

ORDINANCE NO. 3618

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-97-68).

WHEREAS, the City Council has received from the Kirkland Planning Commission a recommendation to amend certain sections of the text of the Kirkland Zoning Code, Ordinance 2740 as amended, all as set forth in that certain report and recommendation of the Planning Commission dated December 18, 1997 and bearing Kirkland Department of Planning and Community Development File No. IV-97-68; and

WHEREAS, prior to making said recommendation, the Planning Commission, following notice thereof as required by RCW 35A.63.070, on November 6, 1997, held a public hearing on the amendment proposals and considered the comments received at said hearing; and

WHEREAS, pursuant to the State Environmental Policies Act there has accompanied the legislative proposal and recommendation through the entire consideration process, a final determination of nonsignificance, including supporting environmental documents, issued by the responsible official pursuant to WAC 197-11-340 and WAC 197-11-390; and

WHEREAS, in regular public meeting the City Council considered the environmental documents received from the responsible official, together with the report and recommendation of the Planning Commission.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Kirkland as follows:

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

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

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

Section 3. To the extent the subject matter of this ordinance, pursuant to Ordinance 2001, is subject to the disapproval jurisdiction of the Houghton Community Council, this ordinance shall become effective within the Houghton


Community Municipal Corporation only upon approval of the Houghton Community Council or the failure of said Community Council to disapprove this ordinance within 60 days of the date of the passage of this ordinance.

Section 4. Except as provided in Section 3, this ordinance shall be in full force and effect five days from and after its passage by the Kirkland City Council and publication, pursuant to Section 1.08.017 Kirkland Municipal Code, in the summary form attached to the original of this ordinance and by this reference approved by the City Council, as required by law.


Section 5. A complete copy of this ordinance, including Findings, Conclusions and Recommendations adopted by reference, shall be certified by the City Clerk, who shall then forward the certified copy to the King County Department of Assessments.

PASSED by majority vote of the Kirkland City Council in regular, open meeting this 6th day of January, 19 98

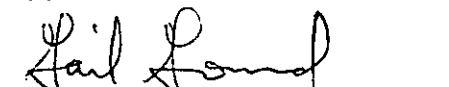
SIGNED IN AUTHENTICATION thereof this 6th day of January, 19 98.

  
\_\_\_\_\_  
Mayor

Attest:

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

Approved as to Form:

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

WORD-9768.MAY/LA:mjd

300. Family - An individual or two (2) or more persons of not more than four (4) degrees of affinity or consanguinity and including persons under legal guardianship, or a group of not more than five (5) persons who are not related by four (4) or less degrees of affinity or consanguinity.
302. Family Day-Care Home - A child Day-Care operation in the family living quarters of the provider's home for no more than twelve (12) children. (NEW SECTION)
305. Fast Food Restaurant - An establishment which offers quick food service which is accomplished through a limited menu of easily produced items. Orders are not taken at the customer's table, and food is served in disposable wrappings or containers, and the seating and associated circulation areas exceed ten percent of the gross floor area of the use.
310. Fence - A man-made wall or barrier constructed for the purpose of enclosing space or separating parcels of land.
315. Fill Material - Dirt, structural rock or gravel, broken concrete and similar structural substances customarily used to raise the level of the ground, but excluding topsoil, bark, ornamental rocks or gravel placed on the surface of the ground.
320. Finished Grade - The final contour of the land surface prior to landscaping.
325. Floor - The horizontal surface inside a structure designed and intended for human use and occupancy, excluding parking areas.
326. Frequently Flooded Areas - As defined in Chapter 90 of this Code.
327. Fuel Price Sign - A type of wall-mounted or pedestal sign displaying the price of fuel for motorized vehicles.
328. Geologically Hazardous Areas - As defined in Chapter 85 of this Code.
330. Glare - The reflection of harsh, bright light, or "the physical effect resulting from high luminances or insufficiently shielded light sources in the field of view".
335. Government Facility - A use consisting of services and facilities operated by any level of government, excluding those uses listed separately in this Code.
340. Gross Floor Area - The total square footage of all floors in a structure as measured from either the interior surface of each exterior wall of the structure or, if the structure does not have walls, from each outer edge of the roof. Exterior areas may constitute gross floor area. See Chapter 115 of this Code.
345. Ground Floor - The floor of a structure that is closest in elevation to the finished grade along the facade of the structure that is principally oriented to the street which provides primary access to the subject property.
350. Ground Mounted Sign - All of the following: pole signs, pedestal signs and monument signs.
351. Hazardous Waste - All dangerous and extremely hazardous waste, including substances composed of radioactive and hazardous components (see RCW 70.105.010(15)).

ATTACHMENT A

490. Low Density Zone - The following zones: RS 35, RSX 35; RS 12.5; RSX 12.5; RS 8.5; RSX 8.5; RS 7.2; RSX 7.2; RS 5.0; RSX 5.0; PLA 2; PLA 6C, 6E; PLA 16; WD-II and comparable zones in other adjoining jurisdictions, except properties with approved Intent to Rezones to zoning designations other than low density.
491. Low Income Household - A household whose total gross income is less than or equal to 80% of the median household income in the Seattle Metropolitan Statistical Area. For low income senior citizen households, total assets shall not exceed the maximum established by the City Council.
492. Low Income Unit - A unit which contains a low income household. In addition, the rent for this type of unit shall not exceed 30% of the gross income of the eligible low income household.
500. Marquee Sign - Any sign which forms part of, or is integrated into, a marquee or canopy and which does not extend horizontally beyond the limits of such marquee or canopy.
505. Master Plan - A complete development plan for the subject property showing: placement, dimensions and uses of all structures as well as streets and other areas used for vehicular circulation.
510. Maximum Lot Coverage - The maximum percentage of the surface of the subject property that may be covered with materials which will not allow for the percolation of water into the underlying soils.
515. Medium Density Use - Detached, attached, or stacked dwelling units on a subject property which contains at least 3,600 square feet per unit but not more than 7,199 square feet per unit.
520. Medium Density Zones - The following zones: RM 5.0; RM 3.6; WD-1; WD-III; PLA 3; PLA 6 B, F, H, K; PLA 7 A and PLA 9.
525. Mean Sea Level - The level of Puget Sound at zero tide as established by the US Army Corps of Engineers.
527. Mini-Day-Care Center - A Day-Care operation with <sup>no more than</sup> ~~seven (7)~~ to twelve (12) attendees at any one time, not including immediate family members who reside in the center.
528. Mini-School - A school operation with seven (7) to twelve (12) attendees at any one time, not including immediate family members who reside in the school.
529. Minor Improvements - As defined in Chapter 90 of this Code.
530. Minor Lake - As defined in Chapter 90 of this Code.
535. Minor Stream - Any stream that does not meet the definition of major stream.
537. Modify - As used in Chapters 75, 122 and 125, the word modify means to allow or require a deviation from the provisions of this Code.

**USE ZONE CHART**

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

**Zone**  
RS

**Section**  
15.10.d

**REGULATIONS**

**USE**

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**SPECIAL REGULATIONS**

1. Minimum lot size per dwelling unit is as follows:
  - a. in RS 35 zones, the minimum lot size is 35,000 square feet.
  - b. in RS 12.5 zones, the minimum lot size is 12,500 square feet.
  - c. in RS 8.5 zones, the minimum lot size is 8,500 square feet.
  - d. in RS 7.2 zones, the minimum lot size is 7,200 square feet.
  - e. in RS 5.0 zones, the minimum lot size is 5,000 square feet.
2. May locate on the subject property if:
  - a. it will not be materially detrimental to the character of the neighborhood in which it is located.
  - b. Site design must minimize adverse impacts on surrounding residential neighborhoods.
3. A six-foot high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day care centers only.
4. Hours of operation and maximum number of attendees may be limited by the City to reduce impacts on nearby residential uses.
5. Structured play areas must be setback from all property lines by five feet.
6. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.
7. The location of parking and passenger loading areas shall be designated to reduce impacts on nearby residential uses.
8. Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses.
9. May include accessory living facilities for staff persons.
10. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
11. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 150, and 155).

**REQUIRED REVIEW PROCESS**

Process I  
Chapter 145

None

**LOT SIZE**

As established on the Zoning Map. See Special Regulation #1.

**MINIMUMS REQUIRED YARDS**

<b>FRONT</b>	20'
<b>SIDE</b>	5', but 2 side yards must equal at least 15'.
<b>REAR</b>	10'

**MAXIMUMS**

<b>HEIGHT OF STRUCTURE</b>	25' above average building elevation
<b>LOT COVERAGE</b>	50%

**LANDSCAPE CATEGORY**

E

**SIGN CATEGORY**

G

See Spec. Reg. #8

**REQUIRED PARKING SPACES**

See Section 106.25

Revised 10/92

**PAGE**  
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**FOOTNOTES**

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

0-3678

(NEW SECTION)

USE		USE ZONE CHART										Zone	Section	
REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	Zone	Section
			FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY						
Family Day-Care Home	None	As established on the Zoning Map. See Special Regulation #1	20'	5' but 2 side yards must equal at least 15 feet.	10'	50%	25' above average finished ground.	E	A	2 to one street front lot.	<p>1. Minimum lot size per dwelling unit is as follows:</p> <ul style="list-style-type: none"> <li>a. In RS 35 Zones, the minimum lot size is 35,000 square feet.</li> <li>b. In RS 12.5 Zones, the minimum lot size is 12,500 square feet.</li> <li>c. In RS 0.5 Zones, the minimum lot size is 8,500 square feet.</li> <li>d. In RS 7.2 Zones, the minimum lot size is 7,200 square feet.</li> <li>e. In RS 5.0 Zones, the minimum lot size is 5,000 square feet.</li> </ul> <p>2. Family day-care provider must be licensed by the state to operate a family child day-care home.</p> <p>3. A safe passenger loading area as certified by the state office of child care policy licensor shall be provided.</p> <p>4. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</p> <p>5. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-155).</p>	RS		

WAC 388-155-040-041-042-043-044-045-046-047-048-049-050-051-052-053-054-055-056-057-058-059-060-061-062-063-064-065-066-067-068-069-070-071-072-073-074-075-076-077-078-079-080-081-082-083-084-085-086-087-088-089-090-091-092-093-094-095-096-097-098-099-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000

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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. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

Footnotes



(NEW SECTION)

USE		USE ZONE CHART										Section	
REGULATIONS	REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	Zone RSX
			FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	HEIGHT OF SIGN					
None		As established on the Zoning Map. See Special Regulation #1.	20'	5' each side See Special Regulation #2.	10'	50%	30' above average building elevation	IF	A	2 in front, 1 in side, 1 in rear	<p>1. Minimum site per dwelling unit is as follows:</p> <ul style="list-style-type: none"> <li>a. In RSX 35 Zones, the minimum lot size is 35,000 square feet.</li> <li>b. In RSX 45 Zones, the minimum lot size is 8,500 square feet.</li> <li>c. In RSX 7,2 Zones, the minimum lot size is 7,200 square feet.</li> </ul> <p>2. On corner lots, only one front yard must be a minimum of 20 feet. All other front yards shall be regulated as a side yard (minimum the front yard). The applicant may select which front yard shall meet the 20 foot requirement.</p> <p>3. Family day-care provider must be licensed by the state to operate a family child day-care home.</p> <p>4. A safe passenger loading area as certified by the state office of child care policy licensor shall be provided.</p> <p>5. Refer to chapter 1 to determine what other provisions of this Code may apply to the subject property.</p> <p>6. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-155).</p>		
1-156 17.10.0 (page 105) 6-19-2021/156													Page

For other information about parking and parking areas, see Chapter 105.  
 For details of the regulations in this category, see Chapter 100.  
 For information of the regulations in this category, see Chapter 95.  
 For details of what may exceed this height limit, see Chapter 115.  
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Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.

