

ORDINANCE NO. 3852

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING, AND LAND USE AND AMENDING TITLE 23 OF THE KIRKLAND MUNICIPAL CODE; AMENDING PORTIONS OF THE FOLLOWING CHAPTERS OF ORDINANCE 3719 AS AMENDED, THE KIRKLAND ZONING CODE: CHAPTER 5 - DEFINITIONS; CHAPTER 25 - PR ZONES; CHAPTER 30 - WD II ZONES; CHAPTER 50 - CBD-1 ZONES; CHAPTER 60 - PLA 11 ZONES; CHAPTER 95 - LANDSCAPING; CHAPTER 105 - PARKING; CHAPTER 110 - REQUIRED PUBLIC IMPROVEMENTS; CHAPTER 115 - MISCELLANEOUS STANDARDS; CHAPTER 130 - REZONES; CHAPTER 145 - PROCESS I; CHAPTER 150 - PROCESS IIA; CHAPTER 152 - PROCESS IIB; CHAPTER 155 - PROCESS III; CHAPTER 180 - PLATES; AND FURTHER AMENDING PORTIONS OF THE KIRKLAND ZONING CODE REVISING THE PROCESS FOR REVIEW OF PARK MASTER PLANS, REMOVING INCORRECT REGULATIONS FOR ASSISTED LIVING FACILITY USES, CHANGING ALL PROCESS III REVIEWS TO PROCESS IIB, AND CLARIFYING PROVISIONS FOR DAY-CARE FACILITIES, DAY-CARE HOMES, FAMILY DAY-CARE HOMES, AND MINI-SCHOOL OR MINI-DAY-CARE USES (FILE NO. IV-01-52).

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 3719 as amended, all as set forth in that certain report and recommendation of the Planning Commission dated July 29, 2002 and bearing Kirkland Department of Planning and Community Development File No. IV-01-52; and

WHEREAS, pursuant to the City of Kirkland's Concurrency Management System, KMC Title 25, this action is exempt from the concurrency management process; and

WHEREAS, prior to making said recommendation, the Planning Commission, following notice thereof as required by RCW 35A.63.070, on June 27, 2002, 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 report and recommendation of the Planning Commission and the comments from the Houghton Community Council.

NOW, THEREFORE, the City Council of the City of Kirkland do ordain as follows:

Section 1. The following specified sections of the text of Ordinance 3719 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.

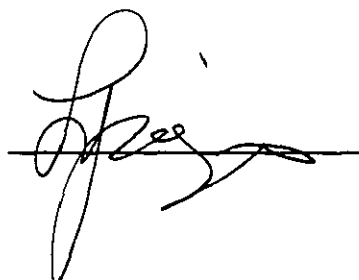
Section 3. To the extent the subject matter of this ordinance, pursuant to Ordinance 2001, is subject to the disapproval jurisdiction of the Houghton Community Council, this ordinance shall become effective within the Houghton Community Municipal Corporation only upon approval of the Houghton Community 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, shall be certified by the City Clerk, who shall then forward the certified copy to the King County Department of Assessments.

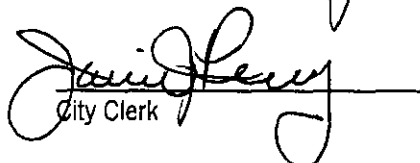
PASSED by majority vote of the Kirkland City Council in regular, open meeting this 6th day of August, 2002.

SIGNED IN AUTHENTICATION thereof this 6th day of August, 2002.



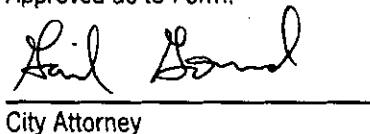
Mayor

Attest:



City Clerk

Approved as to Form:



City Attorney

ATTACHMENT A

Chapter 5 - Definitions (Note: Only definitions for which changes are proposed are included below. All other definitions in Chapter 5 of the Kirkland Zoning Code remain unchanged).

5.10 Definitions

The following definitions apply throughout this code unless, from the context, another meaning is clearly intended:

.020 Adjoining - Property that touches or is directly across a street, other than a primary arterial, from the subject property. For the purposes of applying the regulations that limit the height and horizontal length of facade adjoining a low density zone, regulations the regulations shall only apply within an area 100 feet of and parallel to the boundary line of a low density zone, any portion of a structure which is more than 100 feet from a low density zone or which is not located along a common lot line with a low density zone is not considered to be adjoining that zone (see as shown on Plate 18).

.045 Average Building Elevation - The average elevation of the topography, prior to any development activity, at the center of all exterior walls of a building or structure, including decks and porches, unless the deck or porch has no walls at or below the deck level and no roof above the deck or porch, and including cantilevered portions of a building which enclose interior space. When a building or structure contains townhouses or other attached, but otherwise independent building units, the average building elevation calculations are calculated separately for each unit.

Formula:

$$\text{Average Building Elevation} = (\text{Midpoint Elevation}) \times (\text{Length of Wall Segment}) + \frac{(\text{Mid-Point Elevation}) \times (\text{Length of Segment})}{(\text{Length of Segment}) + (\text{Length of Segment})}$$

(See Plate 17)

~~.103 Day Care Home - A day care operation with no more than six attendees at any one time, not including immediate family members who reside in the center or employees of the day care center. For all other zones, see day care operation.~~

.194 Day-Care Operation - The temporary care of persons for periods of less than twenty-four hours per day in a residence or structure on a regular recurring basis for pay or other valuable consideration, including but not limited to the furnishing of shelter, sustenance, supervision, education or other supportive services.

