

ORDINANCE NO. 3654

AN ORDINANCE OF THE CITY OF KIRKLAND, RELATING TO ZONING, PLANNING, AND LAND USE AND TO THE LI, PLA6G AND PLA11 ZONES AND REGULATIONS THEREFORE; RENAMING THE LI ZONE TO LIT; REPLACING LI USE ZONE CHARTS WITH NEW LIT ZONE CHARTS; CREATING NEW ILC ZONE AND USE ZONE CHARTS; AMENDING THE PLA6G AND PLA11 USE ZONE CHARTS; AND ADDING A NEW SECTION 5.10.362 TO THE KIRKLAND MUNICIPAL CODE.

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, all as set forth in that certain report and recommendation of the Planning Commission dated May 26, 1998, and bearing Kirkland Department of Planning and Community Development File No. IV-98-2; and

WHEREAS, prior to making the recommendation, the Planning Commission, following notice thereof as required by RCW 35A.63.070, on May 14, 1998, held a public hearing on the amendment proposals and considered the comments received at the hearing; and

WHEREAS, pursuant to the State Environmental Policy Act there has accompanied the legislative proposal and recommendation through the entire consideration process, a final determination of nonsignificance, including supporting SEPA Addendum issued by the responsible official pursuant to WAC 197-11-625; 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. The Kirkland Zoning Code (Title 23 of the Kirkland Municipal Code) is amended in accordance with Attachment A, which by this reference is incorporated herein.

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


Section 3. This ordinance shall be in full force and effect five days from and after its passage by the 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.

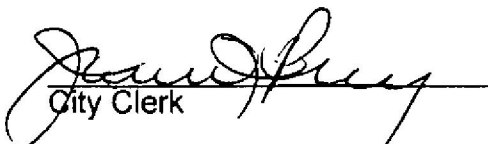
Section 4. A complete copy of this resolution, including Findings, Conclusions and Recommendations adapted by reference, shall be certified by the City Clerk, who shall then forward the certified copy to the King County Department of Assessments.

PASSED by majority vote of the Kirkland City Council in regular, open meeting this 1st day of September, 1998


SIGNED IN AUTHENTICATION thereof this 1st day of September, 1998.


Mayor

Attest:


City Clerk

Approved as to Form:


City Attorney

Attachment A

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Chapter 57
(ILC)
Industrial
Limited
Commercial
Zone



CHAPTER 1 - USER GUIDE

- 1.05 How to Use This Code
- 1.10 Additional Regulations

1.05 How To Use This Code

This Code has been designed and drafted to make it as easy as possible for the user to determine all land use regulations that apply to a particular piece of property and to uses, structures, and activities on that piece of property. Follow the step-by-step procedure laid out below to find applicable regulations.

1. Find the subject property on the Zoning Map. The subject property will be within one of the following Use Zones sequentially listed:

RS	BC.	PLA 8	
RSX	BCX		
RM	CBD	PLA 9	
PR	LIT	PLA 10	→ ILC
PO	PLA 1	PLA 11	
WD I	PLA 2	PLA 12	
WD II	PLA 3	PLA 13	
WD III	PLA 4	PLA 15	
FC I		PLA 16	
FC II	PLA 5	P	
FC III	PLA 6		
BN	PLA 7		

2. Refer to the text of this Code and find the Chapter that corresponds to the Use Zone in which the subject property is located.
3. Each of these Use Zone Chapters contains a series of charts. Read down the first vertical column of each chart to find the use in which you are interested. In some zones, certain uses are listed specifically (e.g. "Retail Variety or Department Store" in Neighborhood Business zones). In other zones, uses are listed generally (e.g. "Any Retail Establishment...Selling Goods or Providing Services..." in Community Business Zones). In many cases, the general listing encompasses what could otherwise be numerous separate uses.

Uses and activities that fall under the definition of "Adult Entertainment Use or Activity" are not permitted except as allowed in Chapter 72 of this Code.

4. After finding the appropriate use, then read across to find a variety of regulations that apply to the subject property. In addition, review all of the Sections to which the Use Zone chart refers you. You may conduct two or more listed uses on one lot if you comply with all of the regulations that apply to each use. However, if a use zone contains a specific combined use listing, you must comply with the provision of that combined use listing.
5. You now have the basic zoning regulations that apply to the subject property. However, you should review Section 1.10 to see if other regulations of this Code may be applicable.

352. Hazardous Waste Storage - The holding of dangerous waste for a temporary period (see WAC 173-303-040(85)).
353. Hazardous Waste Treatment - The physical, chemical, or biological processing of dangerous wastes to make such wastes nondangerous or less dangerous, safer for transport, amenable for energy or material resource recovery, amenable for storage, or reduced in volume (see WAC 173-303-040(97)).
355. Heat - Added energy that causes substances to rise in temperature, fuse, evaporate, expand or undergo any other related change.
360. High Density Residential Zones - The following zones - RM 2.4; RM 1.8; PLA 5 A, B, C, D, E; PLA 6 A, D, I, J; and PLA 7 B, C.
- NEW → 362. → High Technology → see attached new definition
365. High Waterline - The line where the water meets the land when the water level of Lake Washington is 21.8 feet above mean sea level based on the Corps of Engineers Datum Point. High Waterline shall be construed to be the same as Ordinary High Water Mark (OHWM), as defined in WAC 173-16-030(10).
370. Home Occupation - An occupation, enterprise, activity, or profession which is incidental to a residential use, which is carried on for profit or customarily carried on for profit; and which is not an otherwise permitted use in the Zone in which it is pursued.
375. Horizontal Dimension - The length of the facade of a structure as measured along a plane, excluding eaves that extend out to a maximum of 18 inches from the exterior walls of a structure.
380. Hospital - An institution providing primary health services and medical or surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity and other abnormal physical or mental conditions, and including, as an integral part of the institution, related facilities such as laboratories, outpatient facilities, extended care facilities or training facilities.
385. Hotel or Motel - A single building or group of buildings containing individual sleeping units intended for transient occupancy.
390. Improvement - Any structure or man-made feature.
395. Industrial Use - The uses allowed in the industrial zones and not permitted in any other zones.
400. Industrial Zones - ~~N~~ → LIT, ILC; PLA 6 G, and PLA 11.
405. Inner Harbor Line - The line designated as such on the Official Zoning Map.
410. Institutional Uses - The following uses: schools, churches, colleges, hospitals, parks, governmental facilities and public utilities.
415. Institutional Zones - The following zones: P; PLA 1 and PLA 12.
420. Instructional Sign - A sign which designates public information such as, but not limited to; public restrooms, public telephones, exitways and hours of operation.

AMENDMENT TO SECTION 5.10. OF THE KIRKLAND ZONING CODE

Add a new definition 5.10.362 to read as follows:

~~367~~³⁶² High Technology - A place of employment engaging in research, development and testing, assembly, office and manufacturing, including industries in: bio-technology, medical instrumentation or supplies, communications and information technology, electronics and instrumentation, and computer hardware and software.