USE ZONE CHART

Zone	Section
PO	27.10.b

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			SPECIAL REGULATIONS			
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
				FRONT	SIDE	REAR						
Church	Process Chapter 145 None	None	20'	20' on each side	20'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation.  Otherwise, 30' above average building elevation.	C B	1 for every 4 people based on maximum occupant load of any area of worship. See Spec. Reg. #3.	<ol style="list-style-type: none"> <li>If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>               See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details.             </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>No parking is required for day-care or school ancillary to the use.</li> </ol>		
School or Day Care Center	Process Chapter 145 None	None	If this use can accommodate 50 or more students or children, then— 50'	50' on each side	50'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation.  Otherwise, 30' above average building elevation.	D B	See Section 105.25	<ol style="list-style-type: none"> <li>A 6-foot high fence is required only along the property lines adjacent to the outside play areas.</li> <li>Hours of operation may be limited to reduce impacts on nearby residential uses.</li> <li>Structured play areas must be set back from all property lines as follows:               <ol style="list-style-type: none"> <li>20 feet if this use can accommodate 50 or more students or children.</li> <li>10 feet if this use can accommodate 13 to 49 students or children.</li> <li>Otherwise, 5 feet.</li> </ol> </li> <li>An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading area 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.</li> <li>May include accessory living facilities for staff persons.</li> <li>If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.</li> </ol>               See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details.             </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.</li> <li>These uses are subject to the requirements established by the Department of Social and Health Services (WAC-368-73).</li> </ol>		

L-PO 27.10.b (page 47) 8-22-88/18:cd

B-PO 27.10.b (page 47) 8-22-88/18:cd

June 1988 (Ordinance 3100)  
Feb. 1988 (Ordinance 3077)

Footnotes

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

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**USE ZONE CHART**

**Zone**  
WDI

**Section**  
30.10.a

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

REGULATIONS	MINIMUMS				MAXIMUMS				SPECIAL REGULATIONS		
	LOT SIZE	REQUIRED YARDS		HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES				
		FRONT	SOUTH PROPERTY LINE					NORTH PROPERTY LINE		REAR	
Detached Dwelling Unit USE	3,600 sq. ft.	30'	The greater of: a. 15' or b. 1 1/2 times the height of the primary structure above average building elevation minus 10'	10'	The greater of: a. 15' or b. 15% of the average parcel depth	80%	30' above average building elevation. This provision may not be varied.	E	A	2.0 per Unit	1. No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For the regulation regarding moorage and public access piers, see the specific listings in this zone. 2. The required 30' front yard may be reduced 1' for each 1' of this yard that is developed as a public use area B-1. 3. Within 30' of the front property line, each portion of a structure is set back from the front property line by a distance greater than or equal to the height of that portion above the front property line; and 4. Substantially, the entire width of this yard (from north to south property lines) is developed as a public use area; and 5. The design of the public use area is specifically approved by the City. 6. A view corridor must be maintained across 30% of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided that they do not obscure the existing view from Lake Washington Boulevard to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties. 7. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 8. See Section 11 of this Chapter for regulations regarding setbacks and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Attached or Stacked Dwelling Units PROCESSING CHAPTER 145	3,600 sq. ft. per unit	30'	The greater of: a. 15' or b. 1 1/2 times the height of the primary structure above average building elevation minus 10'	10'	The greater of: a. 15' or b. 15% of the average parcel depth	80%	30' above average building elevation. See also Special Regulation #5	D	A	2.0 per Unit	1. No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For the regulations regarding moorage and public access piers, see the specific listings in this zone. 2. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. The City shall require signs designating the public pedestrian access and public uses areas. 3. The required 30' front yard may be reduced 1' for each 1' of this yard that is developed as a public use area B-1. 4. Within 30' of the front property line, each portion of a structure is set back from the front property line by a distance greater than or equal to the height of that portion above the front property line; and 5. Substantially the entire width of this yard, from north to south property lines, is developed as a public use area; and 6. The design of the public use area is specifically approved by the City. 7. A view corridor must be maintained across 30% of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas, and landscaping will be allowed, provided that they do not obscure the view from Lake Washington Boulevard to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties. 8. Structure height may be increased to 35' above average building elevation if the increase does not impact views of the lake from properties east of Lake Washington Boulevard; and 9. The increase is offset by a view corridor that is superior to that required by special regulation #4; or 10. The increase is offset by maintaining comparable portions of the structure lower than 30' above average building elevation. REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE R-WDI/Section 30.10.a./Page 50/9-12-88/18:1K


**Footnotes**

For other information about parking and parking areas, see Chapter 105, for details of the regulations in this category, see Chapter 100, for details of the regulations in this category, see Chapter 95, for details of what may exceed this height limit, see Chapter 115 for details regarding required yards, see Chapter 115. This development may also be regulated under the City's Shoreline Master Program; consult that document. May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

**Page**

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**USE ZONE CHART**

**Zone**  
  
**Section**  
 30.10.c

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

Public Access Pier or Boardwalk	None Process 1 Chapter 145	Waterward of the High Waterline 10' 10' See also Special Regulation #8	10'	10'	None	None	None	None	See Section 105.25	See Section 105.25	1. No accessory uses, buildings, or activities are permitted as part of this use. 2. 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 submittal of a building permit for this use. 3. May not treat a structure with caissons, oil base or toxic substances. 4. Must provide at least one covered and secured waste receptacle. 5. All utility lines must be below the pier deck and, where feasible, underground. 6. Piers must be adequately lit; the source of the light must not be visible from neighboring properties. 7. Structures must display the street address of the subject property. The address must be oriented to the lake with letters and numbers at least 4 inches high, and visible from the lake. 8. North and South property line yards may be decreased for over-water public use facilities which connect with waterfront public access on adjacent property. 9. See Section 11 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.
Moorage Facility for 1 or 2 boats	None	Waterward of the High Waterline 10' 10' In addition, no moorage structure may be within: a. 25' of a public park; or b. 25' of another moorage structure not on the subject property. The minimum dimension of any yard, other than those listed, is 5'	10'	10'	None	80%	Pier decks may not be more than 24' above mean sea level. Diving boards and similar features may not be more than 3' above the deck.	See Spc. Reg. #8	1 per each 2 piers ----- Otherwise None if the moorage is reserved for the exclusive use of an adjacent residential development.	See Spc. Reg. #8	1. No accessory uses, buildings, or activities are permitted as part of this use. Various accessory components are permitted as part of a Gleason Moorage Facility. See item listing in this zone. 2. Moorage structures may not extend waterward beyond a point 150 feet from the high waterline. In addition, piers and docks may not be wider than is reasonably necessary to provide safe access to the boats, but not more than 8 feet in width. 3. If the moorage structures will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to submittal of a building permit for this use. 4. May not treat moorage structures with caissons, oil base or toxic substances. 5. Must provide at least one covered and secured waste receptacle. 6. All utility lines must be below the pier deck and, where feasible, underground. 7. Piers must be adequately lit; the source of the light must not be visible from neighboring properties. 8. Moorage structures must display the street address of the subject property. 9. Covered moorage is not permitted. 10. Aircraft moorage is not permitted. 11. See Section 11 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.

L-WDI/4-9-90/TJS:rk

R-WDI/Section 30.10.c./Page 52/4-18-90/TJS:rk

REVISED 2/88

Footnotes

Page 52

For other information about parking and parking areas, see Chapter 105.  
 For details 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.  
 This development may also be regulated under the City's Shoreline Master Program; consult that document.  
 May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

USE REGULATIONS	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART		Zone WDII	Section 30.15.b			
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS					LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS				
			REQUIRED YARDS														
		FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE												
Moorage Facility for 1 or 2 boats. See also Special Regulations 1 and 11.  ZC-3015B/12-8-92	Process Chapter 145 None	None	Landward of the High Waterline 20' 5' 10' --- Waterward of the High Waterline --- 10' 10' --- In addition, no moorage structures may be within either: a. 25 ft. of a public park; or b. 25 ft. of another moorage structure not on the subject property. See also Special Regulation 1.	50%	Landward of the High Waterline, 25 ft. above average building elevation.  Waterward of the High Waterline, dock, and pier decks may not be more than 24 ft. above mean sea level. Diving boards and similar features may not be more than 3 ft. above the deck.	E	See Spec. Reg. 8	None	<ol style="list-style-type: none"> <li>Moorage must be for the exclusive use of the residents of the subject property. Renting moorage space is not permitted.</li> <li>Moorage structures may not extend waterward beyond a point 150 feet from the high waterline. In addition, piers and docks may not be wider than is reasonably necessary to provide safe access to the boats, but not more than 8 feet in width.</li> <li>If the moorage structures will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to proposing this use.</li> <li>May not treat moorage structure with creosote, oil base, or toxic substances.</li> <li>Must provide at least one covered and secured waste receptacle.</li> <li>All utility lines must be below the pier deck and, where feasible, underground.</li> <li>Pier must be adequately lit, the source of the light must not be visible from neighboring uses.</li> <li>Moorage structures must display the street address of the subject property. The address must be oriented to the Lake with letters and numbers at least 4 inches high, and visible from the Lake.</li> <li>Covered moorage is not permitted.</li> <li>Aircraft moorage is not permitted.</li> <li>Two or more adjoining waterfront lots may share a moorage facility. If this occurs, the following regulations apply:               <ol style="list-style-type: none"> <li>All lots will be taken together as the subject property to determine compliance with the requirements of this use.</li> <li>The moorage structure may be built to accommodate two boats for each residential unit on the subject property.</li> <li>The owner of each lot must deed to the City the over-water development rights to the property. Upon request, the City will, without cost, deed this right back to the owner of a lot, but the number of boats permitted to moor at the shared moorage facility will be reduced by two.</li> </ol> </li> <li>See Section 16 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.</li> </ol>								
<b>FOOTNOTES</b>												For other information about parking and parking areas, see Chapter 106. For details of the regulations in the category, see Chapter 100. For information of the regulations in this category, see Chapter 96. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115. This development may also be regulated under the City's Shoreline Master Program, consult that document. May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.			Revised 11/88	<b>PAGE</b>  64	

# USE ZONE CHART

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

**Zone**

WD III

**Section**

30.20.b

USE	MINIMUMS REQUIRED YARDS		MAXIMUMS		REQUIRED PARKING SPACES	SPECIAL REGULATIONS				
	FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY
<p>Attached or Stacked Dwelling Units</p> <p>Process Review Chapter 145</p>	<p>30'</p> <p>See also Spec. Req. #3.</p>	<p>The greater of-</p> <p>a. 15', or</p> <p>b. 1/2 times the height of the primary structure above average building elevation minus 10'.</p>	<p>10'</p>	<p>The greater of-</p> <p>a. 15', or</p> <p>b. 15% of the average parcel depth.</p>	<p>80%</p>	<p>30' above average building elevation. See also Spec. Req. #5.</p>	<p>D</p>	<p>A</p>	<p>2.0 per unit</p>	<p>1. No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For the regulations regarding moorage and public access piers, see the specific listings in this zone.</p> <p>2. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. The City shall require signs designating the public pedestrian access and public use areas.</p> <p>3. The required 30-foot front yard may be reduced 1 foot for each foot of this yard that is developed as a public use area.</p> <p>4. Within 30 feet of the front property line, each portion of a structure is set back from the front property line by a distance greater than or equal to the height of that portion above the front property line; and</p> <p>5. Substantially the entire width of this yard, from north to south property lines, is developed as a public use area; and</p> <p>6. The design of the public use area is specifically approved by the City.</p> <p>7. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor will be allowed, provided that they do not obscure the view from Lake Washington Boulevard to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties.</p> <p>8. Structure height may be increased to 35 feet above average building elevation if the increase does not impact views of the lake from properties east of Lake Washington Boulevard; and</p> <p>9. The increase is offset by a view corridor that is superior to that required by Special Regulation #4; or</p> <p>10. The increase is offset by maintaining comparable portions of the structure lower than 30 feet above average building elevation.</p> <p>11. The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of that isolation.</p> <p>12. Chapter 115 contains regulations regarding home occupancies and other accessory uses, facilities and activities associated with this use.</p> <p>13. See Section 21 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p>