.300 Family - ~~An individual or two or more persons of not more than four degrees of affinity or consanguinity and including persons under legal guardianship, or a group of not more than five persons who are not related by four or less degrees of affinity or consanguinity. One or more persons (but not more than five unrelated persons) living together as a single housekeeping unit. For purposes of this definition and not withstanding any other provision of this Code, persons with familial status within the meaning of Title 42 United States Code, Section 3602(k) and persons with handicaps within the meaning of Title 42 United States Code, Section 3602(h) and RCW 35A.63.240 will not be counted as unrelated persons. "Adult family homes", as defined by RCW 70.128.175, shall be included within this definition of "family". Facilities housing individuals who are incarcerated as the result of a conviction or other court order shall not be included within this definition of "family".~~

.385 Hotel or Motel - ~~A single building or group of buildings containing individual sleeping units intended for transient occupancy~~ A facility providing lodging and related services for a charge, typically for a period of one month or less. Hotel or Motel shall include inns, residence or extended stay hotels, other similar facilities, and all businesses subject to collection and payment of the tax levied by Chapter 67.28 RCW or City Code. Hotel or Motel does not include Accessory Dwelling Unit, Assisted Living Facility, Bed and Breakfast House, Convalescent Center, Dwelling Unit, Nursing Home, Residential Use, or Special Needs Housing.

.528 Mini-School - A school operation with ~~seven to~~ no more than 12 attendees at any one time, not including immediate family members who reside in the school or employees of the mini-school.

.720 Property Line - Those lines enclosing a lot and those lines defining a recorded vehicular access easement. The following are categories of property lines:

1. Front property line is any property line that is adjacent to a street or vehicular access easement or tract more than 21 feet in width, except when said vehicular access easement or tract;
 - a. is ~~is~~ located entirely on an adjacent lot or lots and does not serve the subject property, or
 - b. Encompasses a hammerhead turnaround required by the Fire Department, whether or not it is located on or serves the subject property.

Neither the Burlington Northern, I-405, nor SR-520 rights-of-way shall be considered front property lines.

2. Rear property line is any property line that is farther from and essentially parallel to a front property line except on a lot which contains two or more front property lines; or any property line that is adjacent to a street, alley or vehicular access easement or tract easement 21 feet or less in width, except when said vehicular access easement or tract serves only one lot, or is located entirely on an adjacent lot or lots and does not serve the subject property; or any property line that is adjacent to a vehicular access easement or tract which encompasses a hammerhead turnaround required by the Fire Department.

3. Side property line (no change)

.785 Residential 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; RM 5.0; RM 3.6; RM 2.4; RM 1.8; WD I; WD II; WD III; PLA 2; PLA 3B; PLA 5A, D, E; PLA 6A, C, D, E, F, H, I, J, K; PLA 7A, B, C; PLA 9; PLA 15B; and PLA 16; and PLA 17A.

.917 Structured Play Area - An area designed, constructed, and intended for active recreation and/or congregation of users and/or observers. Structured play areas include, but are not limited to: tot lots, climber toys, swingsets, hard-surfaced playgrounds, sport courts, swimming pools, baseball infields, viewing stands or bleachers, and similar facilities. Structured play areas do not include baseball outfields, passive recreation areas, lawns, or similar areas.

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

RS 35

BC

PLA 6C

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

Chapter 25 - PR Zones

- 25.05 See attachment A - (revises General Regulations to acknowledge existence of PR 8.5 zones).
- 25.10 See attachment A - (revises Use Zone Chart to acknowledge existence of PR 8.5 zones, and to correct required minimum lot sizes for all PR zones - affects 25.10.010, .020, .040, .050, .090, .100, .110, and .120).

Chapter 30 - WD II Zones

- 30.25.010 See Attachment B - (revises Use Zone Chart to correct yard designation in Special Regulation No. 3 from "front" to "opposite").

Chapter 50 - CBD-1 Zones

- 50.12.030 See Attachment C - (revises Use Zone Chart to change allowable height from 2 to 4 stories above abutting right-of-way to 2 to 5 stories above abutting right-of-way).
- 50.12.040, .050, .090, .110, .120 See Attachment C - (revises Use Zone Chart to correct allowable height information).

Chapter 60 - PLA 11 Zones

60.152.120 See Attachment E - (revises Use Zone Chart to change required review process for Church use from Process IIA to None).

60.152.170 See Attachment E - (revises Use Zone Chart to add School as a permitted use, and establishes School use regulations).

Chapter 95 - Landscaping

95.25 Buffering Standards

The chart in KZC 95.10 establishes which buffering standard applies in a particular case. The following subsections establish the specific requirement for each standard:

1. - 7. (no change)

8. Subject Property Containing School - If the subject property is occupied by a school, landscape buffers are not required along property lines adjacent to a street.