960. Use Zone - The zoning designations on the zoning map as follows:

RS 35	BC	PLA 6B
RSX 35	BCX	PLA 6C
RS 12.5		PLA 6D
RSX 12.5	CBD-1	PLA 6E
RS 8.5	CBD-2	PLA 6F
RSX 8.5	CBD-3	PLA 6G
RS 7.2	CBD-4	PLA 6H
RSX 7.2	CBD-5	PLA 6I
RS 5.0	CBD-6	PLA 6J
RSX 5.0	CBD-7	PLA 6K
	CBD-8	PLA 7A
RM 3.6		PLA 7B
RM 2.4	JBD-1	PLA 7C
RM 1.8	JBD-2	PLA 8
	JBD-3	PLA 9
WD I	JBD-4	PLA 10A
WD II	JBD-5	PLA 10B
WD III	JBD-6	PLA 10C
		PLA 11
PR 5.0	ILC LIT	PLA 12
PR 3.6	ILC	PLA 13A
PR 2.4	PLA 1	PLA 13B
PR 1.8	PLA 2	PLA 15A
	PLA 3A	PLA 15B
PO	PLA 3B	PLA 16
	PLA 5A	PLA 17A
FC I	PLA 5B	PLA 17B
FC II	PLA-5C	PLA 17C
FC III	PLA 5D	
	PLA 5E	P
BN	PLA 6A	

- 965. Vehicle Service Station - A commercial use supplying petroleum products that are for immediate use in a vehicle.
- 970. Vehicle Storage Area - An outside area which is used for the storage of operational vehicles.
- 973. Vehicular Access Easement or Tract - A privately owned right-of-way.
- 974. View Corridor - An open area that provides an unobstructed view across the subject property to and beyond Lake Washington from the adjacent right-of-way.
- 975. Wall Sign - A sign attached to and extending not more than eighteen (18) inches from the facade or face of a building with the exposed face of the sign parallel to the facade or face of the building.
- 980. Waterward - Toward the body of water.
- 985. Wetland - As defined in Chapter 90 of this Code.

10.25

Zoning Categories Adopted - The City is divided into the following zoning categories:

	<u>Zoning Category</u>	<u>Symbol</u>
1.	Single-Family Residential Zones	RS and RSX (followed by a designation indicating minimum lot size per dwelling unit)
2.	Multifamily Residential Zones	RM (followed by a designation indicating minimum lot size per dwelling unit)
3.	Professional Office/Residential Zones	PR (followed by a designation indicating minimum lot size per dwelling unit)
4.	Professional Office Zones	PO
5.	Waterfront Districts	WD (followed by a designation indicating which Waterfront District)
6.	Freeway Commercial Zones	FC (followed by a designation indicating which Freeway Commercial Zone)
7.	Neighborhood Business	BN
8.	Community Business	BC and BCX
9.	Central Business District	CBD (followed by a designation indicating which sub-zone within the Central Business District)
10.	Juanita Business District	JBD (followed by a designation indicating which sub-zone within the Juanita Business District)
11.	Light Industrial Zones	LIT , ILC
12.	Planned Areas	PLA (followed by a designation indicating which Planned Area, and in some cases, which sub-zone within a Planned Area)
13.	Park/Public Use Zones	P

Chapter 55 – LIGHT INDUSTRIAL TECHNOLOGY (LIT) ZONES

55.05 User Guide. The charts in Section 10 of this Chapter contain the basic zoning regulations that apply in the LIT zones of the City. Use these charts by reading down the extreme left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use. In addition, you should read Chapter 1 of this Code which will assist you in finding other regulations that apply to your property or proposal.

Section 55.10



Section 55.10 - GENERAL REGULATIONS - The following regulations apply to all uses in this zone:

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 20 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.
(This regulation does not apply to Public Transit Shelter and Hazardous Waste Treatment and Storage Facilities uses.)
2. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
(This regulation does not apply to Public Transit Shelter uses.)
3. Except if adjoining a low density zone, structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:
 - a. It will not block local or territorial views designated in the Comprehensive Plan;
 - b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and
 - c. The required yard of any portion of the structure may be increased up to a maximum of one foot for each foot that any portion of the structure exceeds 35 feet above average building elevation. The need for additional setback yards will be determined as part of the review of any request to increase structure height.

(This regulation does not apply to Public Transit Shelter, Hazardous Waste Treatment and Storage Facilities and Public Parks uses.)



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

55.10	USE REGULATIONS ↓ ↑	Required Review Process	MINIMUMS			MAXIMUMS		Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)									
				Front	Side	Rear							
010	Packaging of prepared materials Manufacturing See Special Regulations #1 and #2	None	None	20'	0'	0'	90%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 35' above average building elevation with a maximum of two stories, <i>exclusive of parking levels</i>	A	C	1 per each 1,000 sq. ft. of gross floor area	1. The following manufacturing uses are permitted: a. Food, drugs, stone, clay, glass, china, ceramics products, electrical equipment, scientific or photographic equipment, fabricated metal products; b. Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities; c. Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations; d. Packaging of prepared materials; e. Textile, leather, wood, paper and plastic products from pre-prepared material; and f. Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes. 2. May include as part of this use, accessory retail sales office or service utilizing not more than 20% of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.	
020	A retail establishment providing storage services.	None	None	20'	0'	0'	90%		A	E	See Section 105.25	1. May include accessory living facilities for resident security manager.	
030	Warehouse Storage Service	None	None	20'	0'	0'	90%		A	C	1 per each 1,000 sq. ft. of gross floor area	1. May include as part of this use, accessory retail sales office or service utilizing no more than 20% of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.	
040	Wholesale Trade												
050	Industrial Laundry Facility												
060	Wholesale Printing or Publishing												

USE ZONE CHART

Section 55.10.b



DIRECTIONS: FIRST read down to include THEN across for REGULATIONS

USE REGULATIONS	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
	Lot Size	REQUIRED YARD (See Ch. 115)	Lot Coverage	Height of Structure					
	Front	Side	Rear						
55.10 Wholesale establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control	20'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation.	B	E	1 per each 1,000 sq. ft. of gross floor area	1. Outdoor storage for this use must be buffered as established in Chapter 95 for Landscaping Category A.
080 A retail establishment providing banking and related financial services	20'	0'	0'	80%	Otherwise, 35' above average building elevation with a maximum of two stories, EXCLUSIVE OF PARKING LEVELS	B	E	1 per each 300 sq. ft. of gross floor area	1. This use is permitted if accessory to a primary use, and: a. It will not exceed 20% of the gross floor area of the building; b. The use is integrated into the design of the building; and c. There is no vehicle drive-in or drive-through.
090 High Technology	20'	0'	0'	80%		A	D	If manufacturing then 1 per each 1,000 sq. ft. of gross floor area If office then 1 per 300 sq. ft. of gross floor area Otherwise, see Section 105.25	1. This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors. 2. May include as part of this use, accessory retail sales or service utilizing not more than 20% of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 3. Refer to Chapter 115.105, for provisions regarding Outside Use, Activity and Storage.
100 Office Use	20'	0'	0'	70%		C	D	If a medical, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area	1. The following regulations apply only to veterinary offices: a. If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A. b. Outside runs and other outside facilities for the animals must be setback at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See the section in Chapter 115 entitled "Outdoor Use, Activity and Storage" for further regulations.