Revised 7/88

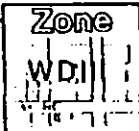
R-WDIII/Section 30.20 by Page 68B/2-1-89/TS:tk

L-WDIII/Section 30.20 by Page 68B/4-22-88/TS:do

**Footnotes**

For other information about parking and parking areas, see Chapter 105.  
 For details of the regulations in this category, see Chapter 100.  
 For details of the regulations in this category, see Chapter 95.  
 For details of what may exceed this height limit, see Chapter 115.  
 For details regarding required yards, see Chapter 115.  
 This development may also be regulated under the City's Shoreline Master Program; consult that document.  
 May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

REGULATIONS		USE ZONE CHART										Zone		Section	
		MINIMUMS REQUIRED YARDS										MAXIMUMS		30.20.c	
USE	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT				LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS			
			FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE									
Public Access Pier or Boardwalk	Process 1A - Chapter 150 Process 1 Chapter 145	None	Waterward of the High Waterline	10'	10'	---	---	Pier docks 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 Spc. Reg. #7	See Section 105.25	<ol style="list-style-type: none"> <li>No accessory uses, buildings, or activities are permitted as part of this use.</li> <li>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 submittal of a Building Permit for this use.</li> <li>May not treat a structure with creosote, oil base or toxic substances.</li> <li>Must provide at least one covered and secured waste receptacle.</li> <li>All utility lines must be below the pier deck and, where feasible, underground.</li> <li>Piers must be adequately lit; the source of the light must not be visible from neighboring properties.</li> <li>Structures must display the street address of the subject property. The address must be oriented to the Lake with letters and numbers at least 4 inches high, and visible from the Lake.</li> <li>North and south property line yards may be decreased for over-water public use facilities which connect with waterfront public access or adjacent property.</li> <li>See Section 21 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.</li> </ol>			
Moorage Facility for 1 or 2 boats. See also Special Regulation #1.	None	None	Waterward of the High Waterline	10'	10'	---	80%	Pier docks 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 Spc. Reg. #9	None	<ol style="list-style-type: none"> <li>Moorage must be for the exclusive use of the residents of the subject property. Renting moorage space is not permitted.</li> <li>No accessory uses, 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.</li> <li>Moorage structures may not extend waterward beyond a point 150 feet from the high waterline. In addition, piers and docks may not be wider than is reasonably necessary to provide safe access to the boats, but not more than 8 feet in width.</li> <li>If the moorage structures will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to submittal of a Building Permit for this use.</li> <li>May not treat moorage structure with creosote, oil base or toxic substances.</li> <li>Must provide at least one covered and secured waste receptacle.</li> <li>All utility lines must be below the pier deck and, where feasible, underground.</li> <li>Piers must be adequately lit; the source of the light must not be visible from neighboring properties.</li> <li>Moorage structures must display the street address of the subject property. The address must be oriented to the Lake with letters and numbers at least 4 inches high, and visible from the Lake.</li> <li>Covered moorage is not permitted.</li> <li>Aircraft moorage is not permitted.</li> <li>See Section 21 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.</li> <li>Live-aboard boats are prohibited.</li> </ol>			



Section  
30.20.c

L-WDIII/Section 30.20.c/Page 69C/1-23-89/TS:rk

R-WDIII/Section 30.20.c/Page 69C/1-28-89/TS:rk

Revised 11/88

Footnotes

- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For details of the regulations in this category, see Chapter 95.
- For details of what may exceed this height limit, see Chapter 115.
- For details regarding required yards, see Chapter 115.
- This development may also be regulated under the City's Shoreline Master Program; consult that document.
- May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

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**USE ZONE CHART**

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

**REGULATIONS**

USE →

**Section**

35.20.a

**Zone**

FCIII

REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		FRONT	SIDE	REAR						
Process 1 Chapter 115	22,500 sq. ft.	40'	15' on each side. See also Special Regulation #8b.	15'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	A	E	See Section 105.25	<ol style="list-style-type: none"> <li>Access points onto Lake Washington Blvd. and Northup Way must be minimized to prevent arterial congestion and traffic safety hazards. Shared access points must be utilized where feasible.</li> <li>Must improve nearby rights-of-way and intersections to accommodate traffic generated from the subject property.</li> <li>City entry way design must be provided on the subject property adjacent to Lake Washington Blvd. as follows:                             <ol style="list-style-type: none"> <li>An earthen berm, 12' wide and with a uniform height of 3' at the center.</li> <li>Leam covering the berm.</li> <li>Landon Flame at least 2" in diameter, planted 30' on center along the berm.</li> </ol> </li> <li>May include as accessory uses, a dry cleaners and a drug store. The gross floor area of these accessory retail uses may not exceed 20% of the gross floor area of the development.</li> <li>If any portion of a structure is adjoining a low density zone, then either:                             <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol> </li> <li>See the Section in Chapter 115 entitled <i>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</i> for further details.</li> <li>The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>The following regulation applies to vehicle service stations only:                             <ol style="list-style-type: none"> <li>May not be more than 2 vehicle service stations at any intersection.</li> <li>Gas pump islands may extend 20 feet into the front yard. Canopies or covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line.</li> </ol> </li> </ol>
None	None	20'	10' on each side	10'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	B	E	1 per each 100 sq. ft. of gross floor area.	

June 1988 (Ordinance 3100)  
Feb. 1988 (Ordinance 3077)

L-FDM Reg. 118-22-80/15.c



L-FDM Reg. 118-22-80/15.c

**Footnotes**

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

**USE ZONE CHART**

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

REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS			MAXIMUMS HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	Zone BC	Section 45.10.a
			FRONT	SIDE	REAR							
<p>USE </p> <p>REGULATIONS </p>	<p>Process #1 Chapter 115</p>	<p>22,500 sq. ft.</p>	<p>40'</p>	<p>15' on each side</p>	<p>80%</p>	<p>If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average elevation. See also Spec. Reg. #6.</p>	<p>A</p>	<p>E</p>	<p>See Section 105.25</p>	<p>1. May not be more than two vehicle service stations at any intersection. 2. Gas pump islands may extend 20 feet into the front yard. Canopies or covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See the section in Chapter 115 entitled Outdoor Use, Activity and Storage for further regulations. 3. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the section in Chapter 115 entitled Distances Between Structures Regarding Maximum Horizontal Facade Regulation for further details. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 5. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation. 6. Except if adjoining a low density zone, structure height may be increased above 30 feet in height through a Process IIA, Chapter 150, if: a. It will not block local or territorial views designated in the Comprehensive Plan; and b. The increased height is not specifically inconsistent with the applicable height provisions of the Comprehensive Plan.</p>	<p>BC</p>	<p>45.10.a</p>
<p>A retail establishment providing new vehicle or boat sales or vehicle or boat service or repair. Spec. Reg. #2.</p>	<p>None</p>	<p>None</p>	<p>20'</p>	<p>0' See Spec. Reg. #5</p>	<p>80%</p>	<p>If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average elevation. See also Spec. Reg. #6.</p>	<p>A</p>	<p>E</p>	<p>See Section 105.25</p>	<p>1. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in Chapter 105. See also the Section Chapter 115 entitled Outdoor Use, Activity and Storage for further regulations. 2. Vehicle and boat rental and used vehicles or boat sales are allowed as part of this use. 3. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 5. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation. 6. Except if adjoining a low density zone, structure height may be increased above 30 feet in height through a Process IIA Chapter 150, if: a. It will not block local or territorial views designated in the Comprehensive Plan; and b. The increased height is not specifically inconsistent with the applicable height provisions of the Comprehensive Plan.</p>	<p>BC</p>	<p>45.10.a</p>

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

**FOOTNOTES**

ZC-4510A/3-25-98

June 1988 (Ordinance 3100) Feb. 1988 (Ordinance 3077)



**USE ZONE CHART**

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

**REGULATIONS**

**USE**

**REQUIRED REVIEW PROCESS**

Process 145  
Chapter 145

LOT SIZE	MINIMUMS			REAR YARDS	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
	FRONT	SIDE	REAR							
22,500 sq. ft.	40'	15' on each side	15'	60%	If adjoining a low density zone other than RS-X, then 25' above average building elevation.	A	E	See Section 103.25	See Section 103.25	<p><b>Zone</b> BCX</p> <p><b>Section</b> 47.10.a</p> <p><b>SPECIAL REGULATIONS</b></p> <ol style="list-style-type: none"> <li>May not be more than 2 vehicle service stations at any intersection.</li> <li>Gas pump islands may extend 20 feet into the front yard. Canopies or covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See the Section in Chapter 115 entitled <i>Outdoor Use, Activity and Storage</i> for further regulations.</li> <li>If any portion of a structure is adjoining a low density zone, then either:                     <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol> </li> <li>See the Section in Chapter 115 entitled <i>Distance Between Structures Regarding Maximum Horizontal Facade</i>. Readjust for further details.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.</li> <li>Except if adjoining a low density zone, structure height may be increased above 30 feet in height through a Process 145, E.                     <ol style="list-style-type: none"> <li>It will not block local or territorial views designated in the Comprehensive Plan; and</li> <li>The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.</li> </ol> </li> <li>If the subject property is located between Juanita Drive and Lake Washington or 88th Avenue NE and Lake Washington, the following regulations apply:                     <ol style="list-style-type: none"> <li>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.</li> <li>Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating the Public Pedestrian Access and Public Use areas.</li> <li>A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one contiguous place. Within the view corridor, structures, parking areas and landscaping will be allowed, provided they do not obscure the view from Juanita Drive or 88th 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.</li> </ol> </li> </ol>

8-DEC 47.10.a (page 92) 8-17-00/15.14.0

8-DEC 47.10.a (page 92) 8-17-00/15.14.0

June 1988 (Ordinance 3109)  
Feb. 1988 (Ordinance 3077)  
Dec. 1987 (Ordinance 3073)  
June 1987 (Ordinance 3022)

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.

**Footnotes**

**Page** 92 G

**USE ZONE CHART**

Directions  
 FIRST, read down to the USE...  
 THEN, across for REGULATIONS.

**Zone**  
 PLA 2

**Section**  
 60.15.a

USE	REGULATIONS	MINIMUMS			MAXIMUMS		REAR YARDS	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		FRONT	SIDE	REAR	LOT SIZE	REAR							
Attached or Stacked Dwelling Units	Process III Chapter 11B Chapter 15Z	20'	5', but 2 side yards must equal at least 15'	10'	35,000 sq. ft. per unit	60%	25' above average building elevation See also Special Regulation #7	D	A	1.7 per unit	1. This development may also be regulated under the City's Shoreline Master Program; consult that document. 2. Development in parts of this zone may be limited by Chapter 90, regarding development near streams, lakes and wetlands. In addition, the site must be designed to concentrate development away from, and to minimize impact on, the wetlands. 3. No structure may be waterward of the high waterline. 4. May not use lands waterward of the high waterline to determine lot size or to calculate allowable density. 5. No structure may be within 50 feet of the high waterline of the canal. No structure may be within 100 feet of the high waterline of the remainder of Lake Washington. 6. If the development includes portions of Planned Area 3, the applicant may propose and the City may require that part or all of the density allowed in Planned Area 2 be developed in Planned Area 3. 7. The height of a structure may be increased as long as neither of the following maximums is exceeded: a. The structure may not exceed 60 feet above average building elevation. b. The structure may not exceed a plane that starts 3.5 feet above the outside westbound lane of SR 520 and ends at the high waterline of Lake Washington in the zone, excluding the canal. 8. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 9. See Section 16 of this Chapter for Regulations regarding bulkheads and land surface modifications. In addition, refer to Chapter 110 to determine what other provision of this Code may apply to the subject property.		
Mind-School or Mini-Day Care (12 attendees)	Process III Chapter 115	20'	5', but 2 side yards must equal at least 15'	10'	35,000 sq. ft.	60%	25' above average building elevation. See also Special Regulation #7.	D	B	See Section 105.25	1. This development may also be regulated under the City's Shoreline Master Program; consult that document. 2. Development in parts of this zone may be limited by Chapter 90 regarding development near streams, lakes and wetlands. In addition, the site must be designed to concentrate development away from and to minimize impacts on the wetlands. 3. No structure may be waterward of the high waterline. 4. May not use lands waterward of the high waterline to determine lot size or to calculate allowable density. 5. No structure may be within 50 feet of the high waterline of the canal. No structure may be within 100 feet of the high waterline of the remainder of Lake Washington. 6. If the development includes portions of Planned Area 3, the applicant may propose and the City may require that part or all of the density allowed in Planned Area 2 be developed in Planned Area 3. 7. The height of a structure may be increased as long as neither of the following maximums is exceeded: a. The structure may not exceed 60 feet above average building elevation. b. The structure may not exceed a plane that starts 3.5 feet above the outside westbound lane of SR 520 and ends at the high waterline of Lake Washington in the zone, excluding the canal. 8. See Section 16 of this Chapter for Regulations regarding bulkheads and land surface modifications. 9. May locate on the subject property only if: a. It will serve the immediate neighborhood in which it is located; or b. It will not be detrimental to the character of the neighborhood in which it is located. 10. A 6-foot high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only. 11. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 12. Structured play areas must be setback from all property lines by 5 feet. 13. 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. 14. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 15. May include accessory living facilities for staff persons. 16. Refer to Chapter 110 to determine what other provision of this Code may apply to the subject property. 17. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73J).		
Day-Care Home (6 or less attendees)	None	See also Special Regulation #5	See also Special Regulation #5	See also Special Regulation #5									