8. - 9. (renumber; no change to text)

Chapter 105 - Parking

105.10 Vehicular Access Easement or Tract Standards

1. Roadway Widths - For vehicular access easements or tracts, minimum standards for widths are established as follows:

a. For one to four detached dwelling units or one to two duplex structures served by an easement or tract: The minimum standard is 16 feet of unobstructed pavement in a 21-foot-wide easement or tract; provided, that when the Fire Department requires a hammerhead turnaround, the turnaround shall be placed in an easement or tract at least 25 feet in width. For easements or tracts less than 100 feet in length, the Public Works Department may reduce the standard to 10 feet of unobstructed pavement in a 15-foot-wide easement or tract if the easement or tract and abutting driveways are located to allow for safe ingress and egress.

b. - d. (no change)

2. (no change)

105.20 Number of Spaces - Minimum

The number of parking spaces required for a use is the minimum required. The applicant shall provide at least that number of spaces, consistent with the provisions of this chapter.

The square footage of pedestrian, transit, and/or bicycle facilities, and/or garages or carports, on the subject property shall not be included in the gross floor area calculation used to determine required number of parking stalls. See also KZC 105.103(3)(c).

For residential uses, the City may require guest parking spaces in excess of the required parking spaces, up to a maximum additional 0.5 stall per dwelling unit, if there is inadequate guest parking on the subject property.

105.60 Parking Area Design - General

1. - 2. (no change)

3. Parking areas must be constructed so that car wheels are kept at least two feet from pedestrian and landscape areas; provided that parking areas may be constructed in a manner which allows vehicles to overhang a pedestrian or landscape area by up to 2' if the pedestrian or landscape area within the area of vehicle overhang is not required by this or any other Code.

4. - 5. (no change)

105.103.3 Modifications

1. - 2. (no change)

3. Modifications - The Planning Official may require or grant a modification to required improvement requirements of in this chapter if the applicant demonstrates on submitted plans and/or in writing that the following criteria have been met for modifications to the applicable sections:

a. - b. (no change)

c. For a modification to KZC 105.20 and 105.45, a decrease in the required number of spaces may be granted if the number of spaces proposed is documented by an adequate and thorough parking demand and utilization study to be sufficient to fully serve the use. The study shall be prepared by a licensed transportation engineer or other qualified professional, and shall analyze the operational characteristics of the proposed use which justify a parking reduction. The scope of the study shall be proposed by the transportation engineer and approved by the City traffic engineer. The study shall provide at least two days of data for morning, afternoon, and evening hours, or as otherwise approved or required by the City traffic engineer. Approval of a parking reduction shall be solely at the discretion of the City.

A decrease in the minimum required number of spaces may be based in whole or part on the provision of nationally accepted TDM (Transportation Demand Management) measures. Data supporting the effectiveness of the TDM measures shall be provided as part of the parking demand and utilization study and approved by the City traffic engineer, pedestrian, transit, and/or bicycle facilities. These facilities are not included in the gross floor area square footage calculation used to determine required number of parking stalls and may include:

- 1) ~~Bicycle lockers, showers, and locker rooms in commercial buildings;~~
- 2) ~~Transit shelters;~~
- 3) ~~Public plazas and landscaped sitting areas; or~~
- 4) ~~Other improvements proposed by the applicant.~~

d. - h. (no change)

Chapter 110 - Required Public Improvements

110.22 Neighborhood Access Street Designations

When public improvements to a neighborhood access street are required or proposed, the Public Works Director will designate that right-of-way according to the following criteria:

<u>Street Designation</u>	<u>Designation Criteria</u>
R-20	1. Provides access only to properties designated Low Density Residential in the Comprehensive Plan and/or those properties zoned RS 5.0, or RM 5.0, or RM 3.6. 2. - 4. (no change)
R-24	1. Provides access only to properties designated Low Density Residential in the Comprehensive Plan and/or those properties zoned RS 5.0, or RM 5.0, or RM 3.6. 2. - 4. (no change)
R-28	(no change)

Chapter 115 - Miscellaneous Standards

Chapter Table of Contents, add: 115.138 Temporary Storage Containers

115.10 Accessory Uses, Facilities and Activities

1. - 4. (no change)

5. Family Day-Care Home - Pursuant to Chapter 74.15 RCW, a family day-care home is a permitted accessory use in any residential or commercial zone which allows residential use. A family day-care home shall be subject to the following regulations:

- a. The family day-care home is subject to the requirements established by the Washington State Department of Social and Health Services (DSHS) (WAC Title 388).
- b. The family day-care provider shall be licensed by DSHS to operate a family day-care home.
- c. A safe passenger loading area as certified by the DSHS licensor shall be provided.
- d. The family day-care home shall comply with all applicable building, fire, safety, and health codes enforced by the City.
- e. The family day-care home shall comply with all applicable use regulations of the Kirkland Zoning Code.
- f. All signage shall conform with the applicable requirements of Chapter 100 KZC.
- g. The City has the authority to limit the hours of operation to facilitate neighborhood compatibility.
- h. Prior to receiving State licensing, the family day-care provider shall provide the City with proof of written notification informing immediately adjoining property

owners of the intent to locate and maintain the family day-care home. The notification shall:

- 1) Inform the notified parties that comments may be submitted to the State licenser;
- 2) Provide contact information for submitting such comments to the licenser; and
- 3) Include a statement that neighborhood dispute resolution pertaining to the proposed family day-care home is available from DSHS.

