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:

<u>Section 1.</u> 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.

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

<u>Section 3.</u> 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.

metusel

Mayor

Attest:

City Clerk Approved as to Form:

City Attorney

OR94-1A.OCT/AR:cl

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ATTACHMENT A ACC-2010W/5-16-94	None	5,000 sq. ft. in an RM 5.0 Other- wise 3,600 sq. ft.	20'	5', but 2 ±ide wards equal at least 15'	10'	60%	If adjoining a low density zone other than RSX, then 25' above average building elevtion 	E	A	2.0 per unit	 Chapter 115 contains regulations regulations and activities associated with this use Any required yard abutting Lake Was feet for each one foot the structure of Refer to Chapter 1 to determine what If the subject property is located east regulation applies: Must provide a public pedestrian acc furnish a pedestrian connection or page 	shington Boulevard or Lake Street South xceeds 25 feet above average building e t other provision of this Code may apply of JBD 2 and west of 100th Avenue NE ess easement if the Planning Official dei art of a connection between 98th Avenue be required if the easement will be use	essory uses, factilities, must be increased two levation. to the subject property. , the following mines that it will INE and 100th Avenue
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FOOTN	OTES										For other information about parking and For details of the regulations in this cate For information of the regulations in this For details of what may exceed this hel For details regarding required yards, see	agory, see Chapter 100. 3 category, see Chapter 95. ght limit, see Chapter 115.	PAGE 36

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REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPEC	IAL REGULATIO	
Detached, Attached, or Stacked Dweiling Units Stacked Dweiling Units are not permitted in RM 5.0	None	3,600 sq. ft. with a density as es- tablished on the Zonting Map (see Spec. Reg. #1)	20	5', but 2 skde yards must equal at least 15'	10'	60%	If adjoining a low density zone other than RSX, then 25' above average building elevation 	D	A	1.7 per unti	 Minimum amount of lot area per dwelling i a. In RM 5.0 zones the minimum lot area b. In RM 3.6 zones the minimum lot area c. In RM 2.4 zones the minimum lot area d. In RM 1.8 zones the minimum lot area and activities associated with this use. If the subject property contains four or mo common recreational open space useable open space must have the following minin a. For 4 to 20 units, the open space must and having a length and width of at lea b. For 21 units or more, the open space it at least 40 feet. The required common recreational open a outdoor furniture, pool, cooking facilities, p in the common open space. The City sha recreational opportunities as would the op that they would serve at one time. Also, it taining these outdoor provisions may also If any portion of a structure is adjoining a l a. The height of that portion of the structu- elevation, or The horizontal length of any facade of of the low density zone shall not exceer See the Section in Chapter 115 entitled "E Facade Regulation" for further details. Any required yard abutting Lake Washing feet for each one foot the structure exceed Regulation, the following regulation REGULATIC? 	a per unit is 5,000 sq. ft. a per unit is 3,600 sq. ft. a per unit is 3,600 sq. ft. a per unit is 1,800 sq. ft. ing home occupations and ore units, then it must cont e for many activities. This mum dimensions: st be in one or more plece uast 25 feet. must be in one or more plece issates feet. must be in one or more plece playing equipment, and/o all determine it these outd pen space that is reduced to playing equipment, and/o all determine it these outd pen space that is reduced the required minimum dim to be reduced in proportion low density zone, then elf ture shall not exceed 15 fe f that portion of the structu- ed 50 feet in width. Distance Between Structu- gton Boulevard or Lake St ids 25 feet above average er provision of this Code r	tain at least 200 sq. ft. per unit of required common recreational is each having at least 600 sq. ft. leces having a length and width of 150 sq. ft. per unit if permanent is a recreation building are provided or provisions provide comparable based on the number of residents ension for the open space con- to the reduced open space area. her: set above average building are which is paratilel to the boundary res Regarding Maximum Horizontal meet South must be increased two building elevation. hay apply to the subject property. Vashington or 98th Avenue NE and
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FOOTN	OTES										For details of the regulations in this category, For information of the regulations in this cate For details of what may exceed this height lin For details regarding required yards, see the	egory, see Chapter 95. mit, see Chapter 115.	

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Detached, Attached, or Stacked Dwelling											CONTINUED FROM PREVIOUS PAGE
Units Stacked Dwelling Units are not permitted in RM 5.0 (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 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 within the high waterfine yard or all of the high waterline yard be developed as a public use areas. 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, parting areas, and landscaping will be allowed, provided they do not obscure the view from Juantia Drive or 96th Averue 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.
											8. If the subject property is located east of JBD 2 and west of 100th Avenue NE, the following regulation applies: Must provide a public pedestrian access easement if the Planning Official determines that it will furnish a pedestrian connection or part of a connection between 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.
Church ZC-2010W/6-16-94	Process IIA Chapter 150	7,200 sq. fl.	20'	20'	20'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation Otherwise, 30' above average building elevation	с	В	1 for every 4 people based on maximum occupancy load of any area of worship (See Special Regutation #4)	 Site must abut and be accessible from at least one roadway having at least 2 moving traffic tanes. 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. No parking is required for day-care or school anciliary to the use. REGULATIONS CONTINUED ON NEXT PAGE
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FOOTN	OTES										For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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Church (continued)											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 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 adolming property. In addition, the City may require that part or all of the high waterline yard be developed as a 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 configuous 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 ether 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 and 100th Avenue NE and 100th Avenue NE. The following regulation applies: Must provide a public pedestrian access essement if the Planning Official determines that it will humish a pedestrian connection opart of a connection between 98th Avenue NE and 100th Avenue NE. The original file to a required if the accessent will be used immediately. No more than two complete connections shall be required.
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	REVIEW PROCESS	TOT SIZE	FRONT	NORTH PROPERTY LINE	ED YARDS	HIGH WATER LINE	LOT COVERAGE	HEIGHT OF	D LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED	SPECIAL REGULATIONS
cc2010WC/6-16-94	Process IIA Chapter 150	None, but must have at least 100' of frontage on Lake Wash- ington	No mo a. Wi b. Ck starts intense park d the 45 proper wheth the pa interve c. Ck dwellin the hig skie pi moora toward degree This su subjec extends	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'. ward of the high 10' brage structure thin 100' of a p oser to a public where the high acts with the sid losest to the mi clegree angle i ty line. This se are angle from the state of the a lot coperty line of tige structure and the moorage angle i the moo	waterline 10' e may be: ublic park then waterline o le property toorage stru- trom that ska tiback appil bject prope t extend be r structure; taining a d ine that star the lot inter he lot close id runs water the lot inter he lot close id runs water tructure at a side prop whether or s the lot, but tervening o	ine that the park ine of the cture at is es iny abuts yond any or étached is where sects the sto the inward is 30- erty line, hot the it does not wer water	60%	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.	В	В	None for residents of their guests.	 Meorage may only be used by residents of the dwelling units on the subject propert or their guests. Except as permitted by Special Regulation #16, no structures, other than moorage structures or public access plens or boardwalks, may be waterward of the high waterline. For regulations regarding public access plens, 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 waterfine yard. Access to the water front may be walved by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterfine yard be developed as a public use area. The C 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 it: Within 30' of the front property line; and Substantially, the artire within 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 confidor must be maintained across 30% of the everage parcel width. The view confidor must be maintained across 30% of the everage parcel width. The view from Lake Washington Boulavard to and beyond Lake Washington. This conflor 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 competible with the scenic nature of the waterfront. 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
FOOTN	OTE	s	Ľ								Fo	br other information about parking and parking areas, see Chapter 105, or details of the regulations in this category, see Chapter 100. Dr information of the regulations in this category, see Chapter 100. Or information of the regulations in this category, see Chapter 95. Or details regarding regulated this height limit, see Chapter 115. Or details regarding regulated yards, see Chapter 115 ins development may also be regulated under the City's Shoreline Master regram; consult that document.

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	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES		SPECIAL REGULAT	ONS
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Facility (continued)			structu	te not on th :	ne subject pr :	pperty.						subject property.	-	-
(continued)					ension of an	ry yard,						 Moorage structures n able moorage for the configuration of moor a. The moorage for the provide reasonab harbor line; and The moorage stru- number of boats; The moorage stru- the water or creat d. The moorage stru- the water or creat d. The moorage stru- equatic habitats. If the moorage struct aquatic habitats. If the moorage struct applicant must obtain Resources prior to au May not treat moorage Must provide at least All utility and service underground. Piers must be adequar neighboring properties Moorage structures n 	boats moored. The City will sp rage structures to insure that: actures do not extend waterwar le draft for the boats to be moo actures are not larger than is ne and actures will not interfere with the te a hazard to navigation; and actures will not adversely affect actures will not adversely affect actures will not have a significant actures will extend waterward of th a lease from the Washington 5 domittal of a Building Permit for pe structure with creosote, oil be two covered and secured wast lines must be below the pler de ately fit. The source of the light	I of the point necessary to ed, but not beyond the outer ressary to moor the specified public use and enjoyment of nearby uses; and it long-term adverse effect on a timer Harbor Line, the tate Department of Natural his use. se, or toxic substance. I receptacies. it and, where feasible, must not be visible from if the subject property. The
												15. Covered moorage is i	not permitted.	
												16. Aircraft moorage is no		
											1	17. At least one pump-ou 18. See Section 11 of this	s Chapter for regulations regard	ng bulkheads and land surface
ZC2010WD/5-16-94												modification. In addit Code may apply to th	ion, refer to Chapter 1 to detern	ine what other provision of this
FOOTN			L1			_ _						For details of the regulations in this of For information of the regulations in t For details of what may exceed this !	this category, see Chapter 95. height limit, see Chapter 115.	PAGE
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					(<u>h-9</u>	<u>4. (</u>				I	Program; consult that document. May not use lands waterward of the l calculate allowable density.	high waterline to determine lot size o	™ <u> </u>

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School or Day-Care Center	Process IIA Chapter 150	7,200 sq. fl.	student then- 50' ti.this u accord	nodate 50 50' on each side be can nodate 13 e or childr 20' on each side	sn, 50' to 49	70%	t 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	 May locate on the subject property II: If will not be materially detrimental to the character of the neighborhood in which it is located. Site design must minimize adverse impacts on surrounding residential neighborhoods. A stx-foot high fence is required only along the property line adjacent to the outside play areas. Hours of operation and the maximum number of attendees may be limited by the City to reduce impacts on rearby residential uses. Structured play areas must be set back from all property lines as follows: 20 feet if this use can accommodate 50 or more students or children. 10 feet if this use can accommodate 13 to 49 students or children. C. Otherwise, 5 feet. An on-site passenger loading area must be provided. The City shall determine the appropriate state of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the ebutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic timeacts on any nearby residential uses. May include accessory living facilities for staff persons. f 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 height of that portion of the structure shall not exceed 50 feet in which is parallel to the boundary of the low density zone shall not exceed 50 feet in which is parallel to the boundary of the low density zone shall not exceed 50 feet in which. The height of the syncture exc
FOOTN	OTES		- L.,				0,-	34	6	2	For other information about parking and parking areas, see Chapter 105. PAGE For details of the regulations in this category, see Chapter 100. PAGE 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 regulard yards, see Chapter 115. Bab

