; and 2) will not involve the construction of any building of more than 4,000 square feet; and 3) 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: <ol style="list-style-type: none"> 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 bulkheads and land surface modification. 5. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. |
|--------------|--|------|--|--|--|---|---|--------------------|--|

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FOOTNOTES

- _____ For other information about parking and parking areas, see Chapter 105.
- _____ 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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REGULATIONS

USE

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

USE ZONE CHART

Zone
 JBD 5

Section
 52.30.0

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

SPECIAL REGULATIONS

Public Access Pier or Boardwalk

A.D.R. Chapter 142

None

| | | |
|---------------------------------|------|-----|
| Landward of the high waterline | high | 0' |
| Waterward of the high waterline | high | 0' |
| See also Spec. Reg. #9 | | 10' |

-

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. #8

-

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. No accessory uses, buildings, or activities may be permitted as part of this use.
3. If a structure will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to proposing this use.
4. May not treat structures with creosote, oil base, or toxic substances.
5. Must provide at least one covered and secured waste receptacle.
6. All utility lines must be below the pier deck and, where feasible, underground.
7. Piers must be adequately lit; the source of the light must not be visible from off the subject property.
8. The pier or boardwalk 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.
9. The side property line yards may be reduced for over water public access piers or boardwalks which connect with waterfront public access on adjacent property.
10. 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.
11. This development may also be regulated under the City's Shoreline Master Program; consult that document.
12. May not use land waterward of the high waterline to determine lot size or to calculate allowable density.

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FOOTNOTES

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

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

USE ZONE CHART

Zone
JBD 5

Section
52.30.p

USE
REGULATIONS

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

SPECIAL REGULATIONS

Moorage Facility for One or Two Boats

A.D.R. Chapter 142

None

Landward of the high waterline
0' 0' 0'
Waterward of the high waterline
0' 10' 0'
(See also Spec. Reg.#6)

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

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. 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.
3. 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.
4. If moorage structures will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to proposing this use.
5. May not treat structures with creosote, oil-based, or toxic substances.
6. Moorage structures may not be closer than 25 feet to another moorage structure not on the subject property.
7. Must provide at least one covered and secured waste receptacle.
8. All utility lines must be below the pier deck and, where feasible, underground.
9. Piers must be adequately lit; the source of the light must not be visible from off the subject property.
10. 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.
11. Covered moorage is not permitted. Aircraft moorage is not permitted.
12. 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.
13. 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.
14. This development may also be regulated under the City's Shoreline Master Program; consult that document.

REGULATIONS CONCLUDED ON NEXT PAGE

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FOOTNOTES

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

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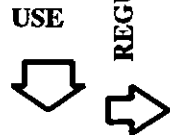
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DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

Zone
JBD 5

Section
52.30.q



REGULATIONS

USE

REQUIRED REVIEW PROCESS

LOT SIZE

MINIMUMS

REQUIRED YARDS

FRONT

SIDE

REAR

MAXIMUMS

LOT COVERAGE

HEIGHT OF STRUCTURE

LANDSCAPE CATEGORY

SIGN CATEGORY

REQUIRED PARKING SPACES

SPECIAL REGULATIONS

Moorage Facility For One or Two Boats (continued)

General Moorage Facility

Process IIA, Chapter 150 and A.D.R. Chapter 142

None, but must have at least 100' of frontage on Lake Washington

Landward of the high waterline 0' 0' 0'
Waterward of the high waterline 0' 10' 0'
(See also Spec. Reg.#10)

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

15. May not use land waterward of the high waterline to determine lot size or to calculate allowable density.
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 Outer Harbor Line.
 - b. The moored structures are not larger than is necessary to moor the specified number of boats.
 - c. 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, if:
 - 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 square 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 if:
 - 1) This activity is conducted on dry land and either totally within a building or totally sight screened from the adjoining property and the right-of-way; and
 - 2) All dry land 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 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 public pedestrian access and public use areas. REG'S CONTINUE...