The proof of notification shall be in the form of a written affidavit containing:

- 1) The date and means of notification;
- 2) A copy of the notification; and
- 3) A list of the parties to whom the notification was distributed.

115.25 Development Activity and Heavy Equipment Operation - Limitations On

1. General - It is a violation of this code to engage in any development activity or to operate any heavy equipment between the hours of 8:00 p.m. and before 7:00 a.m. or after 8:00 p.m., Monday through Friday, or before 9:00 a.m. or after 6:00 p.m. Saturday. No development activity or use of heavy equipment may occur on Sundays or on the following holidays: which are observed by the City: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.
2. a. Exception - The Planning Official may grant written permission to engage in a development activity or to operate heavy equipment outside of the hours established by subsection (1) of this section between the hours of 8:00 p.m. and 7:00 a.m. on Monday through Saturday or 7:00 a.m. to 8:00 p.m. on Sundays or holidays which are observed by the City if this will not interfere with any residential use that is permitted in the zone in which it is located.
b. *(no change)*

115.80 Legal Building Site

1. General - It is a violation of this code to erect any structure on or to use or occupy any lot or parcel unless that lot or parcel is a legal building site. A lot or parcel is a legal building site if it meets all of the following criteria:
 - a. It was created or segregated pursuant to all applicable laws, ordinances and regulations.
 - b. Except as specified in subsection (2) of this section, it meets the allowable minimum lot size established by this code.
 - c. It is either adjacent to, or has a recorded access easement legally-created means of access to, a street providing access to the lot or parcel, that meets the minimum requirements established under this code.
2. Exception, Detached Dwelling Units *(no change)*

115.115 Required Yards

1. - 4. *(no change)*

5. Driveways and Parking Areas - Driveways and parking areas are not allowed in required yards except as follows:

a. Detached Dwelling Units

1) General - Vehicles may be parked in the required front, rear and north property line yards if parked on a driveway and/or parking area. For the purpose of this section, vehicles are limited to those devices or contrivances which can carry or convey persons or objects and which are equipped as required by federal or state law for operation on public roads. A driveway and/or parking area shall not exceed 20 feet in width in any required front yard, and shall not be closer than five feet to any side property line (see Plate 14); provided:

a) That where access to a legally established lot is provided by a panhandle or vehicle access easement measuring less than 20 feet in width, a driveway not exceeding 10 feet in width, generally centered in the panhandle or access easement, shall be permitted (see Plate 14A); and

b) That any driveway which generally parallels a right-of-way or easement road shall be set back at least 5 feet from the right-of-way or easement, except for a 20-foot wide section where the driveway connects with the right-of-way or easement. Such driveway shall not have a width of more than 10 feet within the front or rear yard (see Plate 14B). Where more than one driveway is permitted within a front or rear yard, those driveways shall be separated by a landscape strip at least five feet in width.

2) - 3) (no change)

b. - e. (no change)

115.138 Temporary Storage Containers

The temporary outdoor use of storage, moving, shipping, or freight containers, including but not necessarily limited to ISO (International Shipping Organization) standard containers, is permitted in all zones if accessory to a permitted use. Containers shall be considered temporary if they do not require a building, electrical, plumbing, or mechanical permit, and are not secured, or required to be secured, to a permanent foundation. If the use of a temporary storage container is associated with the construction or remodel of a building, the container shall be removed prior to final inspection approval or issuance of a certificate of occupancy for the building. In all other cases, the container may remain on site for a period not to exceed fourteen (14) days.

Chapter 130 - Rezones

130.35 Quasijudicial Rezones - Application

In addition to the application materials required in Chapter 455 152 KZC, the applicant shall submit a completed application on the form provided by the Planning Department, along with all the information listed on that form.

130.45 Quasijudicial Nonproject Rezones - Criteria

The City may approve an application for a nonproject rezone only if it finds that:

1. The proposed rezone is consistent with the Comprehensive Plan; and
2. The proposed rezone bears a substantial relation to public health, safety, or welfare; and
3. The proposed rezone is in the best interest of the residents of Kirkland; and
4. The proposed rezone is appropriate because either:
 - a. Conditions in the immediate vicinity have so markedly changed since the property was given its present zoning and that under those changed conditions a rezone is within the public interest; or
 - b. The rezone will correct a zone classification or zone boundary that was inappropriate when established; or
 - c. The rezone is to place or remove an overlay zoning designation on the Zoning Map and the proposal meets the applicable designation criteria of Chapters 70 through 80 KZC;

provided, that a showing of changed conditions pursuant to 130.45.4 is not required if the rezone will implement the policies of the Comprehensive Plan.

Chapter 145 - Process I

Chapter Table of Contents, add: 145.18 Voiding of Application Due to Inactivity

145.18 Voiding of Application Due to Inactivity

An application for a decision under this Chapter, for which approval has not yet been granted, may be canceled for inactivity if an applicant fails to respond to any Department's written request for revisions, corrections, or additional information within 60 days of the request. The Planning Official may extend the response period beyond 60 days if within that time period the applicant provides and subsequently adheres to an approved schedule with specific target dates for submitting the full revisions, corrections, or other information needed by the requesting Department.