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USE DE	required review process	SIZE				COVERAGE	T OF	APE	ORY	REQUIRED PARKING SPACES		
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School or Day-Care Center (continued)											 If the subject property is located between Juantia Drive and Lake Washington, the following regulations apply: Must provide a required yard of 15 feet or 15 percent of average parcel depth, r the high waterline. To the extent that this provision is inconsistent with other redimensions identified in this Chapter, this provision shall govern. Must provide public pedestrian access from the right-of-way to and along the ar the subject property within the high waterline yard. Access to the waterform of the subject property can be rear adjoining property. In addition, the City may require that part or all of the high w developed as a public use area. The City shall require signs designating the public cocess and public use areas. A view corridor must be maintained across 30 percent of the average parcel w/c corridor must be in one configuous piece. Within the view corridor, structures, p and landscaping will be allowed, provided they do not obscure the view from Ju 96th Avenue NE to and beyond Lake Washington. This corridor must be eadjacent property will not the subject property lines, whichever will result in the widest view corridor given de adjacent property is located east of JBD 2 and west of 100th Avenue NE, the for regulation applies: Must provide a public pedestrian access easement if the Planning Official determine furnish is pedestrian connection or part of a connection between 98th Avenue NE at NE. Pathway improvements will also be required if the easement will be used imme than two complete connections shall be required. 	measured from quired yard nitire waterfront of ay be walved by ched from waterline yard be ublic pedestrian dth. The view parking areas, wanta Drive or and to other of avelopment on blowing as that it will nd 100th Avenue
<u> </u>	L	I	<u> </u>					•		L	For other information about parking and parking areas, see Chapter 105. – For details of the regulations in this category, see Chapter 100.	AGE
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	REQUIRED REVIEW PR	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Arocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, Beauty Shop, or Shoe Repair Shop	Process IIA Chapter 150	7,200 sq. fl.	20'	5', but 2 side yards must equal at least 15'	10'	60%	ff adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise 30' above average building elevation.	8	E	1 per each 300 sq. ft. of gross floor area.	 This use may be permitted only if it is specifically consistent with the Comprehensive Plan in the proposed location. May only be permitted if placement, orientation, and scale indicate this use is primarily intended to serve the immediate residential area. Must be located on a collector arterial or higher volume right-of-way. Placement and scale must indicate pedestrian orientation. Must miligate traffic impacts on residential neighborhood. Gross floor area may not exceed 3,000 square feet. May not be located above the ground floor of a structure. Hours of operation may be timbed to reduce impacts on nearby residential uses. 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 structures Regerding Maximum Hortzontal Facade Regulation' for further datalts. Any required yard abutting Lake Wastington Boulevard or Lake Street South must be increased two feet for each one foot the structure exceed 25 feet above average building elevation. Rafer to Chapter 1 to determine what other provision of this Code may apply to the subject property is located between Juanita Drive and Lake Washington or 98th Avenue NE and Lake Washington, the following regulations apply: Must provide a required yard of 15 feet or 15 percent of average parcel depth, measured from the high waterine. To the exceed 15 feet or 15 percent of average parcel depth, measured from the high waterine.
ZC2010WG/6-16-94	OTES				,						dimensions identified in this Chapter, this provision shall govern. REGULATIONS CONTINUED ON NEXT PAGE For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	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 waterfine yard. Access to the waterfront may be waterd by the City if public access along the waterfront of the subject property can be reached from adjointing property. In addition, the City shall require signs designating the public pedestrian access and public use areas. The City shall require signs designating the public pedestrian access and public use areas. c. A view condor must be maintained across 30 percent of the average parcel width. The view contidor must be allowed, provided they do not obscure the view from Juanta Drive or 98th Avenue NE to and beyond Lake Washington. This contidor must be adjacent to either of the side property lines, whichever will result in the widest view contidor 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 if will furnish a pedestrian connection or part of a connection between 98th Avenue NE and 100th Avenue NE. Pathway improvements will also be required.
							L	┺			For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100.
FOOTNO	TOOTNOTES										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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SNO	DIREC	TIONS	FIRS	T, read dow	n to find use	THEN,	across for REGUL/	ATIONS		USE Z	ONE CHART	Zone – S	ection
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REGULATIONS	V PR	SIZE				COVERAGE	r of Ture	APE	зяγ			L L	
∇	REQUIRED REVIEW PROCESS	LOT SI	FRONT	SDE	REAR	LOT CO	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SP	ECIAL REGULATIONS	
Mini-school or mini-day care (7-12 attendees) or Day-Care Home (6 or less attendees)	None	3,600 sq. fl.	20'	5', but 2 side yards must equal at least	10'	60%	If adjoining a low density zone other than RSX, then 25' above	D	В	Section Section 105.25	b. Site design must minimize adve	ntal to the character of the neighborhood erea impacts on surrounding residential ong the property line adjacent to the out	neighborhoods.
				15'			average building elevation			L.	impacts on nearby residential uses		by the City to reduce
							Otherwise, 30° above average building					ack from all property lines by five feet. may be required depending on the num improvements.	ber of attendees and the
							elevation				 The location of parking and passer nearby residential uses. 	nger loading areas shall be designed to	reduce impacts on
											7. May include accessory iiving facilit	les for staff persons.	
											 Refer to Chapter 1 to determine wind property. 	had other provisions of this Code may ap	ply to the subject
											9. These uses are subject to the requ Services (WAC 388-73, 150, and 1	drements established by the Departmen (55).	t of Social and Health
											elevation, or b. The horizontal length of any fa boundary of the low density zo	e structure shall not exceed 15 feet abov cade of that portion of the structure whic ne shall not exceed 50 feet in width. titled "Distance Between Structures Reg	h is parallel to the
											11. Any required yard abutting Lake W	/ashington Boulevard or Lake Street So ture exceeds 25 feet above average bu	
				i.					ł		12. If the subject property is located by and Lake Washington, the followin	atween Juanita Drive and Lake Washing g regulations apply:	ton or 98th Avenue NE
ZC2010WG/6-16-94										L	REGULATION	S CONTINUED ON NEXT PAGE	Revised 10/92
FOOTN	OTES										 For other information about parking an For details of the regulations in this cat For information of the regulations in this For details of what may exceed this he 	egory, see Chapter 100. s category, see Chapter 95. ight limit, see Chapter 115.	PAGE 38h
FOOTIN											. For details regarding required yards, so		

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SNO	DIREC	TIONS	FIRS	T, read dow	m to find us	8 1HEN,	across for REGUL	ATIONS		USE Z	ONE CHART			1
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E REGULATIONS	OCES		1 N N	QUIRED Y	ARDS					ACES		RM <u>2</u>	0.10.1	
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SP	ECIAL REGULATIONS]
Mini-school or mini-day care (7-12 attendees) or Day-Care Home (8 or less attendees) (continued) ZC2010WG/6-16-94											the high waterline. To the exten dimensions identified in this Cha b. Must provide public pedestrian a the subject property within the hi the City II public access along th adjoining property. In addition, t developed as a public use areas. access and public use areas. c. A view confidor must be maintain corridor must be in one contiguo and landscaping will be allowed, 98th Avenue NE to and beyond the skie property lines, whicheve adjacent properties. 13. If the subject property is located ea regulation applies: Must provide a public pedestrian ac furnish a pedestrian connection or p	15 feet or 15 percent of average parcel of t that this provision is inconsistent with o piter, this provision shall govern. Increase from the right-of-way to and along igh waterline yard. Access to the watert e waterfront of the subject property can the City may require that part or all of the The City shall require signs designating and across 30 percent of the average pa- us place. Within the view corridor, struc- provided they do not obscure the view f Lake Washington. This corridor must be at of JBD 2 and west of 100th Average N that of a connection between 98th Aven to be required.	the required yard the entire water ont may be waive be reached from high waterline ya the public pedes the public pedes cel width. The vic tures, parking are rom Juanita Drive adjacent to eithe ven development E, the following atermines that it w e NE and 100th A	I ront of d by rd be trian ew es, or r of on - r dl <u>venue</u>
										L	For other information about parking and For details of the regulations in this cate	egory, see Chapter 100.	PAGE	
FOOTNO	DTES										For information of the regulations in this For details of what may exceed this held For details regarding required yards, see	ght limit, see Chapter 115.	<u>38i</u>	-

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USE 5	Ž.					۳ ۲	<u>ر ع</u>			Ňď			<u>, 10.111</u>
REGULATIONS	REQUIRED REVIEW PROCESS	SIZE	Ę		_	COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES		-	
\checkmark		LOT	FRONT	SIDE	REAR	5	STRU	LANE	SIGN	REQ	SPECIA	AL REGULATIONS	
Convalescent Center or Nursing Home ZC2010WG/8-16-94	Process IIA Chapter 150	7,200 sq. ft.	20	10' on each side	10'	70%	f 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.	 If any portion of a structure is adjoining a loa. The height of that portion of the structure elevation, or The horizontal length of any facade of the boundary of the low density zone shall a See the section in Chapter 115 entitled "Distribution" for further determine what and Lake Washington two feet for each foot the structure exceeds Refer to Chapter 1 to determine what other If the subject property is located between Js and Lake Washington, the following regulate a. Must provide a required yard of 15 feet the high waterline. To the extent that the dimensions identified in this Chapter, th Must provide public pedestrian access if the subject property. In edition, the City developed as a public use area. The C access and public use areas. A view condor must be maintained acr contidor must be in one contiguous piece and landscaping will be allowed, provid 98th Avenue NE to and beyond Lake W the skie property lines, whichever will r adjacent properties. If the subject property is located east of JBI regulation applies: Must provide a public pedestrian access each the skie property is located east of JBI regulation applies: 	re shall not exceed 15 feet above in that portion of the structure which is not exceed 50 feet in width. Istance Between Structures Regard fetalls. In Boulevard or Lake Street South is 25 feet above average building er provision of this Code may apply at antia Drive and Lake Washington dions apply: The 15 percent of average parcel dhis provision is inconsistent with of his provision shall govern. From the right-of-way to and along terline yard. Access to the waterfind of the subject property can be wrequire that part or all of the 2by shall require signs designating aross 30 percent of the average parcel within the view corridor, struct field they do not obscure the view for testington. This corridor must be result in the widest view corridor get the work of 100th Avenue NE asement if the Planning Official de a connection between 98th Avenue quired if the easement will be use	s parallel to the ding Maximum must be increased by levation. to the subject property. In or 98th Avenue NE apth, measured from her required yard the entire waterfront of ont may be waived by he reached from high waterline yard be the public pedestrian rocei width. The view ures, parking areas, orn Juar2a Drive or adjacent to either of wen development on , the following
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FOOTN	OTES									L	For other information about parking and parkin For details of the regulations in this category, s For information of the regulations in this category For details of what may exceed this height limit For details regarding required yards, see Chap	see Chapter 100. jory, see Chapter 95. it, see Chapter 115.	PAGE

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ATIO	ESS		MINIMU REC	JMS DUIRED Y	ARDS		XIMUMS			8	Zone Section RM 20.10.n
REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Utility Government Facility Community Facility	Process IIA Chapter 150 Process IIA Chapter 150	None	20'	20' on each side	20' 10'	70%	t adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	A C See Spec. Reg. #5.	8	See Section 105.25 See Section 105.25	 Site design must minimize adverse impacts on surrounding residential neighborhoods. If any portion of a structure is adjoining a low density zone, then either: The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontial 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 Socion 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 and impacts associated with the use on the nearby uses. If the subject property is located between Juantia Drive and Lake Washington or 98th Averue NE and Lake Washington, the tollowing regulations apply: Must provide a required yard of 15 feet or 15 percent of average parcel depth, measured from the high waterline. To the eaterline yard, Access is the vector is subject property and impacts associated with the Use on the subject proyect waterfront of the subject property within the high waterline. To the eaterline tract this provision is increasistent with other required yard dimensions learning have find and or 15 percent of average parcel depth, measured from the high waterline. To the eaterline they and along the ergiter of any engined or all alors the waterfood regular depending on the subject property and impacts associated with the use on the subject property and impacts associated with the use on the nearby uses. If the subject property is located between Juantia Drive and Lake Washington or 98th
FOOTN	OTES	L	L_ <u></u>		L	<u> </u>					For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.
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$\nabla_{\mathbf{C}}$	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	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 podestrian access assement if the Planning Official determines that it will. furnish a podestrian 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.
											For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95.
FOOTNO	OOTNOTES										For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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	REQUIRED REVIEW PROCESS	SIZE	Į		~	COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING S	
\sim \Rightarrow	REQ REV	LOT	FRONT	SIDE	REAR	LOT	HEIC	LANE	SIGN	REQ PAR	SPECIAL REGULATIONS
Public Transt Shelter	None	None	None	None	None	100%	15' above average	-	See Spec.	None	 May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.
							building elevation.		Reg. #2		2. May install transit route and information signs and markers.
Public Park	See Special None Will be determined on a base-by-base basis								B	See Section 105,25	 Development and use of a park does not require a development permit under this Code II: A master plan for that park has been approved by the City and the proposed development and use is consistent with the mester plan; or The proposed use and development will not involve:
ZC2010WM/6-17-94								L			NE. Pathway improvements will also be required if the easement will be used immediately. No more than two complete connections shall be required.
											- For other information about parking and parking areas, see Chapter 105. - For details of the regulations in this category, see Chapter 100. - For information of the regulations in this category, see Chapter 95.
FOOTN	OTES										- For details of what may exceed this height limit, see Chapter 115. - For details regarding required yards, see Chapter 115.

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	required Review process	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Vehicle Service Station (See Special Regulation #2)	A.D.R. Chapter 142 (See Spec. Reg. #4)	22,500 sq. fl.	0' See Spec. Reg. #3	o' 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	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. May not be more than two vehicle service stations at any intersection. 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. The maximum height of structures on the subject property may be increased by up to 13 feet 8: A view corridor is maintained across 30% of the average parcel width for the portion of the building above 26 feet; and The corridor will be located to provide the widest view given development on adjacent propertiles. Must provide a public pedestrian access easement if the Panning Official determines that it will furnish a pedestrian connection or part of a connection between 98th Averue NE and 100th Avenue NE. Pathway improvements will also be required if the assement 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.
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 105. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.
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	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE 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	Ϊ	C,	or	80%	26' above average building elevation (See Spec. Reg. #7)		E See Spec. Reg. #9	1 per each 250 sq. fl. 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 builds adjoining a residential use. Windows are permitted if they are triple-paned and unable to be ope Ten (10) percent of the required parking spaces on site must have a minimum dimension of 10-fe wide by 30-feet long for motor home/travel traffer use. Storage of used parts and tires must be conducted entirely within an enclosed structure. See als 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 residentiat use complies with the standards set forth in Washington Administrative Code Section 173.60.40(1) for a Class B across 30% of the average parcel with for the portion of the building above 26 feet; and The maximum height of structures on the subject property may be increased by up to 13 feet if: A view contidor is maintained across 30% of the average parcel with for the portion of the building shove 26 feet; and The proposal is reviewed and decided upon through Process I, Chapter 145. The contidor will be located to provide the widest view given development on adjacent properties Must provide a public pedestrian access easement if the Planning Official determines that it will furnish a pedestrian connection or part of a connection between B6th Avenue NE and 100th Ave NE. Pathway improvements will also be required. See Chepters 100 and 162 for information about non-conform
ZC-JBD2A/3-27-95	L		L		L_		L		L,	L	
FOOTN	OTES		L		J						 For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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∇_{c}	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COV	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
providing Boat	A.D.R. Chepter	None	0'	ø	0'	80%	26' above average	A	E See	See Section	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter.
Sales, Service, or Repair (and Special	142 (See Spec.						building elevation		Spec. Reg.	105.25	2. Boat rental and used boat sales are allowed as part of this use.
(see Special Regulation #2)	Reg. #5)						(See Spec. Reg. #5)		#7		 Storage of parts must be conducted entirely within an enclosed structure.
											4. Outdoor boat parking and storage areas must be buffered as required for a parking area per design regulations section 50.4.d and e. See also the section in Chapter 115 entitled "Outdoor Activity and Storage" for further regulations.
								r			 The maximum height of structures on the subject property may be increased by up to 13 feet If: A view condor 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 confidor will be located to provide the widest view given development on adjacent properties. Must provide a public pedestrian access easement if the Planning Official determines that it will
											furnish a pedestrian connection or part of a connection between 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.
									l	ļ	 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.
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							·				For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95.
FOOTNO	DTES										- For details of what may exceed this height limit, see Chapter 115. - For details regarding required yards, see Chapter 115. - For details regarding required yards, see Chapter 115.