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FOOTNOTES

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

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

USE ZONE CHART

Zone
JBD 5

Section
52.30.r

USE

REGULATIONS


| REQUIRED REVIEW PROCESS | MINIMUMS | | | MAXIMUMS | | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES |
|--------------------------------------|----------|----------------|------|--------------|---------------------|--------------------|---------------|-------------------------|
| | LOT SIZE | REQUIRED YARDS | | LOT COVERAGE | HEIGHT OF STRUCTURE | | | |
| | | FRONT | SIDE | | | | | |
| General Moorage Facility (continued) | | | | | | | | |

SPECIAL REGULATIONS

6. The City may require the applicant to install a buffer between the subject property and adjoining property. The City will use the requirements of Chapter 95 as a guide for requiring a buffer.
7. At least one pump-out facility shall be provided. This facility must be easily accessible to the general public and clearly marked for public use, unless moorage is available only for the residents of dwelling units on the subject property.
8. Must provide public restrooms unless moorage is available only for the residents of dwelling units on the subject property.
9. If moorage structures will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to proposing this use.
10. May not treat moorage structures with 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 contains a detached dwelling unit; or
 - c. 25 feet of another moorage structure not on the subject property.
12. Must provide at least two covered and secured waste receptacles.
13. All utility lines must be below the pier decks and, where feasible, underground.
14. Piers must be adequately lit; the source of the light must not be visible from off the subject property.
15. 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.
16. Covered moorage is not permitted. Aircraft moorage is permitted.
17. 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.
18. No structures, other than moorage structures, may be waterward of the high waterline.

REGULATIONS CONTINUED ON NEXT PAGE

ZC-5230/14/6-13-94

FOOTNOTES

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

0-3463

REGULATIONS

USE

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

USE ZONE CHART

Zone
 JBD 5

Section
 52.30.s

| REQUIRED REVIEW PROCESS | MINIMUMS | | | MAXIMUMS | | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | |
|--------------------------------------|----------|----------------|------|----------|--------------|--------------------|---------------|-------------------------|---------------------|
| | LOT SIZE | REQUIRED YARDS | | | LOT COVERAGE | | | | HEIGHT OF STRUCTURE |
| | | FRONT | SIDE | REAR | | | | | |
| General Moorage Facility (continued) | | | | | | | | | |

SPECIAL REGULATIONS

19. 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.
20. This development may also be regulated under the City's Shoreline Master Program; consult that document.
21. May not use land waterward of the high waterline to determine lot size or to calculate allowable density.
22. 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.

ZC-5230/15/6-13-94

FOOTNOTES

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

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115.E.19

BULKHEADS AND LAND SURFACE MODIFICATION1. Bulkheads

- a. General. Bulkheads are 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 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:
 - 1) 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.
- d. Prohibit Location. A bulkhead may not be erected within a wetland or between a wetland and the lake.
- e. Design of Bulkhead. The bulkhead must be designed to minimize the transmittal of wave energy to other properties.
- f. Placement of the Bulkhead. 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. Change in Configuration of the Land. 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. Backfill. 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. General. 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. Allowable Reasons. The City may approve an application for a land surface modification waterward of the high waterline only if:

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 33
 10

- 1) 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:

- 1) 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. General. 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. Allowable Reasons. The City may approve an application for a land surface modification within the high waterline yard only if:
 - 1) No unique or significant natural area of flora or fauna will be destroyed; and

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34
1
1

- 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
 - c) 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. Material Used for Landfill. 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. Use of Vegetation. The applicant shall stabilize exposed areas left after land surface modification with vegetation.
- g. Disposition of Excavated Materials. 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.

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

USE ZONE CHART

Zone
JBD 6

Section
52.35.a

USE
REGULATIONS

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

SPECIAL REGULATIONS

| | | | | | | | | | | | |
|--|--|------|----|----|----|-----|--|---|---|--|--|
| Restaurant or Tavern (See Special Regulation #2) | A.D.R. Chapter 142 (See Spec. Reg. #4) | None | 0' | 0' | 0' | 80% | 26' above average building elevation (See Spec. Reg. #4) | C | E | 1 per each 100 sq. ft. of gross floor area | <ol style="list-style-type: none"> 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 Place. 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. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. |
|--|--|------|----|----|----|-----|--|---|---|--|--|

ZC-JBD6A/3-24-95

FOOTNOTES

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

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

USE ZONE CHART

Zone
JBD 6

Section
52.35.b

USE
REGULATIONS

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

SPECIAL REGULATIONS

Fast Food Restaurant
(See Special Regulation #2)

ZC-JBD6A/3-24-85

| | | | | | | | | | |
|---|------|----|----|----|-----|---|---|---|---|
| A.D.R. Chapter 142 (See Spec. Reg. #6) | None | 0' | 0' | 0' | 80% | 26' above average building elevation (See Spec. Reg. #6) | C | E | 1 per each 80 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. This use is not allowed east of NE 120th Place.
3. Gross floor area for this use may not exceed 10,000 square feet.
4. Must provide one outdoor waste receptacle for every eight parking stalls.
5. Drive-through facilities are prohibited.
6. 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.
7. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.