Chapter 150 - Process IIA

Chapter Table of Contents, add: 150.18 Voiding of Application Due to Inactivity

150.18 Voiding of Application Due to Inactivity

An application for a decision under this Chapter, for which approval has not yet been granted, may be canceled for inactivity if an applicant fails to respond to any Department's written request for revisions, corrections, or additional information within 60 days of the request. The Planning Official may extend the response period beyond 60 days if within that time period the applicant provides and subsequently adheres to an approved schedule with specific target dates for submitting the full revisions, corrections, or other information needed by the requesting Department.

Chapter 152 - Process IIB

Chapter Table of Contents, add: 152.18 Voiding of Application Due to Inactivity

152.18 Voiding of Application Due to Inactivity

An application for a decision under this Chapter, for which approval has not yet been granted, may be canceled for inactivity if an applicant fails to respond to any Department's written request for revisions, corrections, or additional information within 60 days of the request. The Planning Official may extend the response period beyond 60 days if within that time period the applicant provides and subsequently adheres to an approved schedule with specific target dates for submitting the full revisions, corrections, or other information needed by the requesting Department.

Chapter 155 - Process III

Chapter Table of Contents, add: 155.18 Voiding of Application Due to Inactivity

155.18 Voiding of Application Due to Inactivity

An application for a decision under this Chapter, for which approval has not yet been granted, may be canceled for inactivity if an applicant fails to respond to any Department's written request for revisions, corrections, or additional information within 60 days of the request. The Planning Official may extend the response period beyond 60 days if within that time period the applicant provides and subsequently adheres to an approved schedule with specific target dates for submitting the full revisions, corrections, or other information needed by the requesting Department.

Chapter 180 - Plates

Chapter Table of Contents, add: Plate 14A Driveway Setbacks on "Panhandle" Lots and
Plate 14B Driveway Widths in Required Front and Rear Yards

New Plate 14A - Driveway Setbacks on "Panhandle" Lots (See Attachment F)

New Plate 14B - Driveway Widths in Required Front and Rear Yards (See Attachment F)

Various Zoning Code Sections - Park Review Process

See Attachment G. Revises review process for Park uses, to remove requirement for review of a Master Plan through Process III, Chapter 155 KZC, and to establish a requirement for review of a Master Plan through a community review process to include City Council approval and, within the Houghton Community Municipal Corporation, Houghton Community Council approval/disapproval. Affects 15.10.090, 17.10.090, 20.10.120, 25.10.150, 27.10.130, 30.15.070, 30.25.050, 30.35.060, 35.10.130, 35.20.170, 35.30.130, 40.10.180, 45.10.190, 47.10.190, 52.12.190, 52.17.180, 52.22.090, 52.32.150, 52.42.140, 55.15.210, 57.15.290, 60.12.070, 60.17.060, 60.22.130, 60.27.080, 60.32.100, 60.42.120, 60.47.100, 60.52.100, 60.57.100, 60.62.130, 60.67.080, 60.72.100, 60.77.070, 60.82.100, 60.87.160, 60.92.100, 60.97.100, 60.102.100, 60.107.100, 60.112.100, 60.117.110, 60.122.100, 60.127.150, 60.132.130, 60.137.100, 60.142.080, 60.147.080, 60.152.160, 60.157.040, 60.162.170, 60.167.130, 60.172.100, 60.177.080, 60.182.090, 60.187.120, 60.192.100, 60.197.100, and 65.15.010.

Various Zoning Code Sections - Assisted Living Facility Uses

See Attachment H. Revises Use Zone Charts in BN, BCX, JBD-1, and JBD-2 zones to eliminate incorrect Special Regulations referring to density allowance for Assisted Living Facility. Affects 40.10.140, 47.10.150, 52.12.160, and 52.17.150.

Various Zoning Code Sections - Process III Revisions

See Attachment I. Changes required review process to Process IIB for all uses currently requiring review through Process III. Affects 15.10.020, 15.10.030, 15.10.070, 15.10.080, 17.10.020, 17.10.030, 17.10.070, 17.10.080, 60.12.010, 60.12.020, 60.17.020, 60.22.070, 60.22.090, 60.65, 60.77.020, 60.77.030, 60.77.050, 60.77.060, 60.132.020, 60.132.030, 60.142.010, 60.154.010, 60.172.060, 60.172.070, 60.177.020, 60.182.010, 60.187.030, 60.187.040, 60.187.100, 60.187.110, 72.15, 72.30.2, 75.15, 75.35, and 75.47.2.

Various Zoning Code Sections - Day-Care Facility; Day-Care Home; Family Day-Care Home; and Mini-School or Mini-Day-Care Uses