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$\nabla \phi$	REQUIRED REVIEW PROCESS	LOT SU	FRONT	SIDE	REAR	LOT CO	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGU	LATIONS	
Restaurant or Tavem	A.D.R. Chapter 142 (See Spec. Reg. #2)	None	0*	ď	O'	80%	26' above average building elevation (See Spec. Reg. #2)	D	E Sec. Reg. #4		 The development of the subject property and adjacent rigit regulations of Section 50 of this Chapter. The maximum height of structures on the subject property a. A view contidor is maintained across 30% of the average above 26 feet; and The proposal is reviewed and decided upon through Philametry and the proposal is reviewed and decided upon through Philametry and adjacent will be located to provide the widest view give 3. Must provide a public pedestrian access easement if the Filturnish a pedestrian connection or part of a connection be NE. Pathway improvements will also be required if the earthan two complete connections shall be required. See Chapters 100 and 162 for information about non-confirming signs must be brought into conform 5. Refer to Chapter 1 to determine what other provisions of the set of the chapter 1 to determine what other provisions of the set of t	may be increase a parcel width for nocess I, Chapter an development o Ptanning Official d tween 98th Avenu sement will be us orming signs. Se ance or removed.	d by up to 13 feet if: the portion of the building 145. In adjacent properties. etermines that it will te NE and 100th Avenue ed immediately. No more ction 162.35 describes
ZC-JBD2A/3-27-95													
		25. 1									For other information about parking and parking areas, see C For details of the regulations in this category, see Chapter 10		PAGE
FOOTNO	OTES										For information of the regulations in this category, see Chapter For details of what may exceed this height limit, see Chapter For details regarding required yards, see Chapter 115.	ər 95.	115B.4

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	\$	REQUIRU	LOT SIZE	FRONT	SIDE	REAR	LOT COV	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRI PARKING	SPECIAL REGULATIONS
Fest Food Restaurant	7-95	A.D.R. Chapter 142 (See Spec. Reg. #3)	None	0*	0'	0'	80%	25' 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	 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: 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 deckled upon through Process I, Chapter 145. The provide a public pedestrian access easement if the Planning Official determines that it will turnish 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. 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 152.35 describes when non-conforming signs must be brought into contormance or removed. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property ? PaGE
FOOT	FOOTNOTES											For details of what may exceed this height timit, see Chapter 100. For details of what may exceed this height timit, see Chapter 115. For details regarding required yards, see Chapter 115.
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	EW P	SIZE	Ę			COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY		
\checkmark	REQU	LOT	FRONT	SIDE	REAR	LOT	HEIG	LAND	SIGN	REQU	SPECIAL REGULATIONS
A retail establishment providing ententainment, recreational, or cultural activities	A.D.R. Chapter 142 (See Spec. Reg. #2)	None	0'	o	O'	80%	26' above average building elevation (See Spec. Reg. #2)		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 regutations 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 comidor 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 mut be brought into conformance or removed. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property for the subject property is a project property and this code may apply to the subject property and the provisions of this Code may apply to the subject property when the provisions of this Code may apply to the subject property is proventy of the subject property is proventy of the subject property is provide and the provisions of this Code may apply to the subject property is proventy of the subject property is proventy of the subject property is provide and the provisions of this Code may apply to the subject property is provential.
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FOOTN	OTES	•			·						For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATRGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Any retail stablishment other han those pectificatly listed in his zone, setting poods or providing services, including sanking and related inancial services see Special Regulations #2 and 77)	A.D.R. Chapter 142 (See Spec. Reg. #3)	None	0'	σ	o	80%	25' above average building elevation (See Spec. Reg. #3)	D See Spec. Reg. #5	E See 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 equare 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, wheth the stock is in open ground, pots, or containers.
C-JBD2A/3-27-95											REGULATIONS CONCLUDED ON NEXT PAGE
FOOTN	OTES										For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 100. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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	REQUIRED REVIEW PROCESS	SIZE	٨T		~	COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	l]
\checkmark	REQ	LOT	FRONT	SIDE	REAR	LOT	HEIC	LAND	SIGN			ECIAL REGULATIO		
Any retail establishment other				[See Chapters 100 and 162 for informative when non-conforming signs must be to 			describes
than those specifically listed in this zone, seiling goods or providing services, including banking and related financial services (continued)											9. Refer to Chapter 1 to determine whet	other provisions of this Code	mery apply to the su	oject property.
ZC~JBD2C46-10-94											- For other information about parking and		^{05.} PA	GE
FOOTN	OTES	.							 		 For details of the regulations in this cate For information of the regulations in this For details of what may exceed this help For details regarding required yards, se 	category, see Chapter 95. ght limit, see Chapter 115.	11	5B.8

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ц С		REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATBGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Office Use	3-27-95	A.D.R. Chapter 142 (See Spec. Reg. #4)	None	0.	ď	Ŭ	80%	26' above average building elevation (See Spec. Reg. #4)	D	D See Spec. Reg. #8	ti 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	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. The following regulations apply to veterinary office only: May only treat small animals on the subject property. Cutside runs and other outside facilities for the animals are not permitted. Site must be designed so that noise from this use with not be auxible off the subject property. A cartification 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. Anciliary assembled or manufacture of goods on the premise of this use are permitted only if: The anciliary assembled or manufactured goods are subordinate to and dependent on this use, and The encoding appearance and impacts of this uses with anciliary assembly or manufacturing activities must be no different from other office uses. The maximum height of structures on the subject property may be increased by up to 13 fest ff: A view condor 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 condor will be located to provide the widest view given development on adjacent properties. Must provide a public pedestrian access eesement if the Planning Official datermines that it will turnish a pedestrian connection or part of a connection between 96th Avenue NE and 100th Avenue NE. Pathway improvements will also be required. See Chapters 100 and 162 for information about non-conforming s
		1		L		I	L	I	L	I		- For other information about parking and parking areas, see Chapter 105. PAGE
FOC	TN	OTES									· · · · ·	For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.
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∇	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Attached or Stacked Dwelling Unit (see Special Regulation #2)	A.D.R. Chepter 142 (See Spec. Reg. #4)	None	0,	O,	°	90%	26' above average building elevation (See Spec. Reg. #4)	D	A See Spec, Reg. #7	1.7 per unit	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. This use may be located on the street level floor of a building only if there is an intervening retail storefront or office between this use and the abutting right-of-way. The development must be designed to limit potential impacts from surrounding commercial uses or residents of the subject property. The maximum height of structures on the subject property may be increased by up to 13 feel 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, Chepter 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 if will turnish a pedestrian connection or part of a connection between 98th Averaue NE and 100th Averau NE. Pathway improvements will also be required if the easement will be used immediately. No mothan two complete connections shall be required. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. See Chapters 100 and 162 for information about non-conforming signs. Section 162.35 describes when non-conforming signs must be brought into conformance or removed.
ZC-JBD2A/3-27-95 FOOTN(OTES										 8. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject proper 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 105. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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A EGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Church	A.D.R. Chapter 142 (See Spec. Reg. #4)	None	0'	ď	С'	80%	26' above average building elevation (See Spec. Reg. #4)		B See Spec. Reg. #6	1 per every four people based on maximum occupancy load of any area of worship (See also Spec. Reg. #3)	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chepter. 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 feel II: A view control is maintained across 30% of the average parcel width for the portion of the building above 26 feel; and The proposal is reviewed and decided upon through Process I, Chapter 145. The control will be located to provide the widest view given development on adjacent properties. Must provide a public pedestrian access easement if the Planning Official determines that it will turnish a pedestrian connection or part of a connection between 98th Averaue NE. and they are used in 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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											- For details of the regulations in this category, see Chapter 100.
FOOTN	OTES	5									- 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. 115. 115.



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.												
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Hole or Model A.D.H. Class are (See Spec. Beg. 4) 0 0 0 0 0 0 0 1 the development of the subject property and segment diffus-of-way must be consistent with the module of Sec So of this Chapter. Beg. 4) 0 <		EQUIRED Eview pro	ot size	RONT	DE	EAR		EIGHT OF TRUCTURE	ANDSCAPE	IGN ATEGORY	EQUIRED ARKING SP	SPECIAL REGULATIONS
For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. 115B.12		A.D.R. Chapter 142 (See Spec.						26' above average buildiing elevation (See Spec.	1	E See Spec. Reg.	1 per each room (See Spec. Reg. #3)	 regutations 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: A view conidor 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 conidor 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 Averue NE and 100th Averue NE. Pathway improvements will also be required. See Chapters 100 and 162 for information about non-conforming signs. Section 162.35 describes
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.	20002240721-60					<u> </u>		L}	-	⊢	<u> </u>	For other information about perking and parking areas, see Chapter 105.
FOOTNOTES For details of what may exceed this height limit, see Chapter 115. [115B,12]		_										For details of the regulations in this category, see Chapter 100. PAUC For information of the regulations in this category, see Chapter 95.
	FOOTN	DTES										For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPE	CIAL REGULATION]
Private Lodge or Club	A.D.R. Chapter 142 (See Spec. Reg. #2)	None	0,	ď	ď	80%	26' above average building elevation (See Spec. Reg. #2)	D	B See Spec. Reg. #4		 The development of the subject proper regutations of Section 50 of this Chapt The maximum height of structures on a a A view corridor is maintained across above 26 feet; and The proposal is reviewed and deck The corridor will be located to provide Must provide a public pedestrian accest turnish a pedestrian connections or part NE. Pathway improvements will also t than two complete connections shall b See Chapters 100 and 162 for information when non-conforming signs must be b Refer to Chapter 1 to determine what the second seco	ter. the subject property may be inc as 30% of the average parcel wi ded upon through Process I, Ch the widest view given develop se easement if the Planning Off t of a connection between 96th be required if the easement will be required. atton about non-conforming sign wought into conformance or rem	reased by up to 13 feet it: apter 145. nert on adjacent properties. icial determines that it will Avenue NE and 100th Avenue be used immediately. No more a. Section 162.35 describes poved.
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FOOTN	OTES		L		1						For other information about perking and p For details of the regulations in this catego For information of the regulations in this c For details of what may exceed this heigh For details regarding required yards, see	ory, see Chapter 100. ategory, see Chapter 95. t limit, see Chapter 115.	PAGE 115B.13

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	REGULATIONS	SESS	<u> </u>	AINIMU	MS UIRED Y	ARDS		XIMUMS			SA	Zone Section
USE	REGUI	REQUIRED REVIEW PROCESS	SIZE				COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	JBD 2 52.15.n
\sim	¢	REQU	LOT	FRONT	SIDE	REAR	LOT	HEIG	LAND	SIGN	REQU	SPECIAL REGULATIONS
School or De Center	ay-(xa16	A.D.R. Chapter 142 (See Spec. Reg. #7)	None	0'	0'	O,	80%	26' above average building elevation (See Spec.	D	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 regutations of Section 50 of this Chapter. A 6-foot high fence is required along all property lines adjacent to the outside play areas.
								Řeg. #7)				 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.
												 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 it: a. A view comidor is maintained across 30% of the average parcel width for the portion of the building above 26 feet; and b. The proposal is reviewed and decided upon through Process I, Chapter 145.
												The confider 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.
									-			 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.
ZC-JBD2A/3	-27-95											11. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
			····;	L				• • • • • • • • • • • • • • • • • • • •	•	•		For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100.
FOO	TNO	DTES										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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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'	C'	0'	80%	26' above average building elevation (See Spec. Reg. #5)	D	B See Spec, Reg. #9	See Section 105.25	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. A 6-loot high fance is required along all property lines adjacent to the outside play areas for minischools and mini-day-care centers only. Structured play areas must be set back from all property lines by 5 feet. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. The machmum height of structures on the subject property may be increased by up to 13 feet if: A view contrior is maintained across 30% of the average parcel width for the pottion of the building above 26 feet; and The proposal is reviewed and decided upon through Process I, Chapter 145. Must provide a public pedestrian access easement if the Planning Official determines that it will turnish a pedestrian connection or part of a correction between Bith Avenue NE and 100th Avenue NE. Puthway improvements will also be required. May include accessory living facilities for staff persons. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 368-73, 150, and 155). See Chapters 100 and 162 for information about non-conforming signs. Section 162:35 describes when non-cordoming signs must be brought into conformance or removed. Reter to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
FOOTN	OTES	i	<u> </u>		<u></u>						 For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.
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) S REGULATIONS	LOCE		REC	UIRED Y	ARDS	NGE				PACE	JBD 2 52.15	.p
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	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)	D	B Spec. Reg. #4	1 for each bed	 The development of the subject property and adjacent rights-of-way must be consistenegulations of Section 50 of this Chapter. The maximum height of structures on the subject property may be increased by up to a. A view contoor is maintained across 30% of the average parcel width for the port building above 26 feet; and The proposal is reviewed and decided upon through Process I, Chapter 145. The contidor will be located to provide the widest view given development on adjacen sufficient of a public pedestrian access easement if the Planning Official datermines furthis a pedestrian comection or part of a connection between 98th Avenue NE and NE. Pathway improvements will also be required. See Chapters 100 and 162 for information about non-conforming signs. Section 162 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 response of the come of the context of the section of the context of the section state of the section of the context of the context.) 13 feet II: lon of the at properties. It properties. It tooth Avenue Stately. No more
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FOOTN	OTES										 For details of the regutations in this category, see Chapter 100. For information of the regutations in this category, see Chapter 95. 	AGE 5 B.16