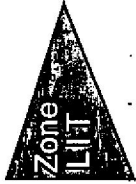


USE ZONE CHART

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

55.10	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS				MAXIMUMS		Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
110	Auction House See Special Regulation #1	None	None	20'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation.	B	E	1 per each 300 sq. ft. of gross floor area.	<ol style="list-style-type: none"> Livestock auctions are not permitted. Outdoor storage for this use must be buffered as established in Chapter 95 for Landscaping Category A.
120	Kennel	None	None	20'	0'	0'	80%	Otherwise, 35' above average building elevation with a maximum of two stories, <i>EXCLUSIVE OF PARKING LEVELS.</i>	B	E	1 per each 300 sq. ft. of gross floor area.	<ol style="list-style-type: none"> Outside runs and other facilities for the animals must be setback at least 10' feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See the section in Chapter 115 entitled "Outdoor Use, Activity and Storage" for further regulations. Must provide suitable shelter for the animals. Must maintain a clean healthful environment for the animals.
130	Daycare Center (See Special Regulation 1)	None	None	20'	0'	0'	80%		D	B	See Section 105.25	<ol style="list-style-type: none"> This use is permitted if accessory to a primary use, and: <ol style="list-style-type: none"> It will not exceed 20% of the gross floor area of the building; The use is integrated into the design of the building. A 6-foot high fence is required along the property lines adjacent to the outside play areas. Hours of operation may be limited to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines as follows: <ol style="list-style-type: none"> 20 feet if this use can accommodate 50 or more students or children. 10 feet if this use can accommodate 13 to 49 students or children. Otherwise, 5 feet. An on-site passenger loading area may be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses. May include accessory living facilities for staff persons. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).

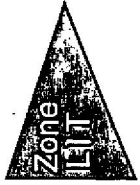
Section 55.10.d



USE ZONE CHART

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

Section	USE REGULATIONS	MINIMUMS				MAXIMUMS			Special Regulations (See also General Regulations)				
		Required Review Process	Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure		Landscape Category (See Ch. 95)			
				Front	Side	Rear							
55.10	Mini-daycare (7-12 attendees) (See Special Regulation 1)	None	None	20'	0'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 35' above average building elevation with a maximum of two stories, excluding of parking levels.	D	B	See Section 105.25	1. This use is permitted if accessory to a primary use, and: a. it will not exceed 20% of the gross floor area of the building; b. The use is integrated into the design of the building. 2. A 6-foot high fence is required along the property lines adjacent to the outside play areas for mini -schools and mini-daycare centers only. 3. Hours of operation may be limited by the City to reduce impacts in nearby residential uses. 4. Structured play areas must be setback from all property lines by 5 feet. 5. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 7. May include accessory living facilities for staff persons. 8. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).
140	Recycling Center	None	None	20'	0'	0'	0'	80%		A	C	See Section 105.25	1. May deal in metal cans, glass, and paper. Other materials may be recycled if the Planning Director determines that the impacts are no greater than those associated with recycling metal cans, glass, or paper. The individual will have the burden of proof in demonstrating similar impacts.
150	Public Utility	None	None	20'	0'	0'	0'	80%		C	B	See Section 105.25	1. 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.
160	Government Facility Community Facility	None	None	20'	0'	0'	0'	80%		See Spec. Reg. #1	B	See Section 105.25	
170	Public Transit Shelter	None	None	0'	0'	0'	0'	100%	15' above average building elevation	—	See Spec. Reg. #2	See Section 105.25	1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. 2. May install transit route and information signs and markers.



USE ZONE CHART

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

Section	USE REGULATIONS	Required Review Process	MINIMUMS				MAXIMUMS			Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)			
				Front	Side	Rear						
5510	Hazardous Waste Treatment and Storage Facilities	None	None	30'	0'	0'	90%	35' above average building elevation with a maximum of two stories, exclusive of parking levels. See also Special Regulation #2.	A	C	1 per each 1,000 sq. ft. of gross floor area.	<ol style="list-style-type: none"> Must comply with the state siting criteria adopted in accordance with RCW 70.105.210. Structure height may be increased above 35 feet in height through: <ol style="list-style-type: none"> It will not block local or territorial views designated in the Comprehensive Plan; and The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and The need for an increase in height is directly related to the hazardous waste treatment and/or storage activity; and The required yard of any portion of the structure may be increased up to a maximum of one foot for each foot that any portion of the structure exceeds 35 feet above average building elevation. The need for additional setback yards will be determined as part of the review of any request to increase structure height.
200	Vehicle or boat sales, repair, services, washing or rental (See Special Regulation 1)	None	None	20'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 35' above average building elevation with a maximum of two stories, exclusive of parking levels.	A	E	See Section 105.25	<ol style="list-style-type: none"> Vehicle or boat sales or rental uses are only permitted if the property has direct vehicle access from NE 116th Street. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in Chapter 105. See the Section in Chapter 115 entitled "Outdoor Use, Activity and Storage" for further regulations. Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.
210	Fast Food or Restaurant (See Special Regulation 1)	None	None	20'	0'	0'	80%		B	E	1 per each 100 sq. ft. of gross floor area	<ol style="list-style-type: none"> This use is permitted if accessory to a primary use, and: <ol style="list-style-type: none"> It will not exceed 20% of the gross floor area of the building; The use is integrated into the design of the building; and There is no vehicle drive-in or drive-through.



USE ZONE CHART

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

55.10	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
22D	Public Park	See Special Regulations #1 and #2	None	Will be determined on case-by-case basis.				B	See Section 105.25	1. Development and use of a park does not require a development permit under this Code if: <ul style="list-style-type: none"> a. A master plan for that park has been approved by the City and the proposed development and use is consistent with the master plan; or b. The proposed use and development will not involve: <ul style="list-style-type: none"> 1) Lighting for outdoor nighttime activities; and 2) The construction of any building of more than 4,000 square feet; and 3) The construction of more than 20 parking stalls; and 4) The development of any structured sports or activity areas. 2. Any development or use of a park that does not meet the requirements of Special Regulation #1 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted: <ul style="list-style-type: none"> a. Ease of access to the park. b. Character of the neighborhood. c. Size, nature, and topography of the subject property. 		

CHAPTER 57 - INDUSTRIAL LIMITED COMMERCIAL (ILC) ZONES

57.05 User Guide. The charts in Section 10 of this Chapter contain the basic zoning regulations that apply in the ILC zones of the City. Use these charts by reading down the extreme left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use. In addition, you should read Chapter 1 of this Code which will assist you in finding other regulations that apply to your property or proposal.