See Attachment J. Revises Use Zone Charts in RS; RSX; RM; PR; PO; FCI, II, III; BN; BC; BCX; CBD-2; JBD-1, 2, 3, 4, 5, 6; LIT; ILC; PLA 2; PLA 3A; PLA 5A, B, C, D, E, PLA 6A, B, C, D, E, F, G, H, I, J, K; PLA 7A, B, C; PLA 8; PLA 9; PLA 10A, B, C; PLA 11; PLA 13A, B; PLA 15B; PLA 16; PLA 17A, B, C zones to remove unnecessary wording, remove use category and regulations for Family Day Care Home (proposed to be moved to Chapter 115), remove Day Care Home use category and regulations (replaced by Family Day Care Home), and corrects terminology. Affects 15.10.040, 15.10.050, 17.10.040, 17.10.050, 20.10.070, 25.10.100, 27.10.080, 35.10.100, 35.20.140, 35.30.100, 40.10.130, 45.10.140, 47.10.140, 50.17.050, 52.12.150, 52.17.140, 52.22.050, 52.27.120, 52.32.110, 52.42.100, 55.15.140, 57.15.250, 60.17.020, 60.22.080, 60.32.050, 60.35.070, 60.42.070, 60.47.050, 60.52.050, 60.57.050, 60.62.080, 60.67.040, 60.67.050, 60.72.050, 60.77.040, 60.82.050, 60.87.110, 60.92.050, 60.97.050, 60.102.050, 60.107.050, 60.112.050, 60.117.060, 60.122.050, 60.127.100, 60.132.080, 60.132.090, 60.137.070, 60.142.040, 60.147.040, 60.152.110, 60.162.120, 60.167.080, 60.177.050, 60.182.060, 60.187.050, 60.192.050, 60.197.070.

Attachments:

- A. PR 8.5 Revisions
- B. WD II Revisions
- C. CBD-1 Revisions
- D. (removed from packet)
- E. PLA 11 Revisions
- F. New Plates 14A and 14B
- G. Park Review Process Revisions
- H. Assisted Living Facility Density Revisions
- I. Process III Revisions
- J. Day-Care Operation and Mini-School Revisions
- K. (removed from packet)

CHAPTER 25 – PROFESSIONAL OFFICE RESIDENTIAL (PR) ZONES

PR 8.5,

25.05 User Guide. The charts in KZC 25.10 contain the basic zoning regulations that apply in each PR 5.0, PR 3.6, PR 2.4 and PR 1.8 zones of the City. Use these charts by reading down the 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.

Section 25.08



Section 25.08 – GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provisions of this Code may apply to the subject property.
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 KZC 115.30, Distance Between Structures Regarding Maximum Horizontal Facade Regulation, for further details.
3. The required yard of a structure abutting Lake Washington Boulevard or Lake St. S. must be increased two feet for each one foot that structure exceeds 25 feet above average building elevation (does not apply to Public Park uses).

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

Section 25.10	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 YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.010	Detached Dwelling Units	None <i>8,500 sq. ft. if PR 8.5 zone,</i>	5,000 sq. ft. if PR 5.0 zone, otherwise 3,600 sq. ft.	20'	5' but 2 side yards must equal at least 15'.	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	E	A	2.0 per dwelling unit.	<ol style="list-style-type: none"> For this use, only one dwelling unit may be on each lot regardless of lot size. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. <p><i>A. In PR 8.5 zones, the minimum lot area per unit is 8,500 sq. ft.</i></p>
.020	Detached, Attached or Stacked Dwelling Units	<i>8,500 sq. ft. if PR 8.5 zone,</i>	5,000 sq. ft. if PR 5.0 zone, otherwise 3,600 sq. ft. with a density as established on the Zoning Map. See Special Regulation 1.						D		1.7 per unit.	<ol style="list-style-type: none"> Minimum amount of lot area per dwelling unit is as follows: <ol style="list-style-type: none"> In PR 5.0 zones, the minimum lot area per unit is 5,000 sq. ft. In PR 3.6 zones, the minimum lot area per unit is 3,600 sq. ft. In PR 2.4 zones, the minimum lot area per unit is 2,400 sq. ft. In PR 1.8 zones, the minimum lot area per unit is 1,800 sq. ft. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. If the subject property contains four or more units, then it must contain at least 200 sq. ft. per unit of common recreational space usable for many activities. This required common recreational open space must have the following minimum dimensions: <ol style="list-style-type: none"> For four to 20 units, the open space must be in one or more pieces each having at least 800 sq. ft. and having a length and width of at least 25 feet. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 sq. ft. per unit if permanent outdoor furniture, pool, cooking facilities, playing equipment, and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.

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Section 25.10

Zone
PR

USE ZONE CHART

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

Section 25.10 USE ↑ REGULATIONS ↑	Office Uses	Required Review Process	MINIMUMS			MAXIMUMS		Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)		Lot Coverage	Height of Structure	
			Front	Side	Rear			
.030	Office Uses	None	20'	5' but 2 side yards must equal at least 15'	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	<p>1. The following regulations apply to veterinary offices only:</p> <ul style="list-style-type: none"> a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. <p>2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:</p> <ul style="list-style-type: none"> 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.
								<p>Required Parking Spaces (See Ch. 105)</p>
								<p>Sign Category (See Ch. 100)</p>
								<p>Landscaping Category (See Ch. 95)</p>