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C S S S S S S S S S S S S S S S S S S S	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	JBD 2 52.15.q SPECIAL REGULATIONS
Public Utility, Government Facility, and Community Facility Public Transit Shelter	A.D.R. Chapter 142 (See Spec. Reg. #2)	None	G, O,	C.	σ	3	26' above average building elevation (See Spec. Reg. #2) 15' above average building elevation	D See Spec. Reg. #4	B See Spec. Reg. #5 See Spec. Reg. #2	Ad Ad 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 it: A view conflor is maintained across 30% of the average parcel within for the portion of the builting above 25 feet; and The proposal is reviewed and decided upon through Process I, Chapter 145. The confidor will be located to provide the widest view given development on adjacent properties. Must provide a public pedestrian access easement if the Planning Official determines that it will furnish a pedestrian connection or part of a connection between 98th Avenue NE and 100th Avenue NE. Pathway improvements will also be required if the easement will be used immediately. No more than two complete connections shall 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 ebout 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. May install transit route and information signs and markers.
ZC-JBD2A/3-27-95											
FOOTN	OTES										For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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$\nabla \phi$	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT CO	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Parks	A.D.R. Chapter 142 and see Special Regulations #2 and #3	None	W7U8	be determ	ned on c	sə-by-ca			В	See Section 105.25	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. Development and use of a park does not require a development permit under this Code II: 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:
	L		L					•			For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100.
FOOTN	OTES	TES									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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SNO	DIREC	TIONS	: FIRS	T, read dow	n to find use	THEN,	across for REGUI	ATIONS		USE Z	CONE CHART
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C S S S S S S S S S S S S S S S S S S S	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Office Use ZC-JBD3A/3-27-95	A.D.R. Chapter 142 (See Spec. Reg. #4)	None	0,	ď	O,	80%	26' above average building elevation (See Spec. Reg. #4)	C Spec. Reg. #5	D See Spec. Reg. #6	t a medical, dentai, or veteritrary office, then 1 per each 200 sq. fl. of gross floor area Otherwise, 1 per each 300 sq. fl. of gross floor area	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. The following regulations apply to waterhary office only: May only treat small entimals on the subject property. Outside runs and other outside facilities for the antimals are not permitted. Site must be designed so that noise from this use will not be audited 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. Anciliary assembly and manufacture of goods on the premise of this use are permitted only if: The encliary assembly and manufacture of goods on the premise of this use are permitted only if: The encliary assembly on manufacture of goods on the premise of this use are permitted only if: The untward appearance and impacts of this use with anciliary assembly or manufacturing activities must be no different from other office uses. The maximum height of structures on the subject property may be increased by up to 13 feel if:
FOOTN	OTES	<u> </u>	• <u></u>		<u></u>						For other information about parking and perking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 100. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115. The R A A A

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JLA.	CES			UIRED Y	ARDS			1		ACES		JBD 3	52.20.b	
E REGULATIONS	BE	ы	1			COVERAGE	ie Bi	≝≿	논					
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COV	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SP	ECIAL REGULATION	s	
Detached, Atlached	A.D.R.	3,600	0'	S I	r 2 2	30%	26' above	50	6 a ^	교고 1.7 per unit	1. The development of the subject prop			with the
or Stacked Dwelling	Chapter 142	sq. ft. with a	ľ	Ŭ	ľ	~~~	average	See Spec.	See Spec.	ni por uni	regutations of Section 50 of this Cha			
	(See Spec. Reg. #2)	minimum of 2,400 sq. ft.					elevation (See Spec. Reg. #2)	Reg. #3	Reg. #5		 The maximum height of structures o a. A view comidor is maintained act building above 26 feet; and 	in the subject property may be inc ross 30% of the average parcel w	reased by up to 13 i dth for the portion o	feet if: xi the
		per unit					1				 b. The proposal is reviewed and of The corridor will be located to provid 	decided upon through Process I, C de the widest view given developn	hapter 145. Ient on edjacent pro	operties.
											 A 10-foot landscape buffer shall be p framing this entryway to the busines 	provided along 98th Avenue NE. Is district may be proposed by the	Alternative techniqu applicant as part of	ies for I A.D.R.
											 Chapter 115 contains regulations re and activities associated with this us 		her accessory uses	, tacilities.
										 See Chapters 100 and 162 for inform when non-conforming signs must be 	mation about non-conforming sign a brought into conformance or rem	s. Section 162.35 oved.	describes	
]				6. Refer to Chapter 1 to determine whe	at other provisions of this Code m	ry apply to the subj	ect proper	
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FOOTN	OTES	5					L		_		 For details of what may exceed this help. For details regarding required yards, etc. 	ight limit, see Chapter 115. se Chapter 115.	115	C.2
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	REQUIRED REVIEW PROCESS	1.0T SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
hurch 	A.D.R. Chapter 142 (See Spec. Reg. #4)	None	0'	ď	O*	80%	26' above average building elevation (See Spec. Reg. #4)	C See Spec. Reg. #5	B Spec. Reg. #6	1 per every four people based on maximum occupancy load of any area of worship (See also Spec. Reg. #3)	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. May include accessory living facilities for staff persons. No parking is required for day-care or school anciliary to the use. The maximum height of structures on the subject property may be increased by up to 13 feet if: A view contridor is maintained across 30% of the average parcel width for the portion of the building above 26 lest; and The proposal is reviewed and decided upon through Process I, Chapter 145. The contridor 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. Atternative techniques for framing this entryway to the business district may be proposed by the applicant as part of A.O.R. See Chapters 100 and 162 for information about non-conforming signs. Section 162:35 describes when non-conforming signs must be brought into conformance or removed. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject properties.
FOOTN	OTES				<u> </u>	L			• 		For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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] g Regulations	ESS	I	AINIMU	IMS WIRED Y	ARDS		ximums	-	Γ	S	Zone Section
	REQUIRED REVIEW PROCESS	LOT SIZE	TNUT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	JBD 3 52.20.d SPECIAL REGULATIONS
School or Day-Care Center	A.D.P. Chapter 142 (See Spec. Reg. #7)	None	0'	ď	C'	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 stx-foot high fence is required along all property lines adjacent to the outside play areas. Structured play areas must be set back from all property lines as follows: a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 50 or more students or children. c. 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 clouting 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 Service: (WAC 388-73, 150, and 155). The maximum height of structures on the subject property may be increased by up to 13 feel <i>I</i>: A view control is maintained across 30% of the average parcel with for the portion of the building above 26 feet; and The proposal is reviewed and decided upon through Procees 1, Chapter 145. The contidor will be located to provide the widest view given development on adjacent properties. A to-foot landscape buffer shall be provided along 98th Avenue NE. Alternative techniques for training this entryway to the builted or information about non-conforming signs. Section 162.35 describes when non-conforming signs must be brought into conformance or removed. The location of pa
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FOOTN)TES										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 0	ROCE		REC	UIRED Y	ARDS	AGE	~ 9			SPACI	JBD 3 52.20.e
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	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'	C,	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 6-foot high fence is required along all property lines adjacent to the outside play areas for minischools and mini-day-care centers only. Structured play areas must be set back from all property lines by 5 feet. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. May include accessory living tacifities for staff persons. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 386-73, 150, and 155). The maximum height of structures on the subject property may be increased by up to 13 feet It: A 10-foot 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 contider will be located to provide the widest view given development on adjacent properties. A 10-foot landscape butter shall be provided along 88th Avenue NE. Alternative techniques for framing this entryway to the business district may be proposed by the applicant as part of A.D.P. See Chapters 100 and 162 for information about non-conforming signs. Section 162.35 describes when non-conforming signs must be brought into conformance or removed. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject properties.
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FOOTN	OTES		L								 For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.
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A RECULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT LINONT	JMS XUIRED Y AII AII S	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	Zone Section JBD 3 52.20.f SPECIAL REGULATIONS
Convalescent Center or Nursing Home 2C-JBC3A/3-27-95	A.D.R. Chapter 142 (See Spec. Reg. #2)	None	0,	ď	Q,	80%	26' above average building elevation (See Spec. Reg. #2)	C See Spec. Reg. #3	B See Spec. Reg. #4		 The development of the subject property and adjacent rights-of-way must be consistent with the 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 atong 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.
FOOTNO	DTES				, 						For details of the regulations in this category, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SP	ECIAL REGULATIONS	
ublic Transit hetiar	A.D.R. Chapter 142 (See Spec. Reg. #2)	None	0'	о' о'	0' 0'	100%	26' above average building elevation (See Spec. Reg. #2)	D See Spec. Regs. #3 and #4	B See Spec. Reg. #5 See Spec. Reg. #2	See Section 105.25 None	 building above 26 feet; and b. The proposal is reviewed and de The corridor will be located to provid 3. Landscape Category B or C may be and the impacts associated with this 4. A 10-foot landscape butter shall be juicture that the business 5. See Chapters 100 and 162 for inform 	pter. In the subject property may be increas ross 30% of the average parcel width acided upon through Process I, Chapt le the widest view given development required depending on the type of us use on nearby uses. provided along 98th Avenue NE. After is district may be proposed by the app mattern about non-conforming signs. So a brought into conformance or remove at other provisions of this Code may a preasonably impede pedestrian move	ed by up to 13 feet It: for the portion of the er 145. on adjacent properties. e on the subject property mative techniques for ficant as part of A.D.R. Section 162.35 describes d. pply to the subject property
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Public Parits	A.D.R. Chapter 142 and see Special Regulations #2 and #3	None	WID	pe determ	net on ca	se-by-c	se basks	See Spec. Reg. #4	8	See Section 105.25	 The development of the subject property and adjacent righte-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 II: 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:
			L			l		I	I		- For other information about parking and parking areas, see Chapter 105. - For details of the requisitions in this category, see Chapter 100. - For details of the requisitions in this category, see Chapter 100.
FOOTN	OTES										- For details of the regulations in this category, see Chapter 100. - For information of the regulations in this category, see Chapter 100. - For details of what may exceed this height limit, see Chapter 115. - For details regarding required yards, see Chapter 115. - For details regarding required yards, see Chapter 115.

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الت عا	REQUIRED REVIEW PROCESS	r size	FRONT	ы	¥	8	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	
<u> </u>	RE	1.01	FR	SDE	REAR	Lo1	EIIS STREET	N S	SIG: CA1	PAR	SPECIAL REGULATIONS
Retail Establishment providing Boat	A.D.R. Chapter	None	0'	σ	ď	80%	26' above average	^	E	See Section	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter.
Sales, Service, or Repair	142	İ					building elevation			105.25	2. Boat rental and used boat sales are allowed as part of this use.
(see Special Regutation #2)											Storage of parts must be conducted entirely within an enclosed structure.
											4. Outdoor boat parking and storage areas must be buffered as required for a parking area per design regulations section 50.4.d and e. See also the section in Chapter 115 entitled "Outdoor Activity and Storage" for further regulations.
											 Must provide public padestrian 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 access and public use areas. 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 Juanta Drive or 98th Avenus NE to and beyond Lake Wastington. 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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FOOTN	OTES		• <u>.</u>		•				<u> </u>	•	For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 100. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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REGULATIONS	REQUIRED REVIEW PROCESS	LCT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SF	ECIAL REGULATIONS	
Restaurant or Tevern	A.D.R. Chapter 142	None	0*	σ	0*	80%	26' above average building elevation	c	E	1 per each 100 sq. ft. of gross floor area	 The development of the subject pro- regulations of Section 50 of this Che subject property. Access to the wat waterfront of the subject property ca- require that part or all of the high wa require signs designating the public A view contidor must be maintained contdor must be in one continuous a landscaping will be allowed, provide NE to and beyond Lake Washington times, whichever will result in the wid Refer to Chapter 1 to datermine who 	pter. entron the right-of-way to and alor entront may be waived by the City it in be reached from adjoining proper iterfine yard be developed as a pub pedestrian access and public use a across 30 percent of the average p plece. Within the view contidor, stru- d they do not obscure the view from in. This contidor must be adjacent to lest view contidor, given development	ng the entire waterfront of the i public access along the rty. In addition, the City may fic use area. The City shall areas. arcel width. The view ictures, parking areas, and in Juanita Drive or 98th Avenue either of the side property int on adjacent properties.
ZC-JBD4A/6-10-94													
FOOTN	OTES										For other information about parking an For details of the regulations in this cat For information of the regulations in this For details of what may exceed this he For details regarding regulard yards, e	egory, see Chapter 100. s category, see Chapter 95. ight limit, see Chapter 115.	PAGE 115D.2