R-PLA2/Section 60.15.a./pg. 128/12-16-89/TS:rk

L-PLA2/Section 60.15.a./Page 128/131-88/TS:rk

Feb. 1988 (Ordinance 3077)

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.

**Footnotes**

**USE ZONE CHART**

**Zone**  
PLA3A

**Section**  
60.20.a.1

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

USE	REGULATIONS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY				
Detached Dwelling Unit	None	20'	5', but 2 side yards must equal at least 15'	10'	70%	30' above average building elevation	E	A	2.0 per unit	1. This development may also be regulated under the City's Shoreline Master Program; consult that document. 2. Development in parts of this zone may be limited by Chapter 90, regarding development near streams, lakes and wetlands. 3. Access points onto Lake Washington Boulevard must be minimized to prevent aerial congestion and traffic safety hazards. Shared access points must be utilized where feasible. 4. City entryway design must be provided on the subject property adjacent to Lake Washington Boulevard as follows: a. An earthen berm, 12 feet wide and with a uniform height of 3 feet at the center. b. Lawn covering the berm. c. London Plane at least 2 inches in diameter, planted 30 feet on center along the berm. d. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. e. The required yard of a structure abutting Lake Washington Boulevard or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. 7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.	
Attached or Stacked Dwelling Unit	None	20'	5', but 2 side yards must equal at least 15'	10'	70%	30' above average building elevation. See Special Regulation #5	D	A	1.7 per unit	1. This development may also be regulated under the City's Shoreline Master Program; consult that document. 2. Development in parts of this zone may be limited by Chapter 90 regarding development near streams, lakes and wetlands. In addition, this site must be designed to concentrate development away from and to minimize impacts on the wetlands. 3. Vehicular circulation on the subject property must be designed to minimize traffic impacts on Lake Washington Boulevard and at the SR-520 Interchange. The City may limit access points onto Lake Washington Boulevard and Points Drive and require traffic control devices and right-of-way realignment. 4. If the development includes portions of Planned Area 2, the applicant may propose and the City may require that part or all of the density allowed in Planned Area 2 be developed in Planned Area 3. 5. The height of structures may be increased if: a. The structure does not exceed 60' above average building elevation. b. The amount of pervious surface on the subject property in this zone significantly exceeds 50%, and c. The site is designed to the maximum extent feasible to provide views through the subject property from Lake Washington Boulevard and Bellevue Way while complying with Special Regulation #1. 6. City entryway design must be provided on the subject property adjacent to Lake Washington Boulevard as follows: a. An earthen berm, 12 feet wide and with a uniform height of 3 feet at the center. b. Lawn covering the berm. c. London Plane at least 2 inches in diameter, planted 30 feet on center along the berm. 7. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 8. The required yard of a structure abutting Lake Washington Boulevard or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. 9. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.	
Attached or Stacked Dwelling Units	Process through Chapter 115 Process 115 Chapter 152	20'	10' on each side	10'	70%	30' above average building elevation. See Special Regulation #5	D	A	1.7 per unit	1. This development may also be regulated under the City's Shoreline Master Program; consult that document. 2. Development in parts of this zone may be limited by Chapter 90 regarding development near streams, lakes and wetlands. In addition, this site must be designed to concentrate development away from and to minimize impacts on the wetlands. 3. Vehicular circulation on the subject property must be designed to minimize traffic impacts on Lake Washington Boulevard and at the SR-520 Interchange. The City may limit access points onto Lake Washington Boulevard and Points Drive and require traffic control devices and right-of-way realignment. 4. If the development includes portions of Planned Area 2, the applicant may propose and the City may require that part or all of the density allowed in Planned Area 2 be developed in Planned Area 3. 5. The height of structures may be increased if: a. The structure does not exceed 60' above average building elevation. b. The amount of pervious surface on the subject property in this zone significantly exceeds 50%, and c. The site is designed to the maximum extent feasible to provide views through the subject property from Lake Washington Boulevard and Bellevue Way while complying with Special Regulation #1. 6. City entryway design must be provided on the subject property adjacent to Lake Washington Boulevard as follows: a. An earthen berm, 12 feet wide and with a uniform height of 3 feet at the center. b. Lawn covering the berm. c. London Plane at least 2 inches in diameter, planted 30 feet on center along the berm. 7. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 8. The required yard of a structure abutting Lake Washington Boulevard or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. 9. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.	

Revised 1/89

R-PLA3/Section 60.20.a./Page 131/6-31-88/TS:ik

L-PLA3/Section 60.20.a./Page 131/6-31-88/TS:ik

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



**USE ZONE CHART**

**Zone**  
**PLA3A**

**Section**  
**60.20.a3**

**SPECIAL REGULATIONS**

**REGULATIONS**

**Footnotes**

USE	DIRECTIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
				FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY				
Development Containing Attached, or Stacked Dwelling Units and Office uses. See Special Regulation #1.		Process #18 Chapter 118 Chapter 152	Must be part of a development with a site area of at least 15 acres with 3,000 sq. ft. per unit.	25'	5', but 2 side yards must equal at least 15'	10'	70%	30' above average building elevation. See Special Regulation #6	C	D	See Section 105.25	<ol style="list-style-type: none"> <li>This development may also be regulated under the City's Shoreline Master Program; consult that document.</li> <li>A veterinary office is not permitted in any development containing dwelling units.</li> <li>Development in parts of this zone may be limited by Chapter 90 regarding development near streams, lakes and wetlands. In addition, the site must be designed to concentrate development away from and to minimize impacts on the wetlands.</li> <li>Vehicle circulation on the subject property must be designed to minimize traffic impacts on Lake Washington Boulevard and at the SR-520 interchange. The City may limit access points onto Lake Washington Boulevard and Points Drive and require traffic control devices and right-of-way realignment.</li> <li>If the development includes portions of Planned Area 2, the applicant may propose and/or the City may require that part or all of the density allowed in Planned Area 2 be developed in Planned Area 3.</li> <li>The height of structures may be increased if:               <ol style="list-style-type: none"> <li>The structure does not exceed 60 feet above average building elevation.</li> <li>The amount of pervious surface on the subject property in this zone significantly exceeds 50 percent, and</li> <li>The site is designed to the maximum extent feasible to provide views through the subject property from Lake Washington Boulevard and Bellevue Way while complying with Special Regulation #2.</li> </ol> </li> <li>City entryway design must be provided on the subject property adjacent to Lake Washington Boulevard as follows:               <ol style="list-style-type: none"> <li>An earthen berm, 12 feet wide and with a uniform height of 3 feet at the center.</li> <li>Lawn covering the berm.</li> <li>London Plane at least 2 inches in diameter, planted 30 feet on center along the berm.</li> </ol> </li> <li>Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>The required yard of a structure abutting Lake Washington Boulevard or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>Accessory assembly and manufacture of goods on the premise of this use are permitted only if:               <ol style="list-style-type: none"> <li>The accessory assembly or manufactured goods are subordinate to and dependent on this use.</li> <li>The outward appearance and impacts of this use with accessory assembly or manufacturing activities must be no different from other office uses.</li> </ol> </li> </ol>	
School or Day Care Center		Process #19 Chapter 119 Chapter 152	Must be part of a development with a site area of at least 15 acres. See Special Regulation #8.	20'	If this use can accommodate 50 or more students or children, then 50' on each side  If this use can accommodate 13 to 49 students or children, then 20' on each side  20' on each side  Otherwise, 5', but 2 side yards must equal at least 15'	10'	70%	30' above average building elevation. See Special Regulation #5.	D	B	See Section 105.25	<ol style="list-style-type: none"> <li>This development may also be regulated under the City's Shoreline Master Program; consult that document.</li> <li>Development in parts of this zone may be limited by Chapter 90 regarding development near streams, lakes and wetlands. In addition, the site must be designed to concentrate development away from and to minimize impacts on the wetlands.</li> <li>Vehicle circulation on the subject property must be designed to minimize traffic impacts on Lake Washington Boulevard and at the SR-520 interchange. The City may limit access points onto Lake Washington Boulevard and Points Drive and require traffic control devices and right-of-way realignment.</li> <li>If the development includes portions of Planned Area 2, the applicant may propose and/or the City may require that part or all of the density allowed in Planned Area 2 be developed in Planned Area 3.</li> <li>The height of structures may be increased if:               <ol style="list-style-type: none"> <li>The structure does not exceed 60 feet above average building elevation.</li> <li>The amount of pervious surface on the subject property in this zone significantly exceeds 50 percent, and</li> <li>The site is designed to the maximum extent feasible to provide views through the subject property from Lake Washington Boulevard and Bellevue Way while complying with Special Regulation #1.</li> </ol> </li> <li>City entryway design must be provided on the subject property adjacent to Lake Washington Boulevard as follows:               <ol style="list-style-type: none"> <li>An earthen berm, 12 feet wide and with a uniform height of 3 feet at the center.</li> <li>Lawn covering the berm.</li> <li>London Plane at least 2 inches in diameter, planted 30 feet on center along the berm.</li> </ol> </li> <li>The required yard of a structure abutting Lake Washington Boulevard or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.</li> </ol>	

Revised 1/89

REGULATIONS CONTINUED ON NEXT PAGE

R:PLA3/Section 60.20.c./Page 132/12-16-08/TS:rk

L:PLA3/Section 60.20.c./Page 132-R-31-88/TS:rk

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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. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

**USE ZONE CHART**

REGULATIONS MUST read down to find USE... FIRST, check for REGULATIONS.

REQUIRED REVIEW PROCESS

USE

Zone

PLA3A

Section

60.20.a4

SPECIAL REGULATIONS

CONTINUED FROM PREVIOUS PAGE

REQUIRED REVIEW PROCESS

LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
	FRONT	SIDE	REAR	HEIGHT OF STRUCTURE	COVERAGE	LOT			
Must be part of a development with a site area of at least 15 acres with 3,000 sq. ft. per unit.	20'	5', but 2 side yards must equal at least 15'	10'	30' above average building elevation. See Special Regulation #5.	70%	70%	E	B	See Section 105.25

REGULATIONS CONTINUED FROM PREVIOUS PAGE

1. The minimum lot size for this use is 7,200 square feet if the subject property has frontage on Lake Washington Boulevard.  
 2. A 6-foot high fence is required only along the property lines adjacent to the outside play areas.  
 3. Lines of operations may be limited to reduce impacts on nearby residential areas.  
 4. Structured play areas must be set back from all property lines as follows:  
 a. 20 feet if this use can accommodate 60 or more students or children.  
 b. 10 feet if this use can accommodate 13 to 49 students or children.  
 c. Otherwise, 5 feet.  
 5. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements.  
 6. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.  
 7. May include accessory living facilities for staff persons.  
 8. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.  
 9. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.  
 10. These uses are subject to the requirements established by the Department of Social and Health Services (MAC 308-73).