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

Section 25.10	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 YARDS (See Ch. 115)		Lot Coverage	Height of Structure				
.040	Development Containing Stacked or Attached Dwelling Units and Office Uses. See Special Regulation 1.		None	3,600 sq. ft. with a residential density as established on the Zoning Map. See Special Regulation 2.	Front: 20'	Side: 5' but 2 yards must equal at least 15'	Rear: 10'	70%	C	D	See KZC 105.25.	1. A veterinary office is not permitted in any development containing dwelling units. 2. Minimum amount of lot area per dwelling unit is as follows: a. In PR 5.0 zones, the minimum lot area per unit is 5,000 square feet. b. In PR 3.6 zones, the minimum lot area per unit is 3,600 square feet. c. In PR 2.4 zones, the minimum lot area per unit is 2,400 square feet. d. In PR 1.8 zones, the minimum lot area per unit is 1,800 square feet. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 4. If the subject property contains four or more units, then it must contain at least 200 sq. ft. per unit of common recreational space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces each having at least 800 sq. ft. and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 sq. ft. per unit if permanent outdoor furniture, pool, cooking facilities, playing equipment, and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that the 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. 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.
												<p>a. In PR B.5 zones, the minimum lot area per unit is 8,500 sq. ft.</p>

Section 25.10

Zone
PR

USE ZONE CHART

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

Section 25.10	USE REGULATIONS	MINIMUMS			MAXIMUMS		Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		Required Review Process	Lot Size	REQUIRED YARDS (See Ch. 115)		Lot Coverage			
			Front	Side	Rear				
.050	Restaurant or Tavern	Process 1, Chapter 145 KZC.	20'	5' but 2 side yards must equal at least 15'.	10'	70%	E	1 per each 100 sq. ft. floor area.	
.060	Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, or Shoe Repair Shop	8500 sq. ft. if PR B.5 zone, otherwise	10' on each side	10' on each side	20'		B	1 per each 300 sq. ft. floor area.	1. May not be located above the ground floor of a structure. 2. Gross floor area cannot exceed 3,000 square feet.
.070	Funeral Home or Mortuary		20' on each side	20' on each side	20'		C	1 for every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use.
.080	Church								

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

Section 25.10	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 YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.090	School or Day-Care Center	If this use is adjoining a low density zone, then Process I, Chapter 145 KZC. Otherwise, None <i>8,500 sq. ft. if PR 0.5 zone, otherwise</i>	7,200 sq. ft.	If this use can accommodate 50 or more students or children, then: 50' 50' on 50' each side If this use can accommodate 13 to 49 students or children, then: 20' 20' on 20' each side Otherwise: 20' 5' but 2 10' side yards must equal at least 15'			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 KZC 105.25.	<ol style="list-style-type: none"> A six-foot high fence is required only 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, five feet. 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 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 nearby residential uses. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
.100	Mini-school or mini-day-care (7-12 attendees) or Day-Care Home (6 or less attendees)	None <i>8,500 sq. ft. if PR 0.5 zone, 7,200 sq. ft. if PR 7.2 zone, 5,000 sq. ft. if PR 5.0 zone, otherwise</i>	3,600 sq. ft.	20'	5' but 2 side yards must equal at least 15'	10'			E		<ol style="list-style-type: none"> 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. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines by five feet. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. Electrical signs shall not be permitted. Size of signs may be limited to be compatible with 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 Title 388). 	

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Section 25.10

Zone
PR

USE ZONE CHART

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

Section 25.10	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 YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.110	Assisted Living Facility	None	3,600 sq. ft.	20'	5' but 2 side yards must equal at least 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	A	1.7 per independent unit. 1 per assisted living unit.	<ol style="list-style-type: none"> 1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses. 3. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. Through Process IIB, Chapter 152 KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the property may be approved if the following criteria are met: <ol style="list-style-type: none"> a. Project is of superior design, and b. Project will not create impacts that are substantially different than would be created by a permitted multifamily development. 4. The assisted living facility shall provide usable recreation space of at least 100 square feet per unit, in the aggregate, for both assisted living units and independent dwelling units, with a minimum of 50 square feet of usable recreation space per unit located outside. 5. Chapter 115 KZC contains regulations regarding home occupant and other accessory uses, facilities, and activities associated with use.

*8,500 sq. ft. if
PR 8.5 zone,
7,200 sq. ft. if
PR 7.2 zone,
5,000 sq. ft. if
PR 5.0 zone,
otherwise*

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0-3852



USE ZONE CHART

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

Section 25.10	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 YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.120	Convalescent Center or Nursing Home	Process I, Chapter 145 KZC.	7,200 sq. ft.	20'	10' on each side	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	1 for each bed.	1. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.
.130	Public Utility	8,500 sq. ft. PR B.5 zone, otherwise	None		20' on each side	20'			A		See KZC 105.25.	
.140	Government Facility Community Facility					10' on each side	10'			C See Spec. Reg. 2.		
.150	Public Park	See Special Regulations 1 and 2.		Will be determined on case-by-case basis.								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 KZC. 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.

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

Section 30.25 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 YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
		Front	North Property Line	South Property Line	High Water Line						
.010	None	12,500 sq. ft.	20'	5'	5'	The greater of: a. 15' or b. 15% of the average parcel depth.	50%	25' above average building elevation.	A	2.0 per unit.	<ol style="list-style-type: none"> No structure, other than a moorage structure, may be waterward of the high waterfront. For the regulations regarding moorage, see the Moorage listing in this zone. For this use, only one dwelling unit may be on each lot regardless of lot size. If dwelling units exist on property that abuts the subject property to the north and south, the required high waterfront yard is the average of the distance of existing legally-constructed structures from the high waterfront on these two abutting properties. If, because of abutting properties, the required high waterfront yard is increased, the required front yard may be decreased to the average of the existing front yards on the properties abutting the subject property to the north and south. If either the north property line yard or the south property line yard is also the front yard of the subject property, it will be regulated as a front yard. The dimensions of any required yard, other than as specifically listed, will be determined on a case-by-case basis. The City will use the setback for this use in RS zones as a guide. Each portion of a structure must be setback from the north property line by a distance equal to or greater than the height of that portion of the structure above the north property line minus five feet. (See Plate 22). On corner lots with two required front yards, one may be reduced to the average of the front yards for the two adjoining properties fronting the same street as the front yard to be reduced. The applicant may select which front yard will be reduced (see Plate 24). Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