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	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COV	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Fast Food Restaurant	A.D.R. Chapter 142	None	0,	Q	0 ⁴	80%	26' above average building elevation	C	E	1 per each 80 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. 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 waterfrine yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas. A view contidor must be maintained across 30 percent of the swerage parcel width. The view contidor must be maintained across 30 percent of the swerage parcel width. The view contidor must be in one continuous piece. Within the view contidor, structures, parking areas, and landscaping will be allowed, provided they do not obscure the view from Juanta Drive or 98th Avenu NE to and beyond Lake Washington. This contidor must be adjacent to either of the side property lines, whichever will result in the widest view contidor, given development on adjacent property. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
ZC-JBD44/6-10-94 FOOTN	OTES										For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 100. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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C S S S S S S S S S S S S S S S S S S S	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SP	ECIAL REGULATION	
A retati establishment providing entertainment, recreational, or cultural activities	ADR. Chapter 142	None	0,	C'	ď	90%	26' above average building elevation	с	Ε	See Section 105.25	 The development of the subject propregutations of Section 50 of this Character and the provide public pedestrian access subject property. Access to the wate waterfront of the subject property carequire that part or all of the high waterquire signs designating the public. A view corridor must be maintained in must be in one continuous piece. Will be allowed, provided they do not beyond Lake Washington. This corr whichever will result in the widest viel. Refer to Chapter 1 to determine what the subject of the subject of the subject of the subject property. 	pter. ss from the right-of-way to and a enfront may be waived by the City in be reached from adjoining proj terfine yard be developed as a p pedestrian access and public us across 30 percent of the average lithin the view corridor, structures obscure the view from Juanita I idor must be adjacent to either o no corridor given development o	long the entire waterfront of the y if public access along the berty. In addition, the City may ublic use area. The City shall e areas. e parcel width. The view corridor s, particing areas, and landscaping brive or Sith Avenue NE to and i the side property times, in adjacent properties.
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A ECULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	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 (see Special Regulations #2 and #6) ZC-JBD4A/6-10-94	A.D.R. Chapter 142	None	C'	ď	ď	80%	26' above average building elevation	C	E	1 per each 300 aq. fl. 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 rentail facilities Automobile sales and/or rentain facilities If the square tootage of the storage area is less than 20 percent of the total square tootage of the retail structure, or; If the commodiles represent growing stock in correction with horticultural runseries, whether the stock is in open ground, pots, or containers. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses. 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 can be reached from adjoining property. In addition, the Cây may require that part or all of the high waterfine yard be developed as a public use area. The Cây shall require signs designating the public pedestrian access and public use areas. Ancitary assembly and manufacture of goods on the premise of this use are permitted only if: The assembled or manufacture of goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premise
		-			<u> </u>	-					For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95.
FOOTN	OTES						ـــــــــــــــــــــــــــــــــــــ				For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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	ILA'	CES			UIRED Y	ARDS			1		CES	JBD 4 52.25.f
	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Any retall establishm than those specifically this zone, goods or p services, i banking au financial e (continued	/ listed in selling roviding nctuding nd related ervices											CONTINUED FROM PREVIOUS PAGE 8. Fleter to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
ZC-JBD4	V6-15-94							L			L	
FO	OTN	OTES	•									 For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.
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	Ż	DIREC	TIONS	FIRS	T, read dow	n to find un	e THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
IO.	0		<u> </u>	AINIMU	IMS		MA	XIMUMS		· · · ·		Zone Section
	KEGULATIONS	ESS	┝────^	() ()	UIRED Y	ARDS	1	PTIATOTATO	1		CES	JBD 4 52.25.g
USE	In:	DO 202					VGB				PA	00D + 02.20.9
	Ð I		SIZE				COVERAGE		APR	ОКУ		
\Box	<u>く</u>	REQUIRED REVIEW PROCESS	LOT SI	FRONT	SIDE	REAR	LOT CO	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Office Use	10-94	A.D.R. Chapter 142	None	0'	0,	ď	80%	26' above average butting elevation	C	D	If a medical, dental, or vetarinary office, then 1 per each 200 sq. ft. of gross floor area Otherwise, 1 per each 300 sq. ft. of gross floor area	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Socion 50 of this Chapter. The following regulations apply to veterinary office only: May only treat small animals on the subject property. Outside nums and other outside tacillities 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. Ancitiary assembly and manufacture of goods on the premise of this use are permitted only if: The outward appearance and impacts of this use with anciliary 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. A cess to the waterfront may be valved by the City if public access along the waterfront may be valved by the City if public access along the waterfront may be valved by the City if public access along the waterfront may be walved by the City if public access along the waterfront may be walved by the City if public access along the waterfront may be walved by the City if public access along the waterfront may be walved by the City if public access along the waterfront may be walved by the City if public access along the waterfront may be walved by the City if public access along the waterfront may be walved by the City if public access along the waterfront may be walved by the City if public access along the waterfront may be walved by the City if public acces along the waterfront may be walved by the City if public acce
			.I		<u> </u>	<u> </u>	1	•	+	•	•	- For other information about parking and parking areas, see Chapter 105. PAGE
												- For information of the regulations in this category, see Chapter 100.
FOOT	TN	OTES				<u>-</u>						For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.
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SNC	DIRE	CTIONS	FIRS	ST, read dow	m to find us	e Then	, across for REGU	ATIONS		USE Z		
	REQUIRED REVIEW PROCESS	LOT SIZE	REONT REC		ARDS	LOT COVERAGE	STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	Zone Secti JBD 4 52.25 SPECIAL REGULATIONS	
Detached, Attached or Stacked Dweiling Unit	A.D.R. Chapter 142	3,600 sq. ft, with a minimum of 1,800 sq. ft. per unit	0,	0,	ď	80%	26' above average building elevation	D	A	1.7 per unit	 The development of the subject property and edjacent rights-of-way must be consist regulations of Section 50 of this Chapter. Must provide public pedestrian access from the right-of-way to and along the entire subject property. Access to the waterfront may be waived by the CRy If public access waterfront of the subject property can be reached from adjoining property. In additive require that part or all of the high waterfine yard be developed as a public use area. require aligns designating the public pedestrian access and public use areas. A view corridor must be maintained across 30 percent of the average parcet width. corridor must be in one continuous piece. Within the view corridor, structures, peric landscaping will be allowed, provided they do not obscure the view from Juarda Df NE to and beyond Lake Washington. This corridor must be adjacent to either of the lines, whichever will result in the widest view corridor, given development on adjace Chapter 115 contains regulations regarding home occupations and other accessory and activities associated with this use. Refer to Chapter 1 to determine what other provisions of this Code may apply to the 	e waterfront of the ess along the ion, the City may . The City shall The view drng areas, and rive or 98th Avenue e aide property ent properties. y uses, factizies,
FOOTN	OTES		L								For information of the regulations in this category, see Chapter 95.	PAGE 15 D.8

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USE G	W PI	SIZE				COVERAGE	10 E	CAPE	N N	RED NG S			
\checkmark	REQUIRED REVIEW PROCESS	LOT S	FRONT	SIDE	REAR	LOT C	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS		
Church	A.D.R. Chapter	None	0'	O,	o,	80%	26' above average	c	в	1 per every four people	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. 		
)* 	142						building elevation			based on maximum	2. May include accessory living facilities for staff persons.		
										load of any area of	3. No parking is required for day-care or school ancillary to the use.		
										worship (See Spec. Reg. #3)	4. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterfine yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas.		
											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	в	E	1 per each room (See Spec.	 The development of the subject property and adjacent rights-of-way must be consistent with the regutations of Section 50 of this Chapter. 		
	142						elevation			(300 Spot. Reg. #3)	2. May include ancitary meeting and convention facilities.		
											Excludes parting requirements for ancitiary meeting and convention facilities. Additional parking requirement for these ancitary uses shall be determined on a case-by-case basis.		
± a										8	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 adjoiring property. In addition, the City may require that part or all of the high waterfine yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas.		
ZC~JBD4A/6-15-94											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 Juanta 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		
											For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100.		
FOOTN	OTES					<u> </u>		L		·	For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.		

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	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COV	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SPI	ECIAL REGULATIONS	
											CONTINUED F	FROM PREVIOUS PAGE	
Hotel or Motel (continued)		-9 -9									6. Refer to Chapter 1 to determine what	t other provisions of this Code may a	pply to the subject property.
ZC~JBD4A/6-15-94													. *
											For other information about parking and For details of the regulations in this categories	parking areas, see Chapter 105. Dony, see Chapter 100	PAGE
FOOTN	TOOTNOTES										For information of the regulations in this For details of what may exceed this heig For details regarding required yards, see	category, see Chapter 95. It limit, see Chapter 115.	115D.10

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REGULATIONS	U PR	SIZE				COVERAGE	r of Ture	APB NY	ЖY	AC SP			
∇	REQUIRED REVIEW PROCESS	LOT SI	FRONT	SIDE	REAR	LOT CO	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SF	ECIAL REGULATIONS	
Private Lodge or Club	A.D.R. Chapter 142	None	0,	ď	O'	80%	26' above average building elevation	C	в	1 per each 300 sq. fl. of gross floor area	 regulations of Section 50 of this Chill Must provide public pedestrian access subject property. Access to the wat waterfront of the subject property carequire that part or all of the high warequire signs designating the public A view contidor must be maintained contidor must be in one continuous jandscaping will be allowed, provide NE to and beyond Lake Washington 	ess from the right-of-way to and along enfort may be waived by the City if p in be reached from adjoining properly iterfine yard be developed as a public pedestrian access and public use an across 30 percent of the average pair plece. Within the view corridor, struct d they do not obscure the view from . In This corridor must be adjacent to e test view corridor, given development	the entire waterfront of the sublic access along the 4. In addition, the City may cuse area. The City shall eas. roat width. The view tures, parking areas, and Juanita Drive or 96th Avenue ither of the side property I on adjacent properties.
											- For other information about parking an - For details of the regulations in this cat		PAGE
FOOTN	OTES	_									 For information of the regulations in this For details of what may exceed this he For details regarding required yards, se 	a category, see Chapter 95. ght limit, see Chapter 115.	115D.11

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	2	REQUIRED REVIEW PROCESS	I.OT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
School or Day-C Center		A.D.R. Chapter 142	None	0'	0'	0'	80%	26' above average building	D	В	See Section 105,25	 The development of the subject property and adjacent rights-of-way must be consistent regulations of Section 50 of this Chapter. 	with the
								elevation				2. A 6-foot high fence is required along all property lines adjacent to the outside play areas	
	,6							-				 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 loading areas on a case-by-case basis, depending on the number of attendees and of the abutting right-of-way improvements. Carpooling, staggered loading/unloading the cf-way improvements or other means may be required to reduce traffic impacts on any residential uses.	d the extent e, right-
												5. May include accessory living facilities for staff persons.	
											ļ	 These uses are subject to the requirements established by the Department of Social and Services (WAC 388-73, 150, and 155). 	d Health
												7. Must provide public pedestrian access from the right-of-way to and along the entire wate subject property. Access to the waterfront may be walved by the City if public access alo waterfront of the subject property can be reached from adjoining property. In addition, the require that part or all of the high waterline yard be developed as a public use area. The require signs designating the public pedestrian access and public use areas.	e City may
												8. A view corridor must be maintained across 30 percent of the average parcel width. The corridor must be in one continuous piece. Within the view corridor, structures, parking at tendscaping will be allowed, provided they do not obscure the view from Juanta Drive or NE to and beyond Lake Washington. This corridor must be adjacent to either of the side lines, whichever will result in the widest view corridor, given development on edjacent provided the side lines.	reas, and 98th Avenue property
							ĺ					 The location of parking and passenger loading areas shall be designed to reduce impacts residential use. 	s on nearby
ļ												10. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subj	act property.
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												- For other information about parking and parking areas, see Chapter 105. - For details of the regulations in this category, see Chapter 100.	GE
FOOT	[N	DTES										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.	0.12
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NLA	OCES		REC	QUIRED Y	ARDS	GE				ACES	JBD 4 52.25.m
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	BIGN 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	None	0,	0*	0*	90%	26' above average building elevation	D	В	See Section 105.25	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. A 6-foot high fence is required along all property lines adjacent to the outside play areas 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 brokude accessory living facilities for staff persons. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 389-73, 150, and 155). 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 waved by the CRy if public access along the waterfront of all of the high waterline yard to developed as a public use area. The CRy shall require signs designating the public pedestrian access and public use areas. A view contridor must be maintained across 30 percent of the average parcel width. The view contidor must be in one continuous piece. Within the view contor, structures, paring areas, and landscaping will be allowed, provided they do not obscure the view from Juanta Drive of 38th Avenue NE to and beyond Lake Westhington. This contidor must be adjacent to ether of the subject property lines, whichever will result in the widest view contidor, structures, paring areas, and landscoping will be allowed, provided they do not obscure the view from Juanta Drive of 38th Avenue NE to and beyond Lake Westhington. This contidor must be adjacent to ether of the subject property. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
FOOTN	лтрс					L				L	For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. To details of what may exceed this height limit, see Chapter 115.
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	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	ims Puired y Ali S	ARDS	LOT COVERAGE	SIRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SP		ection 2.25.n
Convalescent Center or Nursing Home ZC-JBC4A/6-10-94	A.D.R. Chapter 142	None	0*	ď	O,	80%	26' above average building elevation	C	В		 regulations of Section 50 of this Characteristic provide public pedestrian access subject property. Access to the water waterfront of the subject property can require that part or all of the high waterequire signs designating the public j A view confidor must be maintained a confidor must be in one continuous plandscaping will be efforwed, provided NE to and beyond Lake Washington. 	ss from the right-of-way to and along the enfront may be waived by the City if publi in be reached from adjoining property. In tertine yard be developed as a public us pedestrian access and public use areas across 30 percent of the average parcel lece. Within the view corridor, structure d they do not obscure the view from Jua . This corridor must be adjacent to eithe est view corridor, given development on	e entire waterfront of the ic access along the n addition, the City may e area. The City shall width. The view e, parking areas, and nita Drive or 98th Avenue ar of the skile property adjacent properties.
FOOTN	OTES										For other information about parking and For details of the regulations in this cate For information of the regulations in this For details of what may acceed this help For details regarding required yards, see	gory, see Chapter 100. category, see Chapter 95. phi limit, see Chapter 115.	PAGE 115D.14

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	REQUIRED REVIEW PROCESS	SIZE	ч			COVERAGE	ET OF	CAPE	SORY	IRED ING S	
\checkmark	REQU	LOT	FRONT	SIDE	REAR	LOT 0	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Utility, Government Facility		None	D,	Q	ď	80%	26' above average	D See	в	See Section	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter.
and Community Facility	142				- 100 - 100		building elevation	Spec. Reg. #2		105.25	 Landscape Category B or C may be required depending on the type of use on the subject property and the impacts associated with this use on nearby uses.
									-		3. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterfine yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas.
											4. A view confidor must be maintained across 30 percent of the average parcel width. The view confidor must be in one continuous piece. Within the view confidor, structures, parking areas, and landscaping will be allowed, provided they do not obscure the view from Juanta Drive or 96th Averau 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. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property
Public Transti Sheiter	None	None	0'	œ	ď	100%	15' above average building	_	See Spec.	None	 May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.
							elevation		Reg. #2		2. May install transit route and information signs and markers.
	a.										
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				5	i,						
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ZC-JBD4A/6-10-94									ľ		
	•	<u> </u>	L		<u> </u>			•			- For other information about parking and parking areas, see Chapter 105. - For details of the regulations in this category, see Chapter 100.
FOOTN	OTES	l 1									- For Information of the regulations in this category, see Chapter 95. - For details of what may exceed this height limit, see Chapter 115. - For details regarding required yards, see Chapter 115.