Section 57.10



Section 57.10 - GENERAL REGULATIONS - The following regulations apply to all uses in this zone:

1. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
(This regulation does not apply to Public Transit Shelter uses.)
2. Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:
 - a. It will not block local or territorial views designated in the Comprehensive Plan;
 - b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and
 - c. The required yard of any portion of the structure may be increased up to a maximum of one foot for each foot that any portion of the structure exceeds 35 feet above average building elevation. The need for additional setback yards will be determined as part of the review of any request to increase structure height.

(This regulation does not apply to Public Transit Shelter and Public Park uses.)

Section
57.10.a



USE ZONE CHART

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

P.1

57.10.

USE
REGULATIONS

Required Review Process	MINIMUMS			MAXIMUMS		Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
	Lot Size	REQUIRED YARD (See Ch. 115)									
		Front	Side	Rear							
010 Packaging of prepared materials Manufacturing See Special Regulations #1 and #2	None	None	20'	0'	0'	90%	35' above average building elevation with a maximum of two stories, exclusive of parking levels.	A	C	1 per each 1,000 sq. ft. of gross floor area	1. The following manufacturing uses are permitted: a. Food, drugs, stone, clay, glass, china, ceramics products, electrical equipment, scientific or photographic equipment, fabricated metal products; b. Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities; c. Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations; d. Packaging of prepared materials; e. Textile, leather, wood, paper and plastic products from pre-prepared material; f. Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes. 2. May include as part of this use, accessory retail sales, office or service utilizing not more than 20% of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.
020 Warehouse Storage Service	None	None	20'	0'	0'	90%		A	C	1 per each 1,000 sq. ft. of gross floor area	1. May include as part of this use, accessory retail sales, office or service utilizing no more than 20% of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.
030 Wholesale Trade											
040 Industrial Laundry Facility											
050 Wholesale Printing or Publishing											
FROM 060 A retail establishment providing storage services. See Special Regulation #1.	None	None	20'	0'	0'	90%		A	E	See Section 105.25	1. May include accessory living facilities for resident security manager.

9-04-1998 10:59AM

Adopted/Amended

Section 57.10.b



USE ZONE CHART

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

USE →	REGULATIONS ↑	MINIMUMS			MAXIMUMS		Required Review Process	Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		Lot Size	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure					
			Front	Side							
57.10	A Retail Establishment Providing Building Construction, Plumbing, Electrical, Landscaping, or Pest Control Services	None	20'	0'	0'	80%	35' above average building elevation with a maximum of two stories, exclusive of parking levels.	B	E	1 per each 300 sq. ft. of gross floor area	1. Outdoor storage for this use must be buffered as established in Chapter 95 for Landscaping Category A.
070	A Retail Establishment Selling Building Materials or Hardware	None	20'	0'	0'	80%		B	E	1 per each 300 sq. ft. of gross floor area	1. This use is permitted if accessory to a primary use, and: a. it will not exceed 20% of the gross floor area of the building; b. The use is integrated into the design of the building; and c. There is no vehicle drive-in or drive-through.
080	A Retail Establishment Providing Rental Services	None	20'	0'	0'	80%		A	D	If manufacturing then 1 per each 1,000 sq. ft. of gross floor area If office then 1 per 300 sq. ft. of gross floor area Otherwise, See Section 105.25	1. This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors. 2. May include as part of this use, accessory retail sales, or service utilizing not more than 20% of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 3. Refer to Chapter 115.105 for provisions regarding Outside Use, Activity and Storage.
090	A retail establishment providing banking and related financial services (See Special Regulation 1)	None	20'	0'	0'	80%		A	D	If manufacturing then 1 per each 1,000 sq. ft. of gross floor area If office then 1 per 300 sq. ft. of gross floor area Otherwise, See Section 105.25	1. This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors. 2. May include as part of this use, accessory retail sales, or service utilizing not more than 20% of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 3. Refer to Chapter 115.105 for provisions regarding Outside Use, Activity and Storage.
100	High Technology	None	20'	0'	0'	80%		A	D	If manufacturing then 1 per each 1,000 sq. ft. of gross floor area If office then 1 per 300 sq. ft. of gross floor area Otherwise, See Section 105.25	1. This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors. 2. May include as part of this use, accessory retail sales, or service utilizing not more than 20% of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 3. Refer to Chapter 115.105 for provisions regarding Outside Use, Activity and Storage.
110		None	20'	0'	0'	80%		A	D	If manufacturing then 1 per each 1,000 sq. ft. of gross floor area If office then 1 per 300 sq. ft. of gross floor area Otherwise, See Section 105.25	1. This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors. 2. May include as part of this use, accessory retail sales, or service utilizing not more than 20% of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 3. Refer to Chapter 115.105 for provisions regarding Outside Use, Activity and Storage.

Section 57.10.c



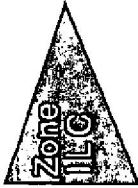
USE ZONE CHART

REGULATIONS USE ↑ Office Use ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
		Lot Size	REQUIRED YARD (See Ch. 115)		Height of Structure	Lot Coverage					
			Front	Side							Rear
57.10 120	None	None	20'	0'	0'	70%	35' above average building elevation with a maximum of two stories, exclusive of parking levels.	C See also Spec. Reg. #1a	D	If a medical, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	1. The following regulations apply only to veterinary offices: a. If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A. b. Outside runs and other outside facilities for the animals must be setback at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See the section in Chapter 115 entitled "Outdoor Use, Activity and Storage" for further regulations.
130	None	None	20'	0'	0'	80%		B	E	1 per each 300 sq. ft. of gross floor area	1. This use must contain at least 75,000 square feet of gross floor area. 2. Outdoor storage for this use must be buffered as established in Chapter 95 for Landscaping Category A. 3. A delicatessen, bakery, or other similar use may include, as part of this use, accessory seating if: a. The seating and associated circulation area does not exceed more than 10% 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. 4. No drive-through or drive-in facilities are permitted.
140	None	None	20'	0'	0'	80%		B	E	See Section 105.25.	1. Outdoor storage for this use must be buffered as established in Chapter 95 for Landscaping Category A. 2. No drive-through or drive-in facilities are permitted. 3. A delicatessen, bakery, or other similar use may include, as part of this use, accessory seating if: a. The seating and associated circulation area does not exceed more than 10% 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. 4. Ancillary assembly and manufactured goods on the premise of this use are permitted only if: a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. 5. Churches are limited to no more than 15% of the gross floor area of the complex.