11. This development may also be regulated under the City's Straddle Master Program; consult that document.  
 12. Development in parts of this zone may be limited by Chapter 90 regarding developments near streams, lakes and wetlands.  
 13. Vehicle circulation on the subject property must be designed to minimize traffic impacts on Lake Washington Boulevard and at the SR 520 interchange. The City may limit access points onto Lake Washington Boulevard and Pointe Drive and require traffic control devices and right-of-way realignment.  
 14. If the development includes portions of Planned Area 2, the applicant may propose and the City may require that part or all of the density allowed in Planned Area 2 be developed in Planned Area 3.  
 15. The height of structures may be increased if:  
 a. The structure does not exceed 60' above average building elevation.  
 b. The amount of porous surface on the subject property in this zone significantly exceeds 60%, and  
 c. The site is designed to the maximum extent feasible to provide views through the subject property from Lake Washington Boulevard and Bellevue Way while complying with Special Regulation #1.  
 16. City entryway design must be provided on the subject property adjacent to Lake Washington Boulevard as follows:  
 a. An earthen berm, 12 feet wide and with a uniform height of 3 feet at the center,  
 b. Lawn covering the berm,  
 c. Lateral Pines at least 2 inches in diameter, planted 30 feet on center along the berm.  
 17. The required yard of a structure abutting Lake Washington Boulevard or Lake Street South must be increased 2 feet for each foot the structure exceeds 25 feet above average building elevation.  
 18. A 6' high fence is required along the property lines adjacent to the outside play areas for non-schools and mid-day care centers only.  
 19. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.  
 20. Structured play areas must be setback from all property lines by 5'.  
 21. 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.  
 22. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.  
 23. May include accessory living facilities for staff persons.  
 24. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.  
 25. These uses are subject to the requirements established by the Department of Social and Health Services (MAC 308-73).

PLA3/Section 60.20.c./Page 132A/79-31-08/7S:tk

Revised 1/09

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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Footnotes

(NEW SECTION)

USE ZONE CHART											
REGULATIONS	REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			SPECIAL REGULATIONS	Section	
			FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY			SIGN CATEGORY
<p>USE</p> <p>Family Day-Care Home</p>	None	5,000 sq. ft. per unit	20'	5' and 2 side yards must extend at least 15'	10'	70%	30' average maximum building elevation	E	A	20 per unit	<p>1. This development may also be regulated under the City's Shoreline Master Program, consult that document.</p> <p>2. Development in parts of this zone may be limited by Chapter 160, regarding development near streams, lakes and wetlands.</p> <p>3. Access roads into Lake Washington Boulevard must be sited to prevent street congestion and traffic safety hazards. Shared access roads must be sited where feasible.</p> <p>4. City driveway design must be provided on the subject property adjacent to Lake Washington Boulevard as follows:</p> <ol style="list-style-type: none"> <li>At children's use, 12 feet wide and with a minimum height of 3 feet at the corner.</li> <li>Lawn covering the berm.</li> <li>London Plane at least 2 inches in diameter, planted 30 feet on center along the berm.</li> </ol> <p>5. The required yard of a structure abutting Lake Washington Boulevard or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.</p> <p>6. Family day-care provider must be licensed by the state to operate a family child day-care home.</p> <p>7. A safe passenger loading area as certified by the state office of child care policy licensor shall be provided.</p> <p>8. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</p> <p>9. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-155).</p>
<p>11 PLU3/Sections 00.20 a. /Page 131/0 31-00/15.ik</p>											
<p>Footnotes</p>											
<p>Page</p>											

# USE ZONE CHART

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

**Zone**  
**PLA 6B**

**Section**  
**60.35.b.3**

**SPECIAL REGULATIONS**

REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE					
Church	Process Chapter 48 None	7,200 sq. ft.	20'	20' on each side	20'	70%	If adjoining a low density zone other than RSA, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	1 for every 4 people based on main occupancy load of any area of work-ship. See Spec. Reg. #3	1. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <b>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</b> for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. No parking is required for day-care or school ancillary to the use.	
School or Day Care Center	Process Chapter 48 None	7,200 sq. ft.	If this use can accommodate 50 or more students or children, then... 50'	50' on each side	50'	70%	If adjoining a low density zone other than RSA, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	B	See Section 105.25	1. A 6 foot high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. Structured play areas must be set back from all property lines as follows: a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. c. Otherwise, 5 feet. 4. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading times, right-of-way improvements or other means may be required to reduce impacts on any nearby residential uses. 5. May include accessory living facilities for staff persons. 6. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <b>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</b> for further details. 7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 8. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 9. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 398-73).	

R-PLA6B/Section 60.35.b.3)/Page 162/12-15-88/TS:rk

**Footnotes**

June 1988 (Ordinance 3100)  
Feb. 1988 (Ordinance 3077)



USE REGULATIONS

USE



School or Day-Care Center  
...continued

USE ZONE CHART

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

Zone  
PLA 6C

Section  
60.35.C2

SPECIAL REGULATIONS

REQUIRED PARKING SPACES

SIGN CATEGORY

LANDSCAPE CATEGORY

HEIGHT OF STRUCTURE

LOT COVERAGE

REAR

SIDE

FRONT

LOT SIZE

REQUIRED REVIEW PROCESS

8. The required review process is as follows:
  - a. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process IIA, Chapter 150.
  - b. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is five or more acres, a Master Plan, approved through Process III, Chapter 155, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and landscaping.
9. Electrical signs shall not be permitted.
10. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
11. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
12. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 386-73, 386-150, and 386-155).
  1. May locate on the subject property only if:
    - a. It will serve the immediate neighborhood in which it is located; or
    - b. It will not be detrimental to the character of the neighborhood in which it is located.
  2. A six-foot high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.
  3. Hours of operation and maximum number of attendees may be limited by the City to reduce impacts on nearby residential uses.
  4. Structured play areas must be setback from all property lines by five feet.
  5. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.
  6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
  7. Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses.

See Section 105.25

B See Spec. Reg. #7

E

25' above average building elevation.

50%

10'

5', but 2 side yards must equal at least 15'

20'

5,000 sq. ft.

Process I Chapter 145

Mini-School or Mini-Day-Care  
~~4-12 attendees~~  
~~Day-Care Home~~  
~~46 attendees or less~~

REGULATIONS CONTINUED ON NEXT PAGE Revised 5/88

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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FOOTNOTES

ZC6035C2/12-15-93

0-3018

**USE ZONE CHART**

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

**Zone**  
PLA 6C

**Section**  
60.30.c3

**SPECIAL REGULATIONS**

**REQUIRED REVIEW PROCESS**

**MINIMUMS**

**REQUIRED YARDS**

FRONT

SIDE

REAR

**LOT SIZE**

**HEIGHT OF STRUCTURE**

**LANDSCAPE CATEGORY**

**SIGN CATEGORY**

**REQUIRED PARKING SPACES**

Mini School or Mini-Day Care (12-attendees) or Day-Care/Home (6 or-less-attendees) --continued  Public Utility  Government Facility or Community Facility	None  None	20'  20' on each side  10' on each side	20'  10'	70%  70%	25' above average building elevation  25' above average building elevation	A  C See Special Reg. #4	B  B	See Section 105.25  See Section 105.25	8. May include accessory living facilities for staff persons.  9. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.  10. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 308-73, 150, and 155).  1. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.  2. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.  3. The required review process is as follows: a. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process IA, Chapter 150. b. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is five or more acres, a Master Plan, approved through Process III, Chapter 155, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and landscaping.  4. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
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ZC6035C2/10.11-93

Revised 9/93

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

**PAGE**  
168A

**FOOTNOTES**

(NEW SECTION)

USE ZONE CHART

Zone  
PLAC

Section

USE	REGULATIONS	MINIMUMS						MAXIMUMS				SPECIAL REGULATIONS
		REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	
Family Day-Care Home	None	None	5,000 sq. ft.	20'	5', but 2 side yards must be at least 15'	10'	50%	25' above average building elevation	E	V	2.0 per unit	

1. Family day-care provider must be licensed by the state to operate a family child day-care home.
2. A safe passenger loading area as certified by the state office of child-care policy/licensor shall be provided.
3. Refer to chapter 1 to determine what other provisions of this Code may apply to the subject property.
4. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-155).

LPLACG/Section 10.35.c.1/ Page 105/12-15-00/18.k

LPLACG/Section 10.35.c.1/ Page 115/12-15-00/18.k

Page

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

Footnotes

**USE**

**REGULATIONS**

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

**USE ZONE CHART**

**Zone**  
PLA6D

**Section**  
60.35.d1

USE	REGULATIONS	MINIMUMS			REQUIRED YARDS			LOT SIZE	REVIEW PROCESS	MAXIMUMS	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE								
Detached Dwelling Unit	None	20'	5' but 2 side yards must equal at least 15'	10'	60%	If adjoining a low density zone other than RSK, then 25' above average building elevation. Otherwise, 30' above average building elevation.	E	A	2.0 per unit	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.				
Attached, or Stacked Dwelling Unit Process / Chapter 145	If less than 5,800 sq. ft. of lot area per unit, then process in Chapter 145. Otherwise, None. See Special Regulation 4.4.	20'	5' but 2 side yards must equal at least 15'	10'	60%	If adjoining a low density zone other than RSK, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	A	1.7 per unit	1. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Escalade Regulations</u> for further details. 2. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 4. If proposed development contains less than 3600 square feet of lot area per unit, the following right-of-way improvements shall be required on rights-of-way which serve the subject property. The improvements shall extend from State Street to the eastern boundary of the subject property/lot(s) on the right-of-way: a. On 2nd Avenue South, 3rd Avenue South, and 5th Avenue South: 20 feet of paved surface, 6 inch vertical curb on each side, 5 foot sidewalk on north side adjacent to curb and 2 foot utility strip on each side. In addition, right-of-way dedication on 5th Avenue South will be required as necessary to install these improvements. b. On 4th Avenue South: 24 feet of paved surface, 6 inch vertical curb on each side, 5 foot sidewalk on north side adjacent to curb and 5 foot 6 inch utility strip on each side. 5. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.				

L-PLA6D / Section 60.35.d.1 / Page 163 / 08-14-09 / TS:rk  
R-PLA6D / Section 60.35.d.1 / Page 169 / 12-15-99 / TS:rk  
REVISED 6/RR

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.

**Footnotes**

**USE**

**REGULATIONS**

**REVIEW PROCESS**

**LOT SIZE**

**FRONT**

**SIDE**

**REAR**

**REQUIRED YARDS**

**LOT COVERAGE**

**HEIGHT OF STRUCTURE**

**LANDSCAPE CATEGORY**

**SIGN CATEGORY**

**REQUIRED PARKING SPACES**

**SPECIAL REGULATIONS**

**Zone**

**Section**

Detached Dwelling Units

None

3,600 sq. ft. per unit

20'

5', but 2 side yards must equal at least 15'

10'

60%

E

A

2.0 per Unit

For this use, only one dwelling unit may be on each lot regardless of lot size.  
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 provision of this Code may apply to the subject property.

PLA 7A

60.40.a1

Attached, or Stacked Dwelling Units

If development will be a low density use, then Process 1 Chapter 145 Otherwise, none

3,600 sq. ft. with at least 2,400 sq. ft. per unit

20'

5', but 2 side yards must equal at least 15'

10'

60%

D

A

1.7 per Unit

If development will result in a low density use, then either:  
a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or  
b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.  
See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Repetition for further details.  
Development on the subject property must be designed to minimize view obstruction from the north.  
If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required open space must have the following dimensions:  
a. For 4 to 20 units, the open space must be in one or more pieces, each having at least 800 square feet and having a length and width of at least 25 feet.  
b. For 21 units or more, the open space must be in one or more pieces, having a length and width of at least 40 feet.  
The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.  
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 provision of this Code may apply to the subject property.