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	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COV	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SP	ECIAL REGULATION	s
Public Parks	A.D.R. Chapter 142 and see Special Regulations #2 and #3	None		be determ	ned on c	S9-by-œ			в	See Section 105.25	 Will not involve the construct 	apter. es not require a development perm been approved by the City and the r plan; or ment: utdoor nighttime activities; and tion of any building of more than 4 tion of any building of more than 4 tion of more than 20 perfing stalls ment of any structured sports or at hat does not meet the requirement ess III, Chapter 155. The City will swill be permitted: the subject property. moorage structures and facilities, y if they meet the requirements of	It under this Code If: proposed development and 000 square test; and ; and tivity areas. s of Special Regulation #2 use the following factors in builkheads, breakwaters, the Shoreline Master Program.
						L	<u> </u>	┺─┬─	•		For other information about parking and		PAGE
FOOTN	OTES				<u>_</u>						For details of the regulations in this cate For information of the regulations in this For details of what may exceed this het For details regarding required yards, se	a category, see Chapter 95. ght limit, see Chapter 115.	115D.16

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JLA'	OCES			UIRED Y	ARDS					CES	JBD 5 52.30.a
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Retail Establishment providing Boat Sales, Service, or Repair (see Special Regulation #2)	A.D.R. Chapter 142	None	O'	0'	C'	80%	23' above average building elevation	•	E	See Section 105.25	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. Boat rental and used boat sales are allowed as part of this use. Gross floor area for this use may not exceed 10,000 square feet. Storage of parts must be conducted entirely within an enclosed structure. Outdoor boat parking and storage areas must be buffered as required for a parking area per design regulations section 50.4.4 and e. See also the section in Chapter 115 entitled "Outdoor Activity an 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 CRy If public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterfine yer be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas. Must provide a required yard of 15 feet or 15 percent of average parcel depth, whichever is greater measured from the high waterfine. To the extent that this provision is inconsistent with other require yard dimensions identified in this Chapter, this provision shall govern. A view confidor must be maintained across 30 percent of the average parcel width. The view confidor must be one continuous piece. Within the view confidor, structures, parking areas, and iandscaping will be allowed, provided they do not descure the view from Juantia Drive to and bayond Lake Washington. This confidor must be adjacent to either of the side property lines, whichever will result in the widest view confidor must be adjacent to either of the side property lines, whichever will result in the widest view confidor given development on adjacent properties. Piefer to Chapter 1 to determine
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FOOTN	OTES					<u> </u>				۰ 	- For other information about parking and parking areas, see Chapter 105. - For details of the regulations in this category, see Chapter 100. - For information of the regulations in this category, see Chapter 95. - For details of what may exceed this height limit, see Chapter 115. - For details regarding required yards, see Chapter 115.

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	REQUIRED REVIEW PROCESS	LOT SIZE	RECONT	MS	ARDS	LOT COVERAGE	SWOWIX HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	Zone Section JBD 5 52.30.b SPECIAL REGULATIONS
Restaurant or Tavern	A.D.R. Chapter 142	None	0,	δ.	δ	80%	26' above average building elevation	С	E	1 per each 100 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. 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 entite waterfront of the subject property. Access to the waterfront may be walved by the City if public access along the waterfront of the subject property. Access to the waterfront may be walved by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterfine yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas. Must provide a required yard of 15 feet or 15 percent of average parcel depth, whichever is greater, measured from the high waterfine. To the extern that this provision is hicconsistent with other required yard dimensions identified in this Chapter, this provision shall govern. A view contidor must be maintained across 30 percent of the average parcel width. The view contidor must be in one continuous piece. Within the view contidor, structures, parking areas, and landscaping will be allowed, provided they do not obscure the view from Juanta Drive to and beyond Lake Washington. This confort must be adjacent to either of the skip property lines, whichever will result in the widest view contidor 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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∇	₩ {}	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Fast Food Restaurant	1-95	A.D.R. Chapter 142	None	о [.]	ď	ď	80%	26' above average building elevation	c	E		 The development of the subject property and adjacent rights-of-way must be consisterd 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. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property. Access to the waterfront way be developed as a public use area. The City shall require eight edges that part or all of the high waterfine yard be developed as a public use areas. Must provide a required yard of 15 feet or 15 percent of average parcei depth, whichever is greater, measured from the high waterfine. To the extent that this provision is inconsistent with other required yard dimensions identified in this Chapter, this provision shall govern. A view confidor must be maintained across 30 percent of the average parcei with. The view confidor must be in one continuous piece. Within the view confidor, structures, parking areas, and landscaping will be allowed, provided they do not obscure the view torn viet to and beyond take washington. This confidor must be adjacent to either of the skie property lines. whichever will result in the widest view confidor given development on adjacent properties. Refer to Chepter 1 to determine what other provisions of this Code may apply to the subject property.
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	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
A retail establishment providing entertainment, recreational, or cultural activities	A.D.R. Chapter 142	None	0,	C,	ď	80%	26' above average building elevation	С	E	See Section 105.25	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. Gross floor area for this use may not exceed 10,000 equare feet. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property. Access to the waterfront may be walved by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require tast pan or all of the high waterfine yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas. Must provide a required yard of 15 feet or 15 percent of everage parcel depth, whichever is greater, measured from the high waterfine. To the extent that this provision is inconsistent with other require yard dimensions identified in this Chapter, this provision shall govern. A view consider must be maintained across 30 percent of the average parcel with. The view contributions piece. Within the view control r, structures, parking areas, and landscapt will be howed provided they do not doccure the view from Juanta Drive to and beyond Lake Washington. This condor must be adjacent to ether of the side property lines, whichever will result in the widest view contidor given development on adjacent properties. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject properties.
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REGULATIONS	REQUIRED REVIEW PROCESS	SIZE		MS UIRED Y		COVERAGE	STRUCTURE STRUCTURE	LANDSCAPE CATEGORY	JORY	REQUIRED PARKING SPACES	Zone Section JBD 5 52.30.e
\checkmark	REQU	LOT	FRONT	SIDE	REAR	LOT (HEIG	CATE	SIGN CATEGORY	REQU	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) ZC-5230/4-21-95	A.D.R. Chapter 142 None 0' 0' 0' 80% 26' above average building elevation C 142 Image: Comparison of the second							î	E	1 per each 300 sq. fl. 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 services station or center. Outdoor storage of bulk commodilies, except in the following circumstances:
FOOTN	OTES										For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 100. For details of what may exceed this height limit, see Chapter 115. For details regarding regulared yards, see Chapter 115.