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

Section 57.10.d

USE ZONE CHART



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

57.10 USE →	REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure				
				Front	Side						
150	Gymnastic Instructional Facility	None	None	20'	0'	0'	80%	35' above average building elevation with a maximum of two stories, exclusive of parking levels.	E	See Section 105.25	
160	Hotel or Motel	None	None	20'	0'	0'	80%		E	1 per each room. See Special Reg. #2.	1. May include meeting and convention facilities. 2. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for those ancillary uses shall be determined on a case-by-case basis.
170	A Retail Establishment Providing Printing, Publishing, or Duplicating Services	None	None	20'	0'	0'	80%		E	1 per each 300 sq. ft. of gross floor area	1. Gross floor area for this use may not exceed 3,000 sq. ft. For a larger printing or publishing facility, see wholesale printing or publishing listing in this use zone.
180	A retail establishment providing vehicle or boat sales, repair, services, washing, or rental	None	None	20'	0'	0'	80%		E	See Section 105.25	1. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in Chapter 105. See the Section in Chapter 115 entitled "Outdoor Use, Activity and Storage" for further regulations. 2. Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.
190	Fast Food or Restaurant (See Special Regulation 1)	None	None	20'	0'	0'	80%		E	1 per each 100 sq. ft. of gross floor area	1. This use is permitted if accessory to a primary use, and: a. It will not exceed 20% of the gross floor area of the building; b. The use is integrated into the design of the building; and c. There is no vehicle drive-no or drive-through.
200	Auction House (See Special Regulation #1)	None	None	20'	0'	0'	80%		E	1 per each 300 sq. ft. of gross floor area.	1. Livestock auctions are not permitted 2. Outdoor storage for this use must be buffered as established in Chapter 95 for Landscaping Category A.
210	Kennel	None	None	20'	0'	0'	80%		E	1 per each 300 sq. ft. of gross floor area.	1. Outside runs and other facilities for the animals must be setback at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See the section in Chapter 115 entitled "Outdoor Use, Activity and Storage" for further regulations. 2. Must provide suitable shelter for the animals. 3. Must maintain a clean healthful environment for the animals.



USE ZONE CHART

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

57.10	USE REGULATIONS	Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
220	Vehicle Service Station	Process I Chapter 145	22,500 sq. ft.	40'	15' on each side See also Special Regulation #2	10'	80%	35' above average building elevation with a maximum of two stories, exclusive of parking levels.	A	E	See Section 105.25	<ol style="list-style-type: none"> May not be more than 2 vehicle service stations at any intersection. Gas pump islands may not be closer than 15 feet to any property line. 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.
230	Hazardous Waste Treatment and Storage Facilities	None	None	30'	0'	0'	90%	35' above average building elevation, exclusive of parking levels.	A	C	1 per each 1,000 sq. ft. of gross floor area.	<ol style="list-style-type: none"> Must comply with the state siting criteria adopted in accordance with RCW 70.105.210. Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if: <ol style="list-style-type: none"> It will not block local or territorial views designated in the Comprehensive Plan; The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; The need for an increase in height is directly related to the hazardous waste treatment and/or storage activity; and The required yard of any portion of the structure may be increased up to a maximum of one foot for each foot that any portion of the structure exceeds 35 feet above average building elevation. The need for additional setback yards will be determined as part of the review of any request to increase structure height.
240	Daycare Center (See Special Regulation 6)	None	None	20'	0'	0'	80%		D	B	See Section 105.25	<ol style="list-style-type: none"> A 6-foot high fence is required along the property lines adjacent to the outside play areas. Structured play areas must be setback from all property lines as follows: <ol style="list-style-type: none"> 20 feet if this use can accommodate 50 or more students or children. 10 feet if this use can accommodate 13 to 49 students or children. Otherwise, 5 feet. An on-site passenger loading area may be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses. May include accessory living facilities for staff persons. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73). This use is permitted if accessory to a primary use, and: <ol style="list-style-type: none"> It will not exceed 20% of the gross floor area of the building; and The use is integrated into the design of the building.

P.B. FROM 9-04-1998 11:01AM

Section 57.10.f



USE ZONE CHART

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

USE ↑	REGULATIONS ↑	MINIMUMS			MAXIMUMS		Special Regulations (See also General Regulations)	
		Required Review Process	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure		
			Front	Side				Rear
57.10	Mini-daycare (7-12 attendees) (See Special Regulation 6)	None	20'	0'	0'	80%	35' above average building elevation with a maximum of two stories, exclusive of parking levels.	1. A 6-foot high fence is required along the property lines adjacent to the outside play areas. 2. Structured play areas must be setback from all property lines by 5 feet. 3. 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. 4. May include accessory living facilities for staff persons. 5. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73). 6. This use is permitted if accessory to a primary use, and: a. It will not exceed 20% of the gross floor area of the building; and b. The use is integrated into the design of the building.
		None	20'	0'	0'	80%	15' above average building elevation	
260	Public Utility	None	20'	0'	0'	80%	35' above average building elevation with a maximum of two stories, exclusive of parking levels.	1. 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.
270	Government Facility Community Facility	None	20'	0'	0'	80%	15' above average building elevation	1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. 2. May install transit route and information signs and markers.
280	Public Transit Shelter	None	0'	0'	0'	100%	35' above average building elevation with a maximum of two stories, exclusive of parking levels.	1. May deal in metal cans, glass, and paper. Other materials may be recycled if the Planning Director determines that the impacts are no greater than those associated with recycling metal cans, glass, or paper. The individual will have the burden of proof in demonstrating similar impacts.

Section 57.10.g



USE ZONE CHART

USE →
REGULATIONS ↑

57.10

300

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

Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
	Lot Size	Front	Side	Rear	Height of Structure				
See Special Regulations #1 and #2	None	Will be determined on case-by-case basis.			B	See Section 105.25	1. Development and use of a park does not require a development permit under this Code if: a. A master plan for that park has been approved by the City and the proposed development and use is consistent with the master plan; or b. The proposed use and development will not involve: 1) Lighting for outdoor nighttime activities; and 2) The construction of any building of more than 4,000 square feet; and 3) The construction of more than 20 parking stalls; and 4) The development of any structured sports or activity areas. 2. Any development or use of a park that does not meet the requirements of Special Regulation #1 must be approved through the Process II, Chapter 153. The City will use the following factors in determining what facilities and uses will be permitted: a. Ease of access to the park. b. Character of the neighborhood. c. Size, nature, and topography of the subject property.		



Section 60.35 - GENERAL REGULATIONS - The following regulations apply to all uses in this zone:

1. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
(This regulation does not apply to Public Transit Center uses.)
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 20 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.
(This regulation does not apply to Attached, Stacked Dwelling Units and Public Transit Shelter uses.)
3. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 25 feet above average building elevation.
4. Except if adjoining a low density zone, structure height may be increased above 35 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.
 - c. The need for additional setback yards to compensate for the added height and bulk will be determined as part of the review of any request to increase structure height.*(These regulations do not apply to Attached, Stacked Dwelling Units, Public Transit Shelter, and Public Park uses.)*