PLA 7A

60.40.a1

Footnotes

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

R-PLA7A/Section 60.40.a.1/Page 189/10-21-88/TS:krp

June 1908 (Ordinance 3100)  
Sept. 1983 (Ordinance 2741)

Page

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USE	REGULATIONS	USE ZONE CHART										Zone	Section
		FIRST, read down to find USE... THEN, across for REGULATIONS.										PLA7B	60.40.b1
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
FRONT	SIDE			REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	STRUCTURE						
Detached Dwelling Units	None	3,600 sq. ft.	20'	5', but 2 side yards must be at least 15'	10'	60%	If adjoining a low density zone other than RSX or detached dwelling unit in Planned Area 7C, then 25' above average building elevation.  Otherwise, 30' above building elevation	E	A	2.0 per unit	<ol style="list-style-type: none"> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol>		
Detached, Attached or Stacked Dwelling Units	If development will isolate low density use, then Process I Chapter 145  Otherwise, None	3,600 sq. ft., with at least 1,800 sq. ft. per unit	20	5', but 2 side yards must equal at least 15'	10'	60%	If adjoining a low density zone other than RSX or detached dwelling unit in Planned Area 7C, then 25' above average building elevation.  Otherwise, 30' above building elevation	D	A	1.7 per unit	<ol style="list-style-type: none"> <li>If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation.</li> <li>If any portion of a structure is adjoining a low density zone or detached dwelling unit in Planned Area 7C, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone or detached dwelling unit shall not exceed 50 feet in width.</li> </ol>               See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details.             </li> <li>Development on the subject property must be designed to minimize view obstruction from the north.</li> <li>May not access directly onto 2nd, 3rd, 4th, 5th or 6th Streets unless no other access is available.</li> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:               <ol style="list-style-type: none"> <li>For 4 to 20 units, the open space must be in one or more places each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more places having a length and width of at least 40 feet.</li> </ol>               The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.             </li> <li>Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol>		

result in a low density use being bordered on two sides by higher density uses,

R-PLA7B/Section 60.40.b.1)/Page 192/10-21-88/TS:krnp  
June 1980 (Ordinance 3100)  
Sept. 1983 (Ordinance 2741)

Footnotes

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

**Directions**  
FIRST, LOOK DOWN TO FIND USE...  
THEN, ACROSS FOR REGULATIONS.

**USE ZONE CHART**

**Zone**  
PLATC

**Section**  
60.40.c.1

USE	REGULATIONS	MINIMUMS			MAXIMUMS			REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		FRONT	SIDE	REAR	FRONT	SIDE	REAR											
Detached Dwelling Units	None	20'	5'; but 2 side yards must equal at least 15'	10'	60%	If adjoining a low density zone, other than RSX, or detached dwelling unit in Planned Area 7C, then 25' above average building elevation — Otherwise, 30' above average building elevation	E	A	2.0 per unit	<p>1. For this use, only one dwelling unit may be on each lot regardless of lot size.</p> <p>2. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.</p> <p>3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p>								
Attached or Stacked Dwelling Units	If development will decrease density, then Process I Chapter 145 — Otherwise, none	20'	5'; but 2 side yards must equal at least 15'	10'	60%	If adjoining low density zone other than RSX, or detached dwelling unit in Planned Area 7C, then 25' above average building elevation. — Otherwise, 30' above average building elevation	D	A	1.7 per unit	<p>1. If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation.</p> <p>2. If any portion of a structure is adjoining a low density zone or detached dwelling unit in Planned Area 7C, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone or detached dwelling unit shall not exceed 50 feet in width.</p> <p>See the Section in Chapter 115 entitled <u>Distance Between Structures Restricting Maximum Horizontal Footprint</u> for further details.</p> <p>3. Development on the subject property must be designed to minimize view obstruction from the north.</p> <p>4. May not access directly onto 2nd, 3rd, 4th, 5th or 6th Streets unless no other access is available.</p> <p>5. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For 4 to 20 units, the open space must be in one of one pieces each having at least 800 square feet and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</p> <p>The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment, and/or a recreational building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.</p> <p>6. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.</p> <p>7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p>								

1-PLATC 60.40.c.1 (Page 194) 8-22-80/15/18

8-PLATC 60.40.c.1 (Page 194) 10-21-80/15/18

June 1988 (Ordinance 3100)  
Sept. 1983 (Ordinance 2741)

**Footnotes**

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

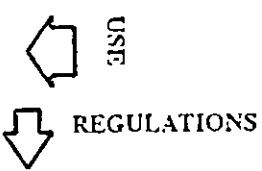
**Page**  
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**DIRECTIONS:** FIRST, read down to find use... THEN, across for REGULATIONS

**USE ZONE CHART**

Zone <b>PLA 9</b>	Section <b>60.50.e1</b>
----------------------	----------------------------



USE	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	REQUIRED YARDS	REAR	LOT COVERAGE					HEIGHT OF STRUCTURE
Mini school or Mini day-care Day-care Home Day-care Home (see attached)	Process I/A Chapter 150	5,000 sq. ft.	20'	5' hill 2 side yards must equal at least 15'	10'	50%	25' above average building elevation	E	11	See Section 105.25	<ol style="list-style-type: none"> <li>1. May locate on the subject property only if:               <ol style="list-style-type: none"> <li>a. It will serve the immediate neighborhood in which it is located, or</li> <li>b. It will not be detrimental to the character of the neighborhood in which it is located.</li> </ol> </li> <li>2. A 6-foot high fence is required only along the property lines adjacent to the outside play area, mini-school and mini-day-care centers only.</li> <li>3. Hours of operation may be limited to reduce impacts on nearby residential uses.</li> <li>4. Structured play areas must be set back from all property lines by 5 feet.</li> <li>5. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way.</li> <li>6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.</li> <li>7. May include necessary living facilities for staff persons.</li> <li>8. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>9. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 308-150, and 388-155).</li> <li>10. Access to the subject property must, to the maximum extent possible, be coordinated with a centralized circulation system that will serve the entire zone. See also Special Regulation 11 h.</li> <li>11. If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>               See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.             </li> <li>12. Resolution No. 2474 allows development of this use in this zone until November 8, 1989. Refer to that resolution.</li> </ol>

ZC-6050/6/12-15-93

Revision 2/8

**FOOTNOTES**

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



(NEW SECTION)

DIRECTIONS FIRST read down in the USE... THEN across the REGULATIONS.		USE ZONE CHART										Zone	Section	
USE	REGULATIONS	MINIMUMS					MAXIMUMS					SPECIAL REGULATIONS	Page	
		REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES			
Family Day-Care Home	None	None	0,500 sq.ft.	20'	5', but 2 side yards must equal at least 15'	10'	50%	25' above average building elevation	C	A	2.0 per unit.	1. Access to the subject property must, to the maximum extent possible, be coordinated with a centralized circulation system that will serve the entire zone. 2. Family day-care provider must be licensed by the state to operate a family child day-care home. 3. A safe passenger loading area as certified by the state office of child care policy licensor shall be provided. 4. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 5. These uses are subject to the requirements established by the Department of Social and Health Services (WAAC 388-155).	PLA 19	
Footnotes														

For other information about parking and parking areas, see Chapter 105.  
For details of the regulations in this category, see Chapter 109.  
For information of the regulations in this category, see Chapter 95.  
For details of what may exceed this height limit, see Chapter 115.  
For details regarding required yards, see Chapter 115.

# USE ZONE CHART

REGULATIONS	USE	DIRECTIONS: FIRST, read down to find USE... THEN, across for REGULATIONS.										Zone PLA 10A	Section 60.55.a
		MINIMUMS		REAR		FRONT		LOT		MAXIMUMS			
		REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
Restaurant or Tavern		Process 11B Chapter 150	None	20'	10' on each side	10'	80%	30' above average building elevation.	B	E	1 per each 100 sq. ft. of gross floor area.	1. Development must retain and maintain the existing hill form. Seventy-five percent (75%) of the significant trees on the hill form must be retained. Supplemental plantings may be required. 2. Access must be directly from 120th NE, or must be coordinated with commercial development to the west and must be from NE 124th. 3. Outdoor storage is not permitted. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.	
Hotel or Motel		Process 11B Chapter 150	None	20'	10' on each side	10'	80%	30' above average building elevation.	B	E	1 per each room. See also Spec. Reg. #6.	1. Development must retain and maintain the existing hill form. Seventy-five percent (75%) of the significant trees on the hill form must be retained. Supplemental plantings may be required. 2. Access must be directly from 120th NE, or must be coordinated with commercial development to the west and must be from NE 124th. 3. Outdoor storage is not permitted. 4. May include meeting and convention facilities as part of this use. 5. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 6. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirements for those ancillary uses shall be determined on a case-by-case basis.	
Office Use		Process 11A Chapter 150	None	20'	5', but 2 side yards must equal at least 15'.	10'	70%	30' above average building elevation.	B	E	1 if Medical, Dental, or Veterinary Office, then 1 per each 200 sq. ft. of gross floor area. Other: 1 per each 300 sq. ft.	1. Development must retain and maintain the existing hill form. Seventy-five percent (75%) of the significant trees on the hill form must be retained. Supplemental plantings may be required. 2. Access must be directly from 120th NE, or must be coordinated with commercial development to the west and must be from NE 124th. 3. Outdoor storage is not permitted. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 5. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembly or manufactured goods are subordinate to and dependent on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.	

L-PLA10A1 60.55.a (page 207/1616)


2-PLA10A1 60.55.a (page 207/1616)

Oct. 1988 (Ordinance 3126)  
Apr. 1985 (Ordinance 2863)

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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.  
For details of what may exceed this height limit, see Chapter 115.  
For details regarding required yards, see Chapter 115.

**USE ZONE CHART**

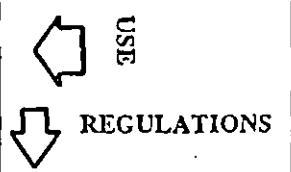
**Zone**  
  
**Section**  
 60.55.b

REGULATIONS	REQUIREMENTS	REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			SIGN CATEGORY	LANDSCAPE CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
				FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	HEIGHT OF LOT				
A retail establishment providing new vehicles or vehicle service or repair.	20'	0'	0'	60%	If adjoining a low density zone other than RSX, then 25' above average building elevation.	See Section 105.25	E	None	None	See Chapter 115 entitled <i>Outdoor Use, Activity and Signage</i> for further regulations. Vehicle and used vehicle sales are allowed as part of this use. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <i>Distances Between Structures Regarding Maximum Horizontal Facade Regulation</i> for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 4. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation. Except if adjoining a low density zone, structure height may be increased above 30 feet in height through a Process IIA, Chapter 150, if: a. It will not block local or territorial views designated in the Comprehensive Plan; and b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. 5. Use of loudspeakers shall be prohibited. 6. Development for all uses must retain and maintain seventy-five percent (75%) of the significant trees on the lot form. Supplemental plantings may be required. 7. Access for all uses must be directly from 120th Avenue NE, or must be coordinated with commercial development to the west and must be from NE 124th Street.			
Any retail establishment other than those specifically listed in this zone, providing goods, or services including banking and related financial services	20'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation. See also Spec. Reg. # 5	E	None	None	1. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <i>Distances Between Structures Regarding Maximum Horizontal Facade Regulation</i> for further details. 2. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 3. Ancillary assembly and manufacture of goods on the premise of this use are permitted only if: a. The assembled or manufactured goods are directly related to and are dependant upon this use, and are available for purchase and removed from the premise. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. 4. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation. Except if adjoining a low density zone, structure height may be increased above 30 feet in height through a Process IIA, Chapter 150, if: a. It will not block local or territorial views designated in the Comprehensive Plan; and b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. 5. Drive-through facilities shall be prohibited. 6. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if: a. The seating and associated circulation area does not exceed more than 10 percent of the gross floor area of the use, and b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded. 7. Use of loudspeakers shall be prohibited. 8. Development for all uses must retain and maintain seventy-five percent (75%) of the significant trees on the lot form. Supplemental plantings may be required. 9. Access for all uses must be directly from 120th Avenue NE, or must be coordinated with commercial development to the west and must be from NE 124th Street.				