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	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPE	CIAL REGULATIONS	
Any retail establishment other than those specifically listed in this zone, (continued) Office Use ZC-5230/4-21-95	A.D.R. Chapter 142	None	0'	°	0'	80%	26' above average building elevation	с	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	 floor area of the use, and b. If can be demonstrated to the Cit from being expanded. Refer to Chapter 1 to determine what The development of the subject prop regulations of Section 50 of this Chap The following regulations apply to ve a. May only treat small animals on the D. Outside runs and other outside ft C. Site must be designed so that no A certification to this effect, signe development permit application. d. A veterinary office is not permitte Ancillary assembly and manufacture a. The ancillary assembled or manual and D. The outward appearance and im activities must be no different from the subject property. Access to the wate waterfront of the subject property can require that part or all of the high wat require signs designating the public part of the high waterfine. The yard dimensions identified in this Chi A view corridor must be maintained a must be in one continuous piece. W landscaping will be allowed, provides Lake Washington. This corridor must 	Itation area does not exceed more that by that the floor plan is designed to pre- at other provisions of this Code may ap- perty and adjacent rights-of-way must be pter, atternary office only: the subject property. accilities for the animals are not permitti- ide from this use will not be sudible of ad by an Acoustical Engineer, must be ad if the subject property contains dwell of goods on the premise of this use a iffactured goods are subordinate to an pacts of this use with anciliary assemb mother office uses. as from the right-of-way to and along the afform may be waived by the City if put in be reached from adjoining property. terline yard be developed as a public use area bet or 15 percent of average parcel dej to the extent that this provision is incol- apter, this provision shall govern. across 30 percent of the average parce within the view corridor, structures, parts d they do not obscure the view from Ju at be adjacent to either of the side prop- an development on adjacent properties	n 10 percent of the gross clude the seating area ply to the subject property, be consistent with the ed. The subject property, submitted with the ling units, e permitted only if: dependent on this use, ety or manufacturing ne entire waterfront of the plic access along the in addition, the City may ise area. The City shall is, oth, whichever is greater, isistent with other required al width. The view comidor ing areas, and ranita Drive to and beyond erty lines, whichever will b.
FOOTNOTES											 For other information about parking and (For details of the regulations in this catego For information of the regulations in this of For details of what may exceed this height 	pory, see Chapter 100. category, see Chapter 95. ht limit, see Chapter 115.	PAGE 115E.6
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	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SP	ECIAL REGULATIONS	2.50.g
Detached, or Stacked Unit	Dwelling	A.D.R. Chepter 142	3,600 sq. ft. with a minimum of 1,800 sq. ft. per unit	0'	C'	Q'	80%	26' above average building elevation	D	A	1.7 per ună	 regulations of Section 50 of this Characteristic and the subject property. Access to the wat waterfront of the subject property carequire that part or all of the high waterfront. Must provide a required yard of 15 if measured from the high waterfine. Tyard dimensions identified in this Characteristic and the subject of the subject of the subject provide a require signs designating the public of the high waterfine. Must provide a required yard of 15 if measured from the high waterfine. A view corridor must be maintained must be in one continuous piece. Waterdscaping will be allowed, provide Lake Washington. This corridor muresuit in the widest view corridor gives. Chapter 115 contains regulations read activities associated with this used. 	ss from the right-of-way to and along the enfront may be waived by the City If public in be reached from adjoining property. It iterine yard be developed as a public us pedestrian access and public use areas eet or 15 percent of average parcel dept To the extent that this provision is incons- itapter, this provision shall govern. across 30 percent of the average parcel /ithin the view corridor, structures, parker d they do not obscure the view from Jua st be adjacent to either of the side prope en development on adjacent properties, garding home occupations and other accession.	entire waterfront of the c access along the addition, the City may e area. The City shall h, whichever is greater, istent with other required width. The view corridor g areas, and hat Drive to and beyond thy lines, whichever will xessory uses, facilities,
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	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COV	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Church ZC-5230/4-21-95	A.D.R. Chepter 142	None	0'	ď	ď	80%	26' above average building elevation	c	8	occupancy load of any area of worship (See Spec. Reg. #3)	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. May include accessory living facilities for staff persons. No parking is required for day-care or school anciliary to the use. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property. Access to the waterfront may be walved by the City if public access along the waterfront of the subject property. Access to the waterfront may be walved by the City if public access along the waterfront of the subject property. In addition, the City may require that part or all of the high waterfline 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 waterfline. To the extent that this provision is inconsistent with other required yard dimensions identified in this Chapter, this provision shall govern. A view confidor must be maintained across 30 percent of the average parcel width. The view confidor must be in one continuous piece. Within the view confidor structures, parking areas, and kandscaping will be allowed, provided they do not obscure the view from Juantia Drive to and beyond Lake Wasthington. This confidor must be adjacent to either of the side property lines, whichever will result in the widest view confidor 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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	REQUIRED REVIEW PROCESS	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							c	В	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 regutations 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 waterfine yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas. Must provide a required yard of 15 feet or 15 percent of average parcel depth, whichever is greater, measured from the high waterfine. To the extent that this provision is inconsistent with other required yard dimensions identified in this Chapter, this provision shall govern. A view contidor must be maintained across 30 percent of the average parcel width. The view contridor must be in one continuous piece. Within the view contidor, structures, parking areas, and landscaping will be allowed, provided they do not obscure the view from Juanita Drive to and beyond Lake Washington. This confidor must be adjacent to either of the side property lines, whichever will result in the widest view contidor 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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School of Dur-Caro AD.R. Craster None 0' <td>マウ</td> <td>REQU</td> <td>TOT</td> <td>FRO</td> <td>SIDE</td> <td>REAF</td> <td>LOT</td> <td>HEIG</td> <td>CATE</td> <td>SIGN</td> <td>REQ</td> <td>SPECIAL REGULATIONS</td>	マウ	REQU	TOT	FRO	SIDE	REAF	LOT	HEIG	CATE	SIGN	REQ	SPECIAL REGULATIONS
102 105.25 2. A 6-foot high tence is required along all property lines adjacent to the outside play anse. 3. Structured play rease must be adhead: from all property lines adjacent to the outside play anse. 3. Structured play rease must be adhead: from all property lines adjacent to the outside play anse. 3. Structured play rease must be adhead: 13 to 44 adults in the outside play anse. 3. Structured play rease must be provided. The City relat determine the appropriate address. 6. Other II this is on can accommode to group the must be provided. The City relat determine the appropriate address and the outside play anse. 5. Other II this is on can accommode to group the address and the outside play anse. 6. Other With the city outside play and	School or Day-Care	A.D.R.						26' above	1	1		1. The development of the subject property and adjacent rights-of-way must be consistent with the maintaine of Social 50 of the Charter
20-52004-21-65 Structured play grass must be set back from all properly lines as tolkers: a. 20 feet if the use can accommodel to or more stabulates or chifters. b. 10 the 10 the use can accommodel to 0 or more stabulates or chifters. Common. 5 feet.	Center						1	building		ł		
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and the loading unese on a case-by-case basis, depending on the number of attendees and the extent of the loading uncesting indiced way improvements. Coursoning, staggered loading/uncesturing them, right-of-way improvements or other means may be required to roduce traffic impacts on any nearby making its uses. 5. May include accessory Ming facilities for staff persons. 5. May include accessory Ming facilities for staff persons. 6. These uses are adjace to the requirements established by the Department of Social and Health Services (WAC 388-73, 150, and 155). 7. Mast provide public poderstine access from the right-of-way to and along the entite waterfront of the subject property. An access the matter of the subject property. In addition, the C2 may require to the subject property. In addition, the C2 may require to the subject property can be reached form adjoining property. In addition, the C2 may require bala period at the taily waterine. To the extent that the provision is hoostistent with other required yead of 15 feet or 15 person of average parcel depth, whichever is greater, measured from the high waterine. To the catert that the provision is hoostistent with other required yead from the high waterine. To the catert that the provision is hoostistent with other required parcel with the Chapter, the subject provides may end with the chapter, the subject provides may end with the water required yead from the high waterine. To the addent that the provision is hoostistent with other required may be independent and the subject provides and the subject provides are addent addent the water provides and the subject pr												 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.
ZC-63304/21-95 5. May include accessory Wing factilies for staff persons. Fro OTNOTES 5. May include accessory Wing factilies for staff persons. Fro OTNOTES 5. May include accessory Wing factilies for staff persons. Fro Other Information Staff Department of Social and Health Services (WAC 388-73, 159, and 155). 7. Must provide public podestifts access from the right-of-way to and along the entre waterfront of the subject property. Access to the waterfinite yearb of deviced as a public sease access they find the scale of the subject property. Access the waterfinite yearb of deviced as a public sease access and public use areas. 8. Must provide a sequined yeard of 15 feet or 15 person of average parcel depth, withdraw in greater, measured from the high waterfine. 8. Must provide a sequined yeard of 15 feet or 15 person of average parcel width. The view condor must be non-trained acress 30 percent of the average parcel width. The view condor must be non-trained acress 30 percent of the average parcel width. The view condor must be adjacent to device structure with other regulation the waterfine of the scale operty in a subject or to access the view from Jaama Drive or and beyond Lake Washington. The order for subject or poperty ins. witchever with result in the wide work of grant device grant areas, and and and scale of parcel depth wide access and public property. A view controor grant device grant device grant device grant areas and and the scale of the scale or the scale parcel wide. The view condor must be adjacent to device grant or the scale parcel wide. The view condor must be adjacent to device grant or the scale parcel depth wide. ZC-63304/21-05 1. Refer to Chapter 1 to delemme wide oth											ļ	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
Services (WAC 368-73, 150, and 155). 7. Must provide public podestrian access from the right-of-way to and along the entits waterfort of the subject property, and be mached from adjoining property. In addition, the City regulate pair of at of the high waterfort any be waived by the City if public access along the waterfort of the subject property can be reached from adjoining property. In addition, the City regulate pair of at of the high waterfort availed as a public use areas. 9. Must provide a regulate grant of the high waterfort of the subject provision is hoursisterit with other required yard difference is a provision is hoursisterit with other required yard difference is the waterfort. To the extern that they are areas, and anatype with a discource provision shall govern. 9. A view contidor must be maintained accrose 30 percent of the average parcel width. The view contridor must be indicated provide as a public use and provide and subject provide and accel												
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Image: The second formation of the regulations in the high watertine. To the extent that this provision is inconsistent with other required yard dimensions identified in this Chapter, this provision is inconsistent with other required yard dimensions identified in this Chapter, this provision is inconsistent with other required yard dimensions identified in this Chapter, this provision is inconsistent with other required yard dimensions identified in this Chapter, this provision is inconsistent with other required yard dimensions identified in this Chapter, this provision is inconsistent with other required yard dimensions identified in this Chapter, this provision is inconsistent with other required and scaping will be allowed, provided they do not obscure the view conduct, structures, parting areas, and is and scaping will be allowed, provided they do not obscure the view torm duants Drive to and beyond Lake Weshington. This cortidor must be ediscent to ether of the side property lines, whichever will result in the widest view condition given development on adjacent properties. ZC-5230/4-21-95 10. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential use. ZC-5230/4-21-95 11. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. For other information about parking and parking areas, see Chapter 105. PAGE For details of the regulations in this category, see Chapter 105. For details of what may succeed this height film, see Chapter 115. For details regarding required yards, see Chapter 115. For details regarding required yards, see Chapter 115.												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
zc-5230/4-21-95 must be in one continuous piece. Within the view condor, structures, parking areas, and iandscaping will be allowed, provided they do not obscure the view from Juanta Drive to and beyond Lake Washington. This conditor must be adjacent to ether of the side property lines, whichever will result in the widest view comdor given development on adjacent properties. zc-5230/4-21-95 10. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential use. zc-5230/4-21-95 11. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 105. For details of the regulations in this category, see Chapter 105. For details of what may exceed this height limit, see Chapter 115. PAGE FOOTINOTES For details regarding required yards, see Chapter 115. 11 SE.10									-			measured from the high waterline. To the extent that this provision is inconsistent with other required
ZC-5230/4-21-95 11. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. TO C5230/4-21-95 11. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. For other information about parking and parking areas, see Chapter 105. PAGE For information of the regulations in this category, see Chapter 100. For details of what may exceed this height limit, see Chapter 105. FOOTNOTES For details of what may exceed this height limit, see Chapter 115. PAGE												must be in one continuous piece. Within the view condor, structures, parking areas, and landscaping will be allowed, provided they do not obscure the view from Juantia Drive to and beyond Lake Washington. This corridor must be adjacent to either of the side property lines, whichever will
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FOOTNOTES For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 100. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.	ZC-5230/4-21-95											11. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property
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	FOOTN	OTES	5							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	ED PRC	E				COVERAGE	URE	a y	XX	G SPA						
₽ ₽	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COV	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SP	ECIAL REGULATIONS				
Mini-school or Mini-day-care (7 - 12 attendees) or Day-care home (6 or less attendees)	A.D.R. Chapter 142	None	O,	o '	0'	80%	26' above average building elevation	D	В	See Section 105.25	 A 6-foot high tence 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 waterfine yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas. Must provide a required yard of 15 feet or 15 percent of average parcel depth, whichever is greater measured from the high waterfine. To the extent that this provision is inconsistent with other require yard dimensions identified in this Chapter, this provision shall govern. A view corridor must be maintained across 30 percent of the average parcel width. The view corrier must be in one continuous piece. Within the view condition, structures, parking areas, and landscaping will be allowed, provided they do not obscure the view from Juanta Drive to and beyo Lake Wasthington. This corridor must be adjacent to either of the side property lines, whichever will be and a lowed, provided they do not obscure the view from Juanta Drive to and beyo Lake Wasthington. 					
ZC-5230/11/4-21-95											result in the widest view conidor gi 10. Refer to Chapter 1 to determine wi	ven development on adjacent propertie and other provisions of this Code may a				
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C E CULATIONS	DIRECTIONS: FIRST, read down to find use THEN, across for REGULATIONS							ATIONS	USE ZONE CHART			
	REQUIRED REVIEW PROCESS	MINIMUMS				MA	MAXIMUMS			s	Zone Section	
		SIZE		UIRED Y	ARDS	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	JBD 5 52.30.1	
		LOT S	FRONT	SIDE	REAR						SPECIAL REGULATIONS	
Convalescent Center or Nursing Home	A.D.R. Chapter 142	None	0.	C'	0°	80%	26' above average building elevation	c	Β	1 for each bed	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property. Access to the waterfront may be waived by the City If public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterfine and the bedweloped as a public use area. The City shall require signs designating the public pedestrian access and public use areas. Must provide a required yard of 15 feet or 15 percent of average parcel depth, whichever is greater, measured from the high waterfine. To the extent that this provision is inconsistent with other required yard dimensions identified in this Chapter, this provision shall govern. A view corridor must be maintained across 30 percent of the average parcel with. The view corridor must be in one continuous piece. Within the view condor, structures, parking areas, and landscaping will be allowed, provided they do not obscure the view from Juanta. Drive to and beyond Lake Washington. This condor must be edjacent to either of the side property lines, whichever will result in the widest view condor 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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C B RECULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPE	CIAL REGULATION	
Public Utility, Government Facility, and Community Facility Facility	A.D.R. Chapter 142	None	0°	о' о'	0'	80%	26' above average building elevation	D See Spec. Reg. #2	B B See Spec. Reg.	None	 The development of the subject proper regulations of Section 50 of this Chapte Landscape Category B or C may be re- and the impacts associated with this us Must provide public pedestrian access subject property. Access to the waterfir waterfront of the subject property can b require that part or all of the high water require signs designating the public ped- 4. Must provide a required yard of 15 feat measured from the high waterfine. To yard dimensions identified in this Chapt A view corridor must be maintained acr must be in one continuous piece. With will be allowed, provided they do not ot Washington. This corridor must be adj in the widest view corridor given develor Refer to Chapter 1 to determine what o 1. May be permitted only if it will not unreal problems. 	er. quired depending on the type of the on nearby uses. from the right-of-way to and al- ront may be walved by the City be reached from adjoining prop- tine yard be developed as a pu- destrian access and public use to r 15 percent of average parc the extent that this provision is ter, this provision shall govern. ross 30 percent of the average in the view corridor, structures pacent to either of the aide prop- popment on adjacent properties.	of use on the subject property ong the entire waterfront of the if public access along the erty. In addition, the City may ubic use area. The City shall areas. al depth, whichever is greater, inconsistent with other required parcel width. The view corridor parting areas, and landscaping rive to and beyond Lake erty lines, whichever will result ay apply to the subject property.
ZC-5230/13/4-21-95	OTES		L	: : 			elevation		#2		 May install transit route and information For other information about parking and parkin	arking areas, see Chapter 105 ny, see Chapter 100. ategory, see Chapter 95. I limit, see Chapter 115.	PAGE 115E.13
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	REGULATIONS	DIREC	TIONS	FIRS	T, read dow	m to find use	THEN,	across for REGU	LATIONS		USE Z	
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$\overline{\Delta}$	Radia	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Park		A.D.R. Chapter 142 and see Special Regulations #2 and #3	None	WD	be determ	ned on ce	se-by-cz	se basis		В	See Section 105.25	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. Development and use of a park does not require a development permit under this Code II: A master plan for that park has been approved by the Chy and the proposed development and use is consistent with the master plan; or The proposed use and development: will not involve lighting for outdoor nightlime activities; and will not involve the construction of any building of more than 4,000 square feet; and will not involve the construction 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 Chy will use the following factors in determining what facilities and uses will be permitted:
ZC-5230N/	6-15-94			Ļ		L		<u> </u>			L	
FOC	DTN	OTES	1									For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.
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REGULATIONS	ROCES			UIRED Y	ARDS			1		SPACES	JBD 5 52.30.0
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	SPECIAL REGULATIONS
Public Access Pier or Boardwalk	A.D.R. Chapter 142	None	water O' Water water O'	0' ward of th	0' e high 0'		Pler decks may not be more than 24 feet above mean sea level. Diving boards and similar features may not be more than 3 feet above the deck.		See Spec. Reg. #8		 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. No accessory uses, buildings, or activities may be permitted as part of the use. 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. May not treat structures with created, all base, or toxic substances. Must provide at least one covered and secured waste receptacle. All utility lines must be below the pler deck and, where feasible, underground. Plens must be adequately it; the source of the light must not be visible from off the subject property. The pler or boardwalk must display the street address of the subject property. The addresse must be oriented to and visible from the lake with letters and numbers at least 4 inches high. The side property line yards may be reduced for over water public access plers or boardwalks which connect with waterfort public access on adjacent property. See Section 32 of this Chapter for regulations regarding buildheads and land surface modification. In addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. This development may also be regulated under the City's Shoreline Master Program; consult that document. May not use land waterward of the high waterfine to determine lot size or to calculate allowable density.
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FOOTN	OTES									L	For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 100. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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	REQUIRED REVIEW PROCESS	SIZE	E			COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	GORY	REQUIRED PARKING S	
\checkmark	REQU	LOT	FRONT	SIDE	REAR	LOT	HEIG	LAND	SIGN CATEGORY	REQU	SPECIAL REGULATIONS
Moorage Factily for One or Two Boats	A.D.R. Chapter 142	Noné	water 0'	o	0,	80%	Pler decks may not be more than 24	-	See Spec. Reg.	See Section 105.25	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter.
			water 0'	10'	o		feet above mean sea level. Diving		#10		 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.
			(500)	lso Spec.	r+eg.#6)		boards and similar features may				 Moorage structures may not extend waterward beyond a point 150 ft. from the high waterfine. 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.
							not be more than 3 feet above the deck.			ļ	 If moorage structures will extend waterward of the transr 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.
							2				 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.
											All utility lines must be below the pier deck and, where teasible, underground.
											 Plens must be adequately fit; the source of the light must not be visible from off the subject property.
											 Moorage structures must display the street address of the subject property. The address must be oriented to and visible from the take, with letters and numbers at least 4 inches high.
											11. Covered moorage is not permitted. Alread 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.
											 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.
ZC-5230P/6-13-94						8					14. This development may also be regulated under the City's Shoreline Master Program; consult that document. REGULATIONS CONCLUDED ON NEXT PAGE
	I	I					L		•		For other Information about parking and parking areas, see Chapter 105. PAGE
FOOTN	OTES								· · · · · · · · · · · · · · · · · · ·		For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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	REQUIRED REVIEW PRO	I.OT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SP	SPECIAL REGULATIONS
Moorage Facility For One or Two Boats (continued)											 May not use land waterward of the high waterline to determine lot size or to calculate allowable density.
General Moorage Factility	Process IIA, Chapter 150 and A.D.R. Chapter 142	None, but must have at least 100° of trontage on Lake Wash- Ington	water O' Water water O'	0' ward of th ne 10'	0.	80%	Landward of the high waterline 26' above average building elevation. Waterward of the high waterline, pler 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	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. The City will determine the maximum allowable number of moorages based on the following factors: The ability of the land waterward of the high waterline to support the moorages. The ability of the land waterward of the high waterline to support the moorages. The net ability of the land waterward of the high waterline to support the moorages. The ability of the land waterward of the high waterline to support the moorages. The net the potential for traffic congestion. The effect on existing habitats. 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: The moorage structures are not larger than is necessary to provide measonable draft for the boats to be moored, but not beyond the Outer Harbor Line. The moored structures will not interfere with the public use and enjoyment of the water or create a hazard to navigation. The following accessory components are allowed if approved through Process IIB, Chapter 152: Gas and oil sale for boats, ft: Storage tanks are underground and on dry tand; and The use has facilities to contain and clean up oil and gas sale for boats. Boat or motor seles and leasing. Boat or motor seles and leasing. Boat or motor seles and leasing. Boat or motor seles and leasing.
ZC-5230Q/4-21-95											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
FOOTN	OTES										- For other information about parking and parking areas, see Chapter 105. - For details of the regulations in this category, see Chapter 100. - For information of the regulations in this category, see Chapter 100. - For details of what may exceed this height limit, see Chapter 115. - For details regarding required yards, see Chapter 115. - For details regarding required yards, see Chapter 115.