FOOTNOTES

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

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

USE ZONE CHART

Zone
JBD 6

Section
52.35.c

| USE REGULATIONS | REQUIRED REVIEW PROCESS | MINIMUMS | | | | MAXIMUMS | | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | SPECIAL REGULATIONS |
|--|--|----------|----------------|------|------|--------------|--|--------------------|---------------|-------------------------|--|
| | | LOT SIZE | REQUIRED YARDS | | | LOT COVERAGE | HEIGHT OF STRUCTURE | | | | |
| | | | FRONT | SIDE | REAR | | | | | | |
| A retail establishment providing entertainment, recreational, or cultural activities (See Special Regulation #2) | A.D.R. Chapter 142 (See Spec. Reg. #4) | None | 0' | 0' | 0' | 80% | 26' above average building elevation (See Spec. Reg. #4) | C | E | See Section 105.25 | <ol style="list-style-type: none"> 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 Place. 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. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. |

ZC-JBD6A/3-24-85

FOOTNOTES

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

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

USE ZONE CHART

Zone
JBD 6

Section
52.35.d

USE
REGULATIONS

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

SPECIAL REGULATIONS

Any retail establishment other than those specifically listed 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 | 0' | 0' | 0' | 80% | 28' above average building elevation (See Spec. Reg. #8) | C | E | 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. This use is not allowed east of NE 120th Place.
3. The following uses are not permitted in this zone:
 - a. Retail establishments providing storage services unless accessory to another permitted use.
 - b. Automobile or boat sales and/or rental facilities
 - c. Automobile service station or center.
 - d. Boat service or repair.
 - e. Outdoor storage of bulk commodities, 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 commodities represent growing stock in connection with horticultural nurseries, whether the stock is in open ground, pots, or containers.
 - f. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses.
4. Gross floor area for this use may not exceed 10,000 square feet.
5. Drive-through facilities are prohibited.
6. Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:
 - a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premise.
 - b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.
7. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if:
 - a. The seating and associated circulation area does not exceed more than 10 percent of the gross floor area of the use, and
 - b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.
8. 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
9. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.

ZC-JBD6A/3-24-95

FOOTNOTES

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

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

USE ZONE CHART

Zone
JBD 6

Section
52.35.e

| USE REGULATIONS | REQUIRED REVIEW PROCESS | MINIMUMS | | | | MAXIMUMS | | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | SPECIAL REGULATIONS |
|---|--|--|----------------|------|------|--------------|--|--------------------|---------------|--|--|
| | | LOT SIZE | REQUIRED YARDS | | | LOT COVERAGE | HEIGHT OF STRUCTURE | | | | |
| | | | FRONT | SIDE | REAR | | | | | | |
| Office Use | A.D.R. Chapter 142 (See Spec. Reg. #4) | None | 0' | 0' | 0' | 80% | 26' above average building elevation (See Spec. Reg. #4) | C | D | If a medical, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area Otherwise, 1 per each 300 sq. ft. of gross floor area | <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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 noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. 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: <ol style="list-style-type: none"> 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. 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. |
| Detached, Attached or Stacked Dwelling Unit | A.D.R. Chapter 142 (See Spec. Reg. #2) | 3,600 sq. ft. with a minimum of 1,800 sq. ft. per unit | 0' | 0' | 0' | 80% | 26' above average building elevation (See Spec. Reg. #2) | D | A | 1.7 per unit | <ol style="list-style-type: none"> 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 the proposal is reviewed and decided upon through Process I, Chapter 145. 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. |

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FOOTNOTES

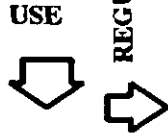
- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For information of the regulations in this category, see Chapter 95.
- For details of what may exceed this height limit, see Chapter 115.
- For details regarding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