**Footnotes**

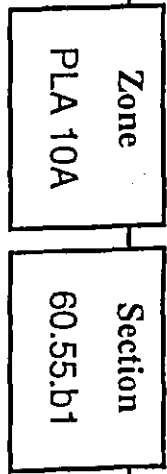
For other information about parking and parking areas, see Chapter 105.  
 For details of the regulations in this category, see Chapter 100.  
 For information of the regulations in this category, see Chapter 95.  
 For details of what may exceed this height limit, see Chapter 115.  
 For details regarding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

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 Revised 2/89



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

**USE ZONE CHART**



REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
	LOT SIZE	FRONT	REQUIRED YARDS	LOT COVERAGE	HEIGHT OF STRUCTURE			
Process 11A Chapter 150	None	20'	5', but 2 side yards must equal at least 15'	70%	30' above average building elevation.	D	B	See Section 105.25

**SPECIAL REGULATIONS**

1. Development must retain and maintain the existing hill form. Seventy-five percent (75%) of the significant trees on the hill form must be maintained. Supplemental plantings may be required.
2. Access must be directly from 120th NE, or must be coordinated with commercial development to the west and must be from NE 124th.
3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
4. A six-foot high fence is required only along the property lines adjacent to the outside play areas.
5. 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.
6. 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 boarding/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
7. May include accessory living facilities for staff persons.
8. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.
9. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 388-150, and 388-155).

ZC6055B 1/12-14-93

Revised 2/89

**FOOTNOTES**

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

REGULATIONS ↓ USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.	USE ZONE CHART										Zone PLA10C	Section 60.55.1	
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS		
				FRONT	SIDE	REAR								
Office Uses	Process #1 Chapter 152 Process 11B Chapter 152	7,200 sq. ft.	20'	5', but two side yards must equal at least 15'	10'	70%	If adjoining a low density zone, then see Spec. Reg. #8  Otherwise 40' above average building elevation.	C	D	If medical, dental, or veterinary office, then one per each 200 sq. ft. gross floor area.  Otherwise, one per each 300 sq. ft. gross floor area.	1. Development in parts of this zone may be limited by Chapter 90, regarding development near wetlands. In addition, the site must be designed to concentrate development away from, and to minimize impact on the wetlands. 2. No development is permitted within 50 feet of a low density zone. Where necessary, for visual screening, site obscuring landscaping must be provided within this area. 3. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115, entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 5. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses. 6. If adjoining a low-density zone other than RSX, then 25' above average building elevation. If adjoining a RSX zone, then 30' above average building elevation.			
Attached or Stacked Dwelling Units	Process #1 Chapter 152 Process 11B Chapter 152	3,600 sq. ft. per unit	20'	5', but two side yards must equal at least 15'	10'	70%	If adjoining a low density zone, then see Spec. Reg. #5  Otherwise, 40' above building elevation.	D	A	1.7 per unit	1. If the subject property contains four or more units, then it must contain at least 200 sq. ft. per unit of common recreational open space useable for many activities. This required common recreational open space must have the following minimum dimensions: a. For 4 to 20 units, the open space must be in one or more pieces each having at least 600 sq. ft. and having a length and width of at least 25 feet. b. For 21 or more units, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment, a recreation building and/or a trail around the wetland are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may be reduced in proportion to the reduced open space area. 2. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation; or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. 3. Development in parts of this zone may be limited by Chapter 90 regarding development near wetlands. In addition, the site must be designed to concentrate development away from and to minimize impact on the wetlands. 4. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 5. If adjoining a low-density zone, other than RSX, then 25' above average building elevation. If adjoining a RSX zone, then 30' above average building elevation.			

L-PLA10(C) 60.55.h (page 210f)/151d:rp

R-PLA10(C) 60.55.h (page 210f)/151d:rp

July 1988 (Ordinance 3107)  
Oct. 1988 (Ordinance 3126)  
Apr. 1985 (Ordinance 2863)

Footnotes

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

# USE ZONE CHART

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

<b>Zone</b> PLA10C	<b>Section</b> 60.55.j
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USE ↓ REGULATIONS ↑	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS							
			FRONT	SIDE	REAR					
School or Day-Care Center	Process II <del>Chapter 150</del> Process IIA Chapter 150	7,200 sq. ft.	If this use can accommodate 50 or more students or children, then-- 50'	50'	50'	70%	If adjoining a low density zone, other than RSX, then 25' above average building elevation. ..... Otherwise 30' above average building elevation.	D B	See Section 105.25	<ol style="list-style-type: none"> <li>1. Development in parts of this zone may be limited by Chapter 90, regarding development near wetlands. In addition, the site must be designed to concentrate development away from, and to minimize impact on the wetlands.</li> <li>2. No structure, roadway or land surface modification is allowed on any regulated slope.</li> <li>3. Only one access point to NE 124th Street is permitted. This access must be aligned with an access point adjacent to the north.</li> <li>4. No development is permitted within 50 feet of a low density zone. Where necessary, for visual screening, site obscuring landscaping must be provided within this area.</li> <li>5. Vehicular circulation on the subject property must be designed to mitigate traffic impacts. The City may require on and off-site traffic control devices, roadway improvements, or limit development, if necessary, to further reduce traffic impacts.</li> <li>6. If any portion of a structure is adjoining a low density zone, then either:                             <ol style="list-style-type: none"> <li>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>                             See the Section in Chapter 115, entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details.                         </li> <li>7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>8. A 6-foot high fence is required only along the property lines adjacent to the outside play areas.</li> <li>9. Structured play areas must be set back from all property lines as follows:                             <ol style="list-style-type: none"> <li>a. 20 feet if this use can accommodate 50 or more students or children.</li> <li>b. 10 feet if this use can accommodate 13 to 49 students or children.</li> <li>c. Otherwise, 5 feet.</li> </ol> </li> <li>10. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading area on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car-pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.</li> <li>11. May include accessory living facilities for staff persons.</li> <li>12. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.</li> <li>13. These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-73).</li> </ol>
Mini school or mini-day care (7-12 attendees) or Day-Care Home (6 or less attendees)	Process IIA Chapter 150	3,600 sq. ft.	20'	5', but 2 side yards must at least equal 15'.	10'	70%	If adjoining a low density zone, other than RSX, then 25' above average building elevation. ..... Otherwise 30' above average building elevation.	D B	See Section 105.25	<ol style="list-style-type: none"> <li>1. Development in parts of this zone may be limited by Chapter 90, regarding development near wetlands. In addition, the site must be designed to concentrate development away from, and to minimize impact on the wetlands.</li> <li>2. No structure, roadway or land surface modification is allowed on any regulated slope.</li> <li>3. Only one access point to NE 124th Street is permitted. This access must be aligned with an access point adjacent to the north.</li> <li>4. No development is permitted within 50 feet of a low density zone. Where necessary, for visual screening, site obscuring landscaping must be provided within this area.</li> <li>5. Vehicular circulation on the subject property must be designed to mitigate traffic impacts. The City may require on and off-site traffic control devices, roadway improvements, or limit development, if necessary, to further reduce traffic impacts.</li> <li>6. If any portion of a structure is adjoining a low density zone, then either:                             <ol style="list-style-type: none"> <li>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>                             See the Section in Chapter 115, entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details.                         </li> </ol>

REGULATION CONTINUED ON NEXT PAGE

R-PLA10(C)/Section 60.55.i/Page 210G/1-27-89/TS:rk

L-PLA10(C)/Section 60.55.i/Page 210G/1-27-89/TS:rk

Revised 10/88

**Footnotes**

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

**USE ZONE CHART**

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

REGULATIONS	REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED SPACES	SPECIAL REGULATIONS
		REQUIRED YARDS			HEIGHT OF STRUCTURE	LOT COVERAGE				
		FRONT	SIDE	REAR						
<p><b>USE</b> </p> <p><b>VEHICLE SERVICE STATION</b> </p> <p>See Special Regulation #1</p>	<p>Process-Chapter 145</p>	<p>22,500 sq. ft.</p>	<p>20'</p>	<p>15' on each side</p>	<p>80%</p>	<p>If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.</p>	<p>A See Spec. Reg. #12</p>	<p>E See Spec. Reg. #4</p>	<p>See Section 105.25</p>	<p><b>Zone</b> PLA 13A</p> <p><b>Section</b> 60.70.a.1</p> <p><b>SPECIAL REGULATIONS</b></p> <ol style="list-style-type: none"> <li>May develop this use only in conjunction with the development located on the property in the commercial zone abutting the northern boundary of this zone.</li> <li>If the subject property adjoins a non-retail use, the minimum setback of any structure from the lot containing that non-retail use is twice the height of that structure, as measured on the side of that structure closest to the non-retail use.               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Elevation" for further details.</li> </ol> </li> <li>If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Elevation" for further details.</li> </ol> </li> <li>Free-standing signs and back-in signs are not permitted along or oriented to 116th NE and 120th NE.</li> <li>The City may require that the topography be recontoured and that structures be depressed to mitigate the impacts of bulk and noise on surrounding uses.</li> <li>May not access directly onto 116th NE.</li> <li>Parking and circulation must be coordinated with commercial development to the north.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>The following regulations apply only to vehicle service stations:               <ol style="list-style-type: none"> <li>May not be more than two vehicle service stations at any intersection.</li> <li>Gas pump islands may extend 20 feet into the front yard. Canopies or covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See the Section in Chapter 115 entitled "Outdoor Use, Activity and Storage" for further regulations.</li> </ol> </li> <li>The following regulation applies only to new vehicle or boat sales or vehicle or boat repair or service:               <ol style="list-style-type: none"> <li>Vehicle and boat rental and used vehicles or boat sales are allowed as part of this use.</li> </ol> </li> <li>On Lot 6, within Block 2, automobile service areas, body shops, and customer parking are not permitted.</li> </ol>
<p><b>USE</b> </p> <p><b>VEHICLE SERVICE STATION</b> </p> <p>See Special Regulation #1</p>	<p>None</p>	<p>None</p>	<p>20'</p>	<p>10' on each side</p>	<p>80%</p>	<p>If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.</p>	<p>A See Spec. Reg. #12</p>	<p>E See Spec. Reg. #4</p>	<p>See Section 105.25</p>	<p>REGULATIONS CONTINUED ON NEXT PAGE</p>
<p>ZC6070A1/1-19-95</p>										<p>Revised 11/1/94, O-3039</p>

**FOOTNOTES**

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

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

**USE ZONE CHART**

Zone	Section
PLA 13B	60.70.b4



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

School or Day Care Center	7,200 sq. ft.	50' on each side	50' on each side	50'	70%	D	B	See Section 105.25	<p><b>SPECIAL REGULATIONS</b></p> <ol style="list-style-type: none"> <li>1. If the subject property adjoins a low density use, the maximum setback of any structure from the lot containing that low density use is equal to the height of that structure, as measured on the side of that structure closest to the detached unit.</li> <li>2. A 6-foot high fence is required only along the property lines adjacent to the outside play areas.</li> <li>3. Hours of operation may be limited to reduce impacts on nearby residential uses.</li> <li>4. Structured play areas must be set back from all property lines as follows:                     <ol style="list-style-type: none"> <li>a. 20 feet if this use can accommodate 50 or more students or children.</li> <li>b. 10 feet if this use can accommodate 13 to 49 students or children.</li> <li>c. Otherwise, 5 feet.</li> </ol> </li> <li>5. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce impacts on any nearby residential uses.</li> <li>6. May include accessory living facilities for staff persons.</li> <li>7. If any portion of a structure is adjoining a low density zone, then either:                     <ol style="list-style-type: none"> <li>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zones shall not exceed 50 feet in width.</li> </ol>                     See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulations" for further details.                 </li> <li>8. Refer to Chapter 110 to determine what other provision of this Code may apply to the subject property.</li> <li>9. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.</li> <li>10. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388.73.388, 150 and 388-155).</li> </ol>
Process+ Chapter 445-None	7,200 sq. ft.	If this use can accommodate 50 or more students or children, then 50' on each side	If this use can accommodate 13 to 49 students or children, then 20' 5', but 2 side yards must equal at least 15'	50' on each side	70%	D	B	See Section 105.25	

ZC6070B4/2-16-95

Revised 11/1/84, C-3436

**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 85.  
 For details of what may exceed this height limit, see Chapter 115.  
 For details regarding required yards, see Chapter 115.