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∇_{c}	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVI	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
General Moorage Facility (continued)											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.
											 At least one pump-out facility shall be provided. This facility must be easily accessible to the gen public and clearly marked for public use, unless moorage is available only for the residents of dwelling units on the subject property.
										and the second se	 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 traner 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.
											 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.
										E	12. Must provide at least two covered and secured waste receptacies.
		8									13. All utility lines must be below the pler decks and, where feasible, underground.
											14. Plens must be adequately 12; 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.
		8									16. Covered moorage is not permitted. Aircraft moorage is not permitted.
							e				17. A high waterline yard equal in depth to the greater of 15 feet or 15% of the average parcel depth 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.
ZC-5230/14/6-13-94				-							REGULATIONS CONTINUED ON NEXT PAGE
			I								- For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. - For information of the regulations in this category, see Chapter 95.
FOOTNO	DTES			L							- For details of what may exceed this height limit, see Chapter 115.

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$ $ \sim \Rightarrow	REQUIRED REVIEW PROCESS	Tot	FRONT	SIDE	REAR	LOT	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REC	SP	ECIAL REGULATIONS	
General Moorage Facility (continued)					_						 See Section 32 of this Chapter for in addition, refer to Chapter 1 to de subject property. 	regulations regarding butkheads and lan termine what other provisions of this Co	d surface modification. de may apply to the
						į		8	1			utated under the City's Shoreline Master	Program: consult that
											document.		
											21. May not use land waterward of the density.	high waterline to determine lot size or to	calculate allowable
					- -						contidor must be in one continuous tandscaping will be allowed, provid beyond Lake Washington. This co	d across 30 percent of the average parce piece. Within the view corridor, structur led they do not obscure the view from Ju midor must be adjacent to either of the si view corridor given development on adjac	es, parking areas, and anita Drive to and de property lines,
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										<u></u>	 For details of the regulations in this call For information of the regulations in this 	s category, see Chapter 95.	
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52.30.t BULKHEADS AND LAND SURFACE MODIFICATION

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

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

- 2) Either:
 - 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. <u>Public Use Area Required</u>. If the land surface modification within the high waterline yard is proposed as part of a development other than a small moorage facility, the City shall require that part of the high waterline be developed as a Public Use Area. The size and design of the Public Use Area must be specifically approved by the City based on the size of the subject property, the use on the subject property, and the ability to use design features to separate the Public Use Area from the private elements of the development.
- e. <u>Material Used for Landfill</u>. The material used in a landfill must be non-dissolving and non-decomposing. The fill material must not contain organic or inorganic material that would be detrimental to the water quality or the existing habitat.
- f. <u>Use of Vegetation</u>. The applicant shall stabilize exposed areas left after land surface modification with vegetation.
- g. <u>Disposition of Excavated Materials</u>. Dredging spoils may not be deposited in Lake Washington and may be deposited on the subject property only if this is part of an approved development activity.
- 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. <u>Emergency Measures</u>. An applicant may erect a temporary bulkhead and take other emergency measures to protect against harm to persons or property resulting from imminent and unanticipated natural hazards. The area modified must be restored to the condition that existed immediately prior to any emergency modification as soon as practicable after the emergency.

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	LEQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Tavern C	N.D.R. Chapter	None	0,	0'	0,	80%	26' above average	С	E	1 per each 100 sq. fl.	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter.
Regulation #2) (S	42 See Spec.						building elevation			of gross floor area	2. This use is not allowed east of NE 120th Place.
R I	3o g. # 4)						(See Spec. Reg. #4)				3. Gross floor area for this use may not exceed 10,000 square feet.
											 The maximum height of structures on the subject property may be increased by up to 13 feet if the proposal is reviewed and decided upon through Process I, Chapter 145.
											5. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject proper
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			L	<u> </u>							For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100.
FOOTNO	TES								<u> </u>		For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115. 115F.1

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	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COV	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SP	ECIAL REGULATION	s	
Fast Food Restaurant (See Special Regutation #2)	A.D.R. Chapter 142 (See Spec. Reg. #6)	I None	0'	07 0*	<i>o</i> '	30%	26' above average building elevation (See Spec. Reg. #6)	C	E	1 per each 80 sq. fl. cf gross floor area	 The development of the subject propregutations of Section 50 of this Characteristics of Section 50 of this Characteristics of Section 50 of this Use II 12 Gross floor area for this use may not Must provide one outdoor waste received. Drive-through facilities are prohibited The maximum height of structures or proposal is reviewed and decided up Refer to Chapter 1 to determine what 	pter, 20th Ptace. exceed 10,000 aquare feet, eptacle for every eight parking sta L n the subject property may be incr on through Process I, Chapter 14	is. eased by up to 13 feet if the 5.	
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Implementation Minimums Maximums USE REQUIRED YARDS REQUIRED YARDS Required for the subject property and ediacent rights-of-way must the subject property ediacent rights-of-way must the subject property ediacent property ediacent rights-of-	Section 52.35.C
Image: Second state Image: Second state<	52.35.c
A retail A.D.R. None 0' 0' 0' 80% 26' above C E See 1. The development of the subject property and adjacent rights-of-way must b	e consistent with the
establishment Chapter providing 142 ententainment, (See Spec.) recreational, or Reg. #4) cultural activities (See Spec.) (See Spec.) Reg. #4) Regulation #2) Image: #4) Image: #4) Image: #4) Image: #4) <td></td>	
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.3 ፲ = 3 4 6 ≿

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REGULATIONS	REQUIRED KEVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	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 Regutations #2, #3, and #7)	A.D.R. Chapter 142 (See Spec. Reg. #8)	None	0,	ď	ď	80%	26' above average building elevation (See Spec. Reg. #8)	C	E	1 per each 300 sq. fl. of gross floor area	 The development of the subject property and edjacent 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. The following uses are not permitted in this zone: Retail establishments providing storage services unless accessory to another permitted use. Automobile or boat sales and/or retail facilities Automobile service station or center. Boat service or repair. Cutation storage of bulk commodiles, 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 commodiles 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 essociated with retail uses. Gross floor area for this use may not exceed 10,000 equare feet. Drive-through facilities are prohibited.
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							·	•		1	For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100, PAGE
FOOTN	OTES										For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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A F	RZQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS		
Detached, Attached or Stacked Dweiling Unit	A.D.R. Chapter 142 (See Spec. Reg. #4) A.D.R. Chapter 142 (See Spec. Reg. #2)	None 3,600 sq. ft. with a minimum of 1,800 sq. ft.	o, o,	о [,]	O, D,	80%	26' above average building elevation (See Spec. Reg. #4) 26' above average building elevation (See Spec. Reg. #2)	D	D	tf 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	 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 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. Ancitiary assembly and manufacture of goods on the premise of this use are permitted only if: The outward appearance and impacts of this use with enciliary 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 feel if the proposal is reviewed and decided upon through Process I, Chapter 145. Fieler to Chapter 1 to determine what other provisions of this Code may apply to the subject property regulations of Section 50 of this Chapter. The maximum height of structures on the subject property may be increased by up to 13 feel if the proposal is reviewed and decided upon through Process I, Chapter 145. 		
ZC-JEDGAA'3-24-95 FOOTN(OTES	per unit								L	 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 prope For other information about perking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 105. For details of what may exceed this height limit, see Chapter 115. For details regarding regulated yards, see Chapter 115. 		

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\checkmark	REQUI	LOT S	FRONT	SIDE	REAR	LOT O	HEIGH	LANDSCAFE	SIGN CATEGORY	REQUI	SPECIAL REGULATIONS
Church	A.D.R. Chapter 142 (See Spec. Reg. #4)	None	0"	C,	0"	80%	28' above average building elevation (See Spec. Reg. #4)	c	В	occupancy load of any area of	 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.
Private Lodge or Ciub (Coe Special Regulation #2)	A.D.R. Chapter 142 (See Spec. Reg. #4)	None	ď	o.	0,	80%	26° sbove average building elevation (See Spec. Reg. #4)	с	 Frefer 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. This use is not allowed east of NE 120th Place. Cross (your area for this use may not exceed 10,000 equare 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.
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FOOTN	OTES										For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.
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School or Day-Care Center	A.D.R. Chapter	None	0,	0'	Q	80%	26' above average building	0	в	See Section 105.25	1. The development of the subject property regulations of Section 50 of this Chapter		way must be consistent with the
	142 (See Spec.						elevation				2. A 6-foot high fence is required slong all	property lines adjacent	to the outside play areas.
	Reg. #7)						(See Spec. Reg. #7)				 Structured play areas must be set back 1 Structured play areas must be set back 1 	50 or more students or	children.
										c. Otherwise, 5 feet.			
										 An on-site passenger loading area must of the loading areas on a case-by-case t of the abutting right-of-way improvement of-way improvements or other means may 	basis, depending on the its. Carpooling, stagger	number of attendees and the extent ed loading/unicading time, right-	
					Ì	1			1]	residential uses.		
									5. May include accessory living facilities fo	or staff persons.			
						ļ			 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 proposal is reviewed and decided upon			
											 The location of parking and passenger la residential use. 	loading areas shall be d	esigned to reduce impacts on nearby
										9. Refer to Chapter 1 to determine what oth	her provisions of this Co	de may apply to the subject property.	
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BE REGULATIONS	ROCES		REC	UIRED Y	rards	AGE	_ H			REQUIRED PARKING SPACES	JBD 6 52.35.h	
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ni-school or ni-day-care - 12 atlendees)	A.D.R. Chapter 142	None	0'	ď	O,	80%	26 ' above average	D	В	See Section 105.25	 The development of the subject property and adjacent rights-of-way must be consistent with regulations of Section 50 of this Chapter. 	
or less attendees)	(See Spec. Reg. #7)					ĺ	building elevation (See Spec. Reg. #7)				A 6-toot high lence is required along all property lines adjacent to the outside play areas for 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. 	
								}				
											5. May include accessory living facilities for staff persons.	
•											 These uses are subject to the requirements established by the Department of Social and He Services (WAC 388-73, 150, and 155). 	
									 The maximum height of structures on the subject property may be increased by up to 13 fer 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	
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BD6A/3-24-95	l	I	<u> </u>	<u> </u>	<u> </u>		┻╌┬─	┸─┌─			- For other Information about parking and parking areas, see Chapter 105. PAGE	
FOOTN	OTES	•			<u> </u>						For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.	

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an 心	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAFE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Convalescent Center or Nursing Home	A.D.R. Chapter 142 (Soe Spec. Reg. #2)	None	0'	ď	ď	80%	26' above average building elevation (See Spec. Reg. #2)	c	B	1 for each bed	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter. 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.
Public Litility, Government Facility, end Community Facility	A.D.R. Chapter 142 (See Spec. Reg. #3)	None	0'	or	oʻ	80%	26' above average building elevation (See Spec. Reg. #3)	D See Spec. Reg. #2	в	See Section 105.25	 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. 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	 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-BC6A73-24-95	OTES										- For other information about parking and parking areas, see Chapter 105. - For details of the regulations in this category, see Chapter 100. - For information of the regulations in this category, see Chapter 95. - For details of what may exceed this height limit, see Chapter 115. - For details regarding required yards, see Chapter 115. - For details regarding required yards, see Chapter 115.

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REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	LINIMU REC	IMS QUIRED Y	ARDS	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	Zone Sectio JBD 6 52.35 SPECIAL REGULATIONS	
Public Parks	A.D.R. Chapter 142 and see Spec. Regs.#2 and #3	None	-		ned on ca	_			В	See Section 105.25	 The development of the subject property and adjacent rights-of-way must be consist regulations of Section 50 of this Chapter. Development and use of a park does not require a development permit under this Cca. A master plan for that perk has been approved by the City and the proposed development use is consistent with the master plan, or The proposed use and development: will not involve lighting for outdoor nightline activities; and will not involve the construction of any building of more than 4,000 equare fee 3) will not involve the construction of more than 20 parking stalls; 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 Remist be approved through the Process III, Chapter 155. The City will use the followind determining what facilities and uses will be permitted: 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 is an explicit of the subject property. 	tode If: velopment and vel; and vegutation #2 fing factors in
FOOTNOTES										· · · · · · · · · · · · · · · · · · ·	For information of the regulations in this category, see Chapter 95.	AGE 5F.10

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- **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.
 - 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. <u>Parking Lot Entrances and Driveways</u> 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.

162.57 JBD 5 Continued Use

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

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

- 1. Any change in use or density shall conform to the Comprehensive Plan and Zoning regulations in effect at the time such change is made.
- 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 cr use.
- 5. The owner of a JBD 5 Continued Use may request the issuance of a "Certificate of JBD 5 Continued Use" which shall identify the property, existing use, and maximum building height for which the certificate is issued.

PUBLICATION SUMMARY OF ORDINANCE NO. 3462

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING, AND LAND USE AND AMENDING ORDINANCE 2740 AS AMENDED, THE KIRKLAND ZONING ORDINANCE FILE NO. IV-94-1.

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

Chapter 20 - (RM) Multifamily Residential Zone

Chapter 52 - (JBD) Juanita Business District Zone 52.15 JBD 2 Use Zone Charts 52.20 JBD 3 Use Zone Charts 52.25 JBD 4 Use Zone Charts 52.30 JBD 5 Use Zone Charts 52.35 JBD 6 Use Zone Charts 52.50.4 Design Regulations

Chapter 162 - Non-Conformance

<u>Section 2.</u> 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.

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

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its regular meeting on the <u>2nd</u> day of <u>May</u>, 1995.

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

SO94-1A.OCT/AR:ct