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

USE ZONE CHART

Zone
JBD 6

Section
52.35.f



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

SPECIAL REGULATIONS

| | | | | | | | | | | | |
|---|--|------|----|----|----|-----|--|---|---|--|--|
| Church | A.D.R. Chapter 142 (See Spec. Reg. #4) | None | 0' | 0' | 0' | 80% | 26' above average building elevation (See Spec. Reg. #4) | C | B | 1 per every four people based on maximum occupancy load of any area of worship (See Spec. Reg. #3) | <ol style="list-style-type: none"> 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 ancillary to the use. 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. |
| Private Lodge or Club (See Special Regulation #2) | A.D.R. Chapter 142 (See Spec. Reg. #4) | None | 0' | 0' | 0' | 80% | 26' above average building elevation (See Spec. Reg. #4) | C | B | 1 per each 300 sq. ft. of gross floor area | <ol style="list-style-type: none"> 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 Place. 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. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. |

ZC-JBD6A/3-27-95

FOOTNOTES

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

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

USE ZONE CHART

Zone
JBD 6

Section
52.35.g

USE



REGULATIONS



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

SPECIAL REGULATIONS

School or Day-Care Center

A.D.R. Chapter 142 (See Spec. Reg. #7)

None

0'

0'

0'

80%

26' above average building elevation (See Spec. Reg. #7)

D

B

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. A 6-foot high fence is required along all property lines adjacent to the outside play areas.
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 extent 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.
5. May include accessory living facilities for staff persons.
6. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 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 proposal is reviewed and decided upon through Process I, Chapter 145.
8. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential use.
9. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.

ZC-JBD6A/3-24-95

FOOTNOTES

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

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

USE ZONE CHART

Zone

JBD 6

Section

52.35.h

USE



REGULATIONS



REQUIRED REVIEW PROCESS

MINIMUMS
REQUIRED YARDS

MAXIMUMS

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'

0'

80%

26' above average building elevation (See Spec. Reg. #7)

D

B

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. A 6-foot high fence is required along all property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.
3. Structured play areas must be set back from all property lines by 5 feet.
4. 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.
5. May include accessory living facilities for staff persons.
6. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 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 proposal 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.

ZC-JBD6A/3-24-95

FOOTNOTES

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

PAGE

115F.8

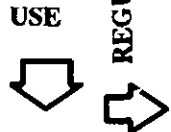
3462

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

USE ZONE CHART

Zone
JBD 6

Section
52.35.i



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

SPECIAL REGULATIONS

| | | | | | | | | | | | |
|---|--|------|----|----|----|------|--|---------------------|-------------------|--------------------|--|
| Convalescent Center or Nursing Home | A.D.R. Chapter 142 (See Spec. Reg. #2) | None | 0' | 0' | 0' | 80% | 26' above average building elevation (See Spec. Reg. #2) | C | B | 1 for each bed | <ol style="list-style-type: none"> 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 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. |
| Public Utility, Government Facility, and Community Facility | A.D.R. Chapter 142 (See Spec. Reg. #3) | None | 0' | 0' | 0' | 80% | 26' above average building elevation (See Spec. Reg. #3) | D See Spec. Reg. #2 | B | See Section 105.25 | <ol style="list-style-type: none"> 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. 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. |
| Public Transit Shelter | None | None | 0' | 0' | 0' | 100% | 15' above average building elevation | — | See Spec. Reg. #2 | None | <ol style="list-style-type: 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-JBC6A/3-24-95

FOOTNOTES

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

U-8462

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

USE ZONE CHART

Zone
JBD 6

Section
52.35.j

USE
↓
REGULATIONS
↑

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

SPECIAL REGULATIONS

| | | | | | | | | | |
|--------------|--|------|--|--|--|---|---|--------------------|---|
| Public Parks | A.D.R. Chapter 142 and see Spec. Regs. #2 and #3 | None | Will be determined on case-by-case basis | | | - | B | See Section 105.25 | <ol style="list-style-type: none"> 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 if: <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> will not involve lighting for outdoor nighttime activities; and will not involve the construction of any building of more than 4,000 square feet; and will not involve the construction of more than 20 parking stalls; and will not involve the development of any structured sports or activity areas. 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: <ol style="list-style-type: none"> Ease of access to the park. Character of the neighborhood. Size, nature, and topography of the subject property. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. |
|--------------|--|------|--|--|--|---|---|--------------------|---|

ZC-JBD6B/3-24-95

FOOTNOTES

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

52.50.4. Parking Area Location and Design - This subsection regulates the location and design of, access for and other features of parking areas within the JBD.

- a. **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**
 - 1) 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.

6-2
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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.
2. 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 or 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.

0-3462

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.

Section 1. 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.



City Clerk