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

USE REGULATIONS	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		Lot Size	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure				
		Front	Side	Rear						
6035 010 Manufacturing See Special Regulation #1	None	None	20'	0'	0'	90%	A	C	1 per each 1,000 sq. ft. of gross floor area	1. The following manufacturing uses are permitted: a. Food, drugs, stone, clay, glass, china, ceramics, products, electrical equipment, scientific or photographic equipment, fabricated metal products; b. Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes; boiler-making, or similar activities; c. Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations; d. Packaging of prepared materials; e. Textile, leather, wood, paper and plastic products from pre-prepared material; and f. Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes. 2. All vehicular access shall be from the east. The site access shall be configured to structurally prevent the use of 7th Avenue South or other residential streets. 3. Prior to issuance of a development permit, documentation must be provided and stamped by a licensed professional verifying that the expected noise to be emanating from the site adjoining to any residential zoned property complies with the standards set forth in Washington Administrative Code Section 173-60-040(1) for a Class B source property and a Class A receiving property. 4. Outdoor storage and fabrication is not permitted. 5. May include as part of this use accessory wholesale office or retail trade utilizing not more than 20% of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 6. Use shall not create noise, glare, light, dust, fumes, and other adverse conditions which disrupt the residential character of the surrounding area. 7. Site and building design shall be complementary with surrounding residential, through use of design elements such as roof forms, building modulation, setbacks, and landscaping. The City may require revision of the building design, site plan or landscaping plan in order to minimize noise and enhance the visual character of the area. 8. The Planning Director may allow incidental visitor parking to access from 7th Avenue South; provided, that the applicant can demonstrate that the visitor parking will not adversely affect the residential character of the neighborhood, the parking will not be used by delivery vehicles, and the design precludes expanded use of this parking.
020 Warehouse Storage Service										
030 Wholesale Trade										
040 Industrial Laundry Facility										
050 Wholesale Printing and Publishing										
060 Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control										

Section
60.35.b



USE ZONE CHART

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

60.35	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
070	Retail establishment providing storage services. See also Special Regulation #2.	None	None	20'	0'	0'	90%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 35' above average building elevation with a maximum of two stories.	A	E	See Section 105.25	<ol style="list-style-type: none"> All vehicular access shall be from the east. The site access shall be configured to structurally prevent the use of 7th Avenue South or other residential streets. May include accessory living facilities for resident security manager. Site and building design shall be complementary with surrounding residential, through use of design elements such as roof forms, building modulation, setbacks, and landscaping. The City may require revision of the building design, site plan or landscaping plan in order to minimize noise and enhance the visual character of the area. The Planning Director may allow incidental visitor parking to access from 7th Avenue South; provided, that the applicant can demonstrate that the visitor parking will not adversely affect the residential character of the neighborhood, the parking will not be used by delivery vehicles, and the design precludes expanded use of this parking.
040	High Technology	None	None	20'	0'	0'	80%	----- Otherwise, 35' above average building elevation with a maximum of two stories, <i>exclusive of parking levels.</i>	A	D	If manufacturing then 1 per each 1,000 sq. ft. of gross floor area ----- If office then 1 per 300 sq. ft. of gross floor area ----- Otherwise, See Section 105.25	<ol style="list-style-type: none"> This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors. All vehicular access shall be from the east. The site access shall be configured to structurally prevent the use of 7th Avenue South or other residential streets. Prior to issuance of a development permit, documentation must be provided and stamped by a licensed professional verifying that the expected noise to be emanating from the site adjoining any residentially zoned property complies with the standards set forth in Washington Administrative Code Section 173-60-040(1) for a Class B source property and a Class A receiving property. Refer to Chapters 105, 115 for provisions regarding Outside Use, Activity and Storage. The Planning Director may allow incidental visitor parking to access from 7th Avenue South; provided, that the applicant can demonstrate that the visitor parking will not adversely affect the residential character of the neighborhood, the parking will not be used by delivery vehicles, and the design precludes expanded use of this parking. Use shall not create noise, glare, light, dust, fumes, and other adverse conditions which disrupt the residential character of the surrounding area. Site and building design shall be complementary with surrounding residential, through use of design elements such as roof forms, building modulation, setbacks, and landscaping. The City may require revision of the building design, site plan or landscaping plan in order to minimize noise and enhance the visual character of the area.



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

60.35	USE ↕ REGULATIONS ↕	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
090	Office Use	None	None	20'	0'	0'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 35' above average building elevation with a maximum of two stories <i>exclusive of parking levels.</i>	C	D	If a medical, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area. ----- Otherwise, 1 per each 300 sq. ft. of gross floor area	<ol style="list-style-type: none"> All vehicular access shall be from the east. The site access shall be configured to structurally prevent the use of 7th Avenue South or other residential streets. The Planning Director may allow incidental visitor parking to access from 7th Avenue South; provided, that the applicant can demonstrate that the visitor parking will not adversely affect the residential character of the neighborhood, the parking will not be used by delivery vehicles, and the design precludes expanded use of this parking. Use shall not create noise, glare, light, dust, fumes, and other adverse conditions which disrupt the residential character of the surrounding area. Site and building design shall be complementary with surrounding residential, through use of design elements such as roof forms, building modulation, setbacks, and landscaping. The City may require revision of the building design, site plan or landscaping plan in order to minimize noise and enhance the visual character of the area. Prior to issuance of a development permit, documentation must be provided and stamped by a licensed professional verifying that the expected noise to be emanating from the site adjoining any residentially zoned property complies with the standards set forth in Washington Administrative Code Section 173-60-040(1) for a Class B source property and a Class A receiving property.
100	Daycare Center (See Special Regulation 8)	None	None	20'	0'	0'	80%		D	B	See Section 105.25	<ol style="list-style-type: none"> A 6-foot high fence is required along the property lines adjacent to the outside play areas. Hours of operation may be limited to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines as follows: <ol style="list-style-type: none"> 20 feet if this use can accommodate 50 or more students or children. 10 feet if this use can accommodate 13 to 49 students or children. Otherwise, 5 feet. An on-site passenger loading area must be provided if this use can accommodate 5 or more children. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses. May include accessory living facilities for staff persons. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73). All vehicular access shall be from the east. The site access shall be configured to structurally prevent the use of 7th Avenue South or other residential streets. This use is permitted if accessory to a primary use, and: <ol style="list-style-type: none"> It will not exceed 20% of the gross floor area of the building; and The use is integrated into the design of the building.

Section 60.35.d



USE ZONE CHART

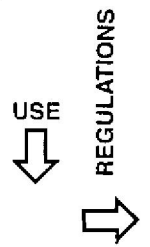
60.35	USE ↑	REGULATIONS ↑	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Required Review Process	Lot Size	REQUIRED YARD (See Ch. 115)							Height of Structure
					Front	Side	Rear					
110	Mini-daycare (7-12 attendees) (See Special Regulation 9)	None	None	30'	0'	0'	80%	E	B	See Section 105.25	1. All vehicular access shall be from the east. The site access shall be configured to structurally prevent the use of 7th Avenue South or other residential streets. 2. A six-foot high fence is required along the property lines adjacent to the outside play area for mini-schools and mini-daycare centers only. 3. Hours of operation may be limited by the City to reduce impacts in nearby residential uses. 4. Structured play areas must be setback from all property lines by five feet. 5. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 7. May include accessory living facilities for staff persons. 8. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73). 9. This use is permitted if accessory to a primary use, and: a. It will not exceed 20% of the gross floor area of the building; and b. The use is integrated into the design of the building.	