**USE ZONE CHART**

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

Zone **PLA 17A**

Section **60.90.a.3**

USE	MINIMUMS				MAXIMUMS				REQUIREMENTS CONTINUED FROM PREVIOUS PAGE
	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	
School or Day Care Center	REGULATIONS CONTINUED FROM PREVIOUS PAGE	REGULATIONS CONTINUED FROM PREVIOUS PAGE	REGULATIONS CONTINUED FROM PREVIOUS PAGE	REGULATIONS CONTINUED FROM PREVIOUS PAGE	REGULATIONS CONTINUED FROM PREVIOUS PAGE	REGULATIONS CONTINUED FROM PREVIOUS PAGE	REGULATIONS CONTINUED FROM PREVIOUS PAGE	REGULATIONS CONTINUED FROM PREVIOUS PAGE	<p>5. Structured play areas must be setback from all property lines as follows:</p> <ul style="list-style-type: none"> <li>a. 20 feet if this use can accommodate 50 or more students or children</li> <li>b. 10 feet if this use can accommodate 10 to 49 students or children</li> <li>c. Otherwise, 5 feet</li> </ul> <p>6. An on site passenger loading area must be provided. The City shall determine the appropriate size of the loading area on a case by case basis, depending on the number of attendees and the extent of the existing right-of-way improvements. Curbside, staggered loading/unloading time, right of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses.</p> <p>7. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.</p> <ul style="list-style-type: none"> <li>a. If any portion of a structure is adjoining a low density zone or low density use in PLA 17A, then either: <ul style="list-style-type: none"> <li>(1) The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>(2) The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width</li> </ul> </li> <li>b. A sign and/or awning shall be required around all proposed structures and parking areas. This buffer shall take the form of up to a 25 foot wide landscaped area OR a lesser dimensioned area furnished with screening walls, fences, trees, or dense stands of trees, but in no case be less than 10 feet.</li> <li>c. A solid screening wall or fence shall be required between any portion of a parking area which is closer than 40 feet to a low density use, low density zone, or the right-of-way of NE 97th Street. Such wall or fence shall be in addition to the landscape materials required by Chapter 95 of this Code</li> </ul> <p>See the Section in Chapter 115 entitled <b>Distance Between Structures, Rooking Maximum Horizontal Facade Projections</b> for further details.</p> <ul style="list-style-type: none"> <li>8. Any vehicle necessary living facilities for staff persons</li> <li>9. These uses are subject to the requirements established by Department of Social and Health Services (WAC 308.73), Title 10 Chapter 1 to determine what other provision of this Code may apply to the subject property</li> <li>10. No vehicular connection through this subject to NE 97th Street is permitted.</li> <li>11. During and after construction, substantial setbacks and protective measures shall be provided around streams and wetlands.</li> </ul>
Mini School or Mini Day Care Center (with Center for Health Services)	7,200 sq. ft.	5' but 7' side yards must exist at least 15'	10'	60%	10' above average building elevation	E	D	See Section 105.75	<ul style="list-style-type: none"> <li>1. May locate on the subject property only if: <ul style="list-style-type: none"> <li>a. It will serve the immediate neighborhood in which it is located; or</li> <li>b. It will not be detrimental to the character of the neighborhood in which it is located</li> </ul> </li> <li>2. A 6 foot-high fence is required along the property line adjacent to the on-site play areas for mini school and mini day care centers only</li> <li>3. Hours of operation and the maximum number of attendees may be limited by the City to reduce impacts on nearby residential uses</li> <li>4. Structured play areas must be setback from all property lines by 5'.</li> <li>5. An on-site passenger loading area may be required depending on the number of attendees and the extent of the existing right-of-way improvements.</li> <li>6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses</li> <li>7. May include accessory living facilities for staff persons</li> <li>8. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property</li> <li>9. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 308.73).</li> <li>10. No vehicular connection through this subject to NE 97th Street is permitted</li> <li>11. During and after construction, substantial setbacks and protective measures shall be provided around streams and wetlands</li> </ul>

PLA 17A, 90.01(1) 17.0000110

Sept. 1970 (Ordinance 325)

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.

Footnotes

Page

225W.3

(NEW SECTION)

USE ZONE CHART												
REGULATIONS	REVIEW PROCESS	MINIMUMS			MAXIMUMS			SPECIAL REGULATIONS	Zone PLA 17A	Section		
		LOT SIZE	FRONT YARD	SIDE YARD	REAR YARD	LOT COVERAGE	HEIGHT OF STRUCTURE				LANDSCAPE CATEGORY	SIGN CATEGORY
<p>USE</p> <p>Family Day-Care Home</p>	None	7,200 sq. ft.	20'	5' each side See Special Regulation #1	10'	60%	3x above average building elevation	E	A	20 per dwelling unit.	<p>1. On corner lots, only one front yard must be a minimum of 20 feet. All other front yards shall be regulated as a side yard (minimum five-foot yard). The applicant may select which front yard shall meet the 20 foot requirement.</p> <p>2. Family day-care provider must be licensed by the state to operate a family child day-care home.</p> <p>3. A safe passenger loading area, as certified by the state office of child care policy licensor shall be provided.</p> <p>4. Refer to chapter 1 to determine what other provisions of this Code may apply to the subject property.</p> <p>5. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-155).</p>	
<p>1-PLA17A-00-WO-01/11-B-WO/RC/10</p>		<p>1-PLA17A-00-WO-01/11-B-WO/RC/10</p>		<p>1-PLA17A-00-WO-01/11-B-WO/RC/10</p>		<p>1-PLA17A-00-WO-01/11-B-WO/RC/10</p>		<p>1-PLA17A-00-WO-01/11-B-WO/RC/10</p>		<p>For other information about parking and parking areas, see Chapter 105. for details of the regulations in this category, see Chapter 100. for information of the regulations in this category, see Chapter 95. for details of what may exceed this height limit, see Chapter 115. for details regarding required yards, see Chapter 115.</p>	Page	

## CHAPTER 120 - VARIANCES

120.05	User Guide
120.10	Process for Deciding Upon a Proposed Variance
<u>120.12</u>	<u>Expansion or Modification of an Existing Structure</u>
120.15	Application Information
120.20	Criteria for Granting a Variance
120.25	What May not be Varied
120.05	<u>User Guide</u>

This Chapter establishes a mechanism whereby the provision of this Code can be varied on a case-by-case basis if the application of these provisions would result in an unreasonable and unusual hardship. While almost any provision may be varied, there are some limitations.

If you are interested in applying to see if a provision of this Code can be varied in a particular case, or if you wish to participate in the City's decision on a proposed variance, you should read this Chapter.

#### 120.10 Process for Deciding Upon a Proposed Variance (REVISED SECTION)

The City will use Process IIA, described in Chapter 150 of this Code to review and decide upon an application for a Variance except as to property located within an RS or RSX zone or for a detached dwelling unit in any zone. For Variance applications as to property located within an RS or RSX zone or for a detached dwelling unit in any zone, the City will use Process I described in Chapter 145, provided, however, Section 145.10 shall not apply, and also provided that the content of the notice shall be per Section 145.302.1 while the distribution of the notice shall be per Section 150.30.2.

#### 120.12 Expansion or Modification of an Existing Structure (NEW SECTION)

If the expansion or modification of an existing structure requires a Variance under this chapter, the Planning Director may approve such expansion or modification without requiring the Variance process if all of the following criteria are met:

- a. the request complies with the criteria in Section 120.20 of this chapter; and
- b. the gross floor area of the structure is expanded by less than 5%; and
- c. the Planning Director determines that the change or alteration will not have significantly more or different impact on the surrounding area than does the present development.

120.15 Application Information

In addition to the application materials required in Chapter 150 of this Code, the applicant shall submit a completed application on the form provided by the Planning Department, along with all the information listed on that form.

120.20 Criteria for Granting A Variance

The City may grant a Variance only if it finds that--

1. The Variance will not be materially detrimental to the property or improvements in the area of the subject property or to the City in part or as a whole; and
2. The Variance is necessary because of special circumstances regarding the size, shape, topography, or location of the subject property, or the location of a preexisting improvement on the subject property that conformed to the Zoning Code in effect when the improvement was constructed; and
3. The Variance will not constitute a grant of special privilege to the subject property which is inconsistent with the general rights that this Code allows to other property in the same area and zone as the subject property.

120.25 What May Not Be Varied

The City may grant a Variance to any of the provisions of this Code except--

1. The City may not grant a Variance to any provision establishing the uses that are permitted to locate or that may continue to operate in any zone; and
2. The City may not grant a Variance to any of the procedural provisions of this Code; and
3. The City may not grant a Variance to any provision that specifically states that its requirements are not subject to Variance.

PUBLICATION SUMMARY  
OF ORDINANCE NO. 3618

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-97-68).

SECTION 1 Amends specific portions of the text of the Zoning Code as follows:

Amends Chapter 120 - Variances; adds a new definition to Chapter 5, "Family Day-Care Home"; amends Section 5.527, definition of "Mini-Day-Care Center"; adds a new listing to the Use Zone Charts in RS, RSX, PLA3A, PLA6C, PLA9, and PLA17A zones for "Family Day-Care Home"; and amends the following Use Zone Charts: Mini-School or Mini-Day Care Center and Day Care Home in RS, RSX, PLA3A, PLA6C, PLA9, and PLA17A zones; Church and School or Day Care Center in PO and PLA6B zones; Attached or Stacked Dwelling Units and Public Access Pier or Boardwalk in WDI and WDIII zones; Moorage Facility for 1 or 2 boats in WDII zone; Vehicle Service Station in FCIII, BC, BCX, and PLA13A zones; Attached or Stacked Dwelling Units in PLA2 zone; Attached or Stacked Dwelling Units, Office Uses, Development Containing Attached or Stacked Dwelling Units and Office Uses, and School or Day Care Center in PLA3A zone; Detached, Attached or Stacked Dwelling Units in PLA6D, PLA7A, PLA7B, and PLA7C zones; Restaurant or Tavern, Hotel or Motel, Office Use, A Retail Establishment Providing New Vehicle or Vehicle Service or Repair, Any Retail Establishment other than those specifically listed..., and School or Day-Care Center in PLA10A zone; Office Uses, Attached or Stacked Dwelling Units, and School or Day-Care Center in PLA10C zone; and School or Day Care Center in PLA13B zone.

SECTION 2 Provides a severability clause for the ordinance.

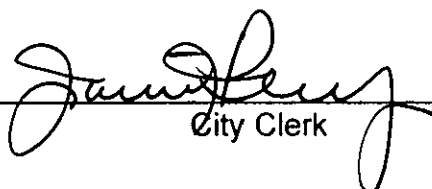
SECTION 3 Provides that the effective date of the ordinance is affected by the disapproval jurisdiction of the Houghton Community Council.

SECTION 4 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 the summary.

SECTION 5 Establishes certification by City Clerk and notification of King County Department of Assessments.

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 6th day of January, 1998.

I certify that the foregoing is a summary of Ordinance 3618 approved by the Kirkland City Council for summary publication.

  
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City Clerk