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



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

60.35



120

Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
	Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
		Front	Side	Rear						
None	3,600 sq. ft. per dwelling unit	20'	5', but 2 side yards must equal at least 15'	10'	60%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation	D	A	1.7 per unit	<ol style="list-style-type: none"> Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational space usable for many activities. This required common recreational open space must have the following minimum dimensions: <ol style="list-style-type: none"> 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. 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 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. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. Site design must provide for a bicycle and pedestrian path connection to Lakeview Elementary School and be available for public use. All vehicular access shall be from 7th Avenue South. Access from 5th Place South is prohibited. This use is only permitted south of 7th Avenue South and only if the entire PLA6G zone south of 7th Avenue South is included.

Section 60.35.f



USE ZONE CHART

REGULATIONS		MINIMUMS				MAXIMUMS			Special Regulations (See also General Regulations)			
		Required Review Process	Lot Size	REQUIRED YARD (See Ch. 115)			Height of Structure	Landscaping Category (See Ch. 95)		Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	
USE	REGULATIONS	Process	None	Front	Side	Rear	Lot Coverage					
60.35	Public Utility	Process IIA Chapter 150	None	20'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation.	A	B	See Section 105.25	1. All vehicular access from the east. The site access shall be configured to structurally prevent the use of 7th Avenue South or other residential streets. 2. Landscaping 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. 3. Site and building design shall be complementary with surrounding residential through use of design elements such as roof forms, building modulation, setbacks, and landscaping. The City may require revision of the building design, site plan or landscaping plan in order to minimize noise and enhance the visual character of the area. 4. Prior to issuance of a development permit, documentation must be provided and stamped by a licensed professional verifying that the expected noise to be emanating from the site adjoining any residentially zoned property complies with the standards set forth in Washington Administrative Code Section 173-60-040(1) for a Class B source property and a Class A receiving property. 1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. 2. May install transit route and information signs and markers.
130	Government Facility or Community Facility	Process IIA Chapter 150	None	20'	0'	0'	80%	Otherwise, 35' above average building elevation, exclusive of parking levels.	C See Spec. Reg. #2	B	See Section 105.25	
150	Public Transit Shelter	None	None	0'	0'	0'	100%	15' above average building elevation	-	See Spec. Reg. #2	See Section 105.25	
160	Public Park	See Special Regulations #1 and #2	None	Will be determined on case-by-case basis.					-	B	See Section 105.25	1. Development and use of a park does not require a development permit under this Code if: a. A master plan for that park has been approved by the City and the proposed development and use is consistent with the master plan; or b. The proposed use and development will not involve: 1) Lighting for outdoor nighttime activities; and 2) The construction of any building of more than 4,000 square feet; and 3) The construction of more than 20 parking stalls; and 4) The development of any structured sports or activity areas. 2. Any development or use of a park that does not meet the requirements of Special Regulation #1 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted: a. Ease of access to the park. b. Character of the neighborhood. c. Size, nature, and topography of the subject property.

Section 60.60



Section 60.60 - GENERAL REGULATIONS - The following regulations apply to all uses in this zone:

1. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
(This regulation does not apply to Public Transit Center uses.)
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 20 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.
(This regulation does not apply to Hazardous Waste Facility and Public Transit Shelter uses.)
3. Site design must minimize visual impacts of development as viewed from the freeway.
4. Access onto NE 116th is permitted only if no other access is possible.
5. Except if adjoining a low density zone, structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:
 - a. It will not block local or territorial views designated in the Comprehensive Plan;
 - b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and
 - c. The required yard of any portion of the structure may be increased up to a maximum of one foot for each foot that any portion of the structure exceeds 35 feet above average building elevation. The need for additional setback yards will be determined as part of the review of any request to increase structure height.

(These regulations do not apply to Public Park, Hazardous Waste Treatment and Storage Facility and Public Transit Shelter uses.)
6. If the subject property adjoins a residential zone, noise exceeding that normally associated with a residential neighborhood must be minimized using the best available technology.
(This regulation does not apply to Public Utility, Government or Community Facility, Public Park, Hazardous Waste Facility and Public Transit Shelter uses.)
7. Development must be designed to retain the existing hill along NE 116th St. and retain at a minimum, 25% of the significant trees. The City may require a greater than 25% depending on the location and clustering of trees.
(This regulation does not apply to Hazardous Waste Treatment and Storage Facilities, Public Transit Shelter and Public Park uses.)

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

REGULATIONS	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		Lot Size	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure				
		Front	Side	Rear						
60.60	USE →									
010	Manufacturing See Special Regulations #1 and #4 Warehouse Storage Services	35,000 sq. ft.	20'	0'	0'	70%	A	C	1 per each 1,000 sq. ft. of gross floor area	1. The following manufacturing uses are permitted: a. Food, drugs, stone, clay, glass, china, ceramics, products, electrical equipment, scientific or photographic equipment, fabricated metal products; Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities; b. Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations; c. Packaging of prepared materials; d. Textile, leather, wood, paper and plastic products from pre-prepared material; and e. Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes. 2. Outdoor fabrication is not permitted. Outdoor storage must be located as far as possible from the adjoining residential zones and the freeway. 3. May include as part of this use accessory retail sales, office or service utilizing not more than 20% of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.
030	Hazardous Waste Treatment and Storage Facilities	None	20'	0'	0'	70%	A	C	1 per each 1,000 sq. ft. of gross floor area	1. Must comply with the state siting criteria as adopted in accordance with RCW 70.105.210. 2. Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if: a. It will not block local or territorial views designated in the Comprehensive Plan; b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; c. The need for an increase in height is directly related to the hazardous waste treatment and/or storage facility; and d. The required yard of any portion of the structure may be increased up to a maximum of one foot for each foot that any portion of the structure exceeds 35 feet above average building elevation. The need for additional setback yards will be determined as part of the review of any request to increase structure height.

exclusive of parking levels.

Section
60.60.b



USE ZONE CHART

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

60.60	USE ↓	REGULATIONS ↑	MINIMUMS			MAXIMUMS		Required Review Process	Lot Size	REQUIRED YARD (See Ch. 115)		Sign Category (See Ch. 100)	Landscape Category (See Ch. 95)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Front	Side	Rear	Lot Coverage	Height of Structure								
										Lot Coverage					
040	Wholesale Trade	Chapter 145 Process I	35,000 sq. ft.	20'	0'	0'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation.	A	C	1 per each 1,000 sq. ft. of gross floor area	1. Outdoor fabrication is not permitted. Outdoor storage must be located as far as possible from the adjoining residential zones and the freeway. 2. May include as part of this use, accessory retail sales office or service utilizing not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.			
050	Industrial Laundry Facility	Chapter 145 Process I	35,000 sq. ft.	20'	0'	0'	70%	Otherwise, 35' above average building elevation with a maximum of two stories <i>exclusive of parking levels.</i>	B	C					
060	Wholesale Printing or Publishing	Chapter 145 Process I	35,000 sq. ft.	20'	0'	0'	70%		C	D					
070	Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control	Chapter 145 Process I	35,000 sq. ft.	20'	0'	0'	70%								
090	Office Use	Chapter 145 Process I	35,000 sq. ft.	20'	0'	0'	70%							1. The following regulations apply only to veterinary offices: a. Outdoor runs or other outdoor facilities for the animals must comply with Landscape Category A. b. Outside runs and other outside facilities for the animals must be setback at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See the Section in Chapter 115 entitled "Outdoor Use, Activity and Storage" for further regulations. 2. 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.	



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

60.60	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
090	Daycare Center (See Special Regulation 8)	Chapter 145 Process I	35,000 sq. ft.	30'	0'	0'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 35' above average building elevation with a maximum of two stories, <i>exclusive of parking levels.</i>	D	B	See Section 105.25	<ol style="list-style-type: none"> A 6-foot high fence is required along the property lines adjacent to the outside play areas. Hours of operation may be limited to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines as follows: <ol style="list-style-type: none"> 20 feet if this use can accommodate 50 or more students or children. 10 feet if this use can accommodate 13 to 49 students or children. Otherwise, 5 feet. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses. May include accessory living facilities for staff persons. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73). This use is permitted if accessory to a primary use, and: <ol style="list-style-type: none"> It will not exceed 20% of the gross floor area of the building; and The use is integrated into the design of the building.
100	High Technology	Chapter 145 Process I	None	20'	0'	0'	80%		A	D	If manufacturing then 1 per each 1,000 sq. ft. of gross floor area ----- If office then 1 per 300 sq. ft. of gross floor area ----- Otherwise, See Section 105.25	<ol style="list-style-type: none"> This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors. Refer to Chapter 115.105, for provisions regarding Outside Use, Activity and Storage.

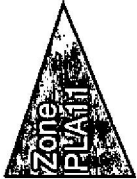
Section
60.60.d



USE ZONE CHART

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

60.60	USE ↓ REGULATIONS ↓	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
110	Mini-daycare (7-12 attendees) (See Special Regulation 9)	Chapter 145 Process I	35,000 sq. ft.	30'	0'	0'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 35' above average building elevation with a maximum of two stories, <i>exclusive of parking levels.</i>	D	B	See Section 105.25	<ol style="list-style-type: none"> 1. A six-foot high fence is required along the property lines adjacent to the outside play area for mini-schools and mini-daycare centers only. 2. Hours of operation may be limited to reduce impacts in nearby residential uses. 3. Structured play areas must be setback from all property lines by 5 feet. 4. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 5. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 6. May include accessory living facilities for staff persons. 7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73). 8. Tree removal and alteration of the topography must be minimized. 9. This use is permitted if accessory to a primary use, and: <ol style="list-style-type: none"> a. It will not exceed 20% of the gross floor area of the building; and b. The use is integrated into the design of the building.
120	Church	Chapter 150 Process IIA	35,000 sq. ft.	20'	0'	0'	70%		C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See also Special Regulation #2	<ol style="list-style-type: none"> 1. May include accessory living facilities for staff persons. 2. No parking is required for day care or school ancillary to the use.
130	A retail establishment providing storage services	Chapter 145 Process I	35,000 sq. ft.	20'	0'	0'	70%		A	E	See Section 105.25	<ol style="list-style-type: none"> 1. May include accessory living facilities for staff persons. 2. Outdoor storage must be located as far as possible from the adjoining residential zones and the freeway.
140	Public Utility	Chapter 145 Process I	None	20'	0'	0'	70%		A	B	See Section 105.25	<ol style="list-style-type: none"> 1. 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.
150	Government Facility or Community Facility	None	None	20'	0'	0'	80%		C See Spec. Reg. #1	B	See Section 105.25	



Section 60.60.e

USE ZONE CHART

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

60.60	USE ↑ REGULATIONS	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		Required Review Process	Lot Size	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure				
				Front	Side						
160	Public Transit Shelter	None	None	0'	0'	0'	100%	15' above average building elevation	See Section 105.25	1. May be permitted only if it will unreasonably impede pedestrian movement or create traffic safety problems. 2. May install transit route and information signs and markers.	
170	Public Park	See Special Regulations #1 and #2	None	Will be determined on case-by-case basis.			-	B	See Section 105.25	1. Development and use of a park does not require a development permit under this Code if: a. A master plan for that park has been approved by the City and the proposed development and use is consistent with the master plan; or b. The proposed use and development will not involve: 1) Lighting for outdoor nighttime activities; and 2) The construction of any building of more than 4,000 square feet; and 3) The construction of more than 20 parking stalls; and 4) The development of any structured sports or activity areas. 2. Any development or use of a park that does not meet the requirements of Special Regulation #1 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted: a. Ease of access to the park. b. Character of the neighborhood. c. Size, nature, and topography of the subject property. 3. 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 impacts on the wetlands.	

PUBLICATION SUMMARY
OF ORDINANCE NO. 3654

AN ORDINANCE OF THE CITY OF KIRKLAND, RELATING TO ZONING, PLANNING, AND LAND USE AND TO THE LI, PLA6G AND PLA11 ZONES AND REGULATIONS THEREFORE; RENAMING THE LI ZONE TO LIT; REPLACING LI USE ZONE CHARTS WITH NEW LIT ZONE CHARTS; CREATING NEW ILC ZONE AND USE ZONE CHARTS; AMENDING THE PLA6G AND PLA11 USE ZONE CHARTS; AND ADDING A NEW SECTION 5.10.362 TO THE KIRKLAND MUNICIPAL CODE.

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

Adds a new definition "High Technology" to Chapter 5; replaces LI Use Zone Charts, Chapter 55. with new LIT Use Zone Charts, Chapter 55; adds new ILC Use Zone Charts, Chapter 57; reduces the required front yard setbacks from 30' to 20' in PLA 6G, PLA 11 and new LIT and ILC zones; increases the height of structures from 30' to 35' above average building elevation, with a maximum of two stories, exclusive of parking levels, in PLA 6G, PLA 11, new LIT and ILC zones; amends the regulations in PLA 6G, Chapter 60 by adding a new use listing for Attached or Stacked Dwelling Units, High Technology, Office, Wholesale or Contracting Services in Building, Construction, Plumbing, Electrical, Landscaping, or Pest Control (retail components related to these uses are deleted); in PLA 6G deleting the following uses: Church, School, Mini-School, Day Care Home, Detached Dwelling Unit, and Hazardous Waste Treatment Storage Facilities; amends PLA 11, Chapter 60 use listing regulations and adds a High Technology use, and changes the required review process from a Process IIA to a Process I for all uses except a church; in PLA 11 the following uses are deleted: school, mini-school, day care home, detached dwelling units and retail establishment providing building, construction, plumbing, electrical, landscaping or pest control services (wholesale establishments or contracting services for these uses are allowed).

SECTION 2 Provides a severability clause for the ordinance.

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

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its regular meeting on the 1st day of September, 1998.

I certify that the foregoing is a summary of Ordinance 3654 approved by the Kirkland City Council for summary publication.


City Clerk