opposite
opposite



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

Section 50.12	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 YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.010	Restaurant or Tavern	D.R., Chapter 142 KZC	None	0	0	0	100%	2 to 4 stories above each abutting right-of-way.	D	E	One per each 125 sq. ft. of gross floor area. See KZC 50.60.	
.020	Any Retail Establishment, other than those specifically listed, limited or prohibited in this Zone, selling goods or providing services, including banking and related financial services										One per each 350 sq. ft. of gross floor area. See KZC 50.60.	<ol style="list-style-type: none"> The following uses are not permitted in this zone: <ol style="list-style-type: none"> Vehicle service stations. Vehicle and/or boat sale, repair, service or rental. Drive-in facilities and drive-through facilities. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: <ol style="list-style-type: none"> The assembled manufactured goods are directly related to and dependent upon this use, and are available for purchase and removal from the premises. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. The parking requirement for hotel or motel use does not include parking requirements for ancillary meetings and convention facilities. Additional parking requirements for ancillary uses shall be determined on a case-by-case basis.
.030	Hotel or Motel										One for each room. See Special Regulation 3 and KZC 50.60.	
.040	Entertainment, Cultural and/or Recreational Facility										See KZC 50.60 and 105.25.	
.050	Fast Food Restaurant										One per each 100 sq. ft. of gross floor area. See KZC 50.60.	<ol style="list-style-type: none"> Drive-in facilities and drive-through facilities are not permitted in this

2 to 4 stories above each abutting right-of-way.

2 to 5 stories above each abutting right-of-way.

2

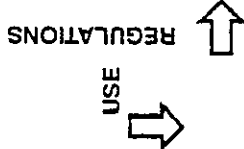
Section 50.12

USE ZONE CHART

Zone
(CBD)

Section 50.12	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 YARDS (See Ch. 115)		Lot Coverage	Height of Structure				
.060	Private Club or Lodge	None	0	0	0	100%	D	See KZC 50.60 and 105.25.	<p>1. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension.</p> <p>2. Ancillary assembly and manufacture of goods on premises may be permitted as part of an office use if:</p> <ul style="list-style-type: none"> a. The ancillary assembled or manufactured goods are subordinate to and dependent on this office use; and b. The outward appearance and impacts of this office use with ancillary assembly and manufacturing activities must be no different from other office uses. <p>3. The following regulations apply to veterinary offices only:</p> <ul style="list-style-type: none"> a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible to the subject property. A certification to this effect signed by an Acoustical Engineer, must be submitted with the D.P.R. and building permit applications. d. A veterinary office is not permitted if the subject property contains dwelling units. 	
.070	Office Use						D	One per each 350 sq. ft. of gross floor area. See KZC 50.60.		
.080	Stacked or Attached Dwelling Units						A	1.7 per unit. See KZC 50.60.		
.090	School, Day-care Center or Mini School or Day-care Center						B	See KZC 50.60 and 105.25.	<p>1. A six-foot high fence is required along all property lines adjacent to outside play areas.</p> <p>2. Structured play areas must be setback from all property lines by at least five feet.</p> <p>3. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.</p> <p>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.</p> <p>5. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 368).</p>	

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



2-4 stories above each abutting right-of-way.

C



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

Section 50.12	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 YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.100	Assisted Living Facility See Special Regulation 3.	D.R., Chapter 142 KZC.	None	0	0	0	100%	2 to 5 stories above each abutting right-of-way.	D	A	1.7 per independent unit. 1 per assisted living unit. See KZC 50.60.	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility: a. One parking stall shall be provided for each bed. 3. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension.
.110	Public Utility, Government Facility, or Community Facility							2 to 4 stories above each abutting right-of-way.	D See Special Reg. 1.	B	See KZC 50.60 and 105.25.	1. Landscape Category B or C may be required depending on the type of use on the subject property and the impacts associated with the use on nearby uses.
.120	Public Park											

right-of-way.

C

Section 60.152

Zone
PLA11

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS												
Section 60.152	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 YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.110	Mini-day-care (7-12 attendees) See Special Regulation B.	Chapter 145 KZC, Process 1.	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, exclusive of parking levels.	D	B	See KZC 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-day-care 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 Title 388). 8. This use is permitted if accessory to a primary use, and: <ol style="list-style-type: none"> a. It will not exceed 20 percent of the gross floor area of the building; and b. The use is integrated into the design of the building.
.120	Church	Chapter 150 KZC, Process 1A. None.		20'					C		1 for every 4 people based on maximum occupancy load of any area of worship. See 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 KZC, Process 1.							A	E	See KZC 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		None							B		<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					80%		C See Spec. Reg. 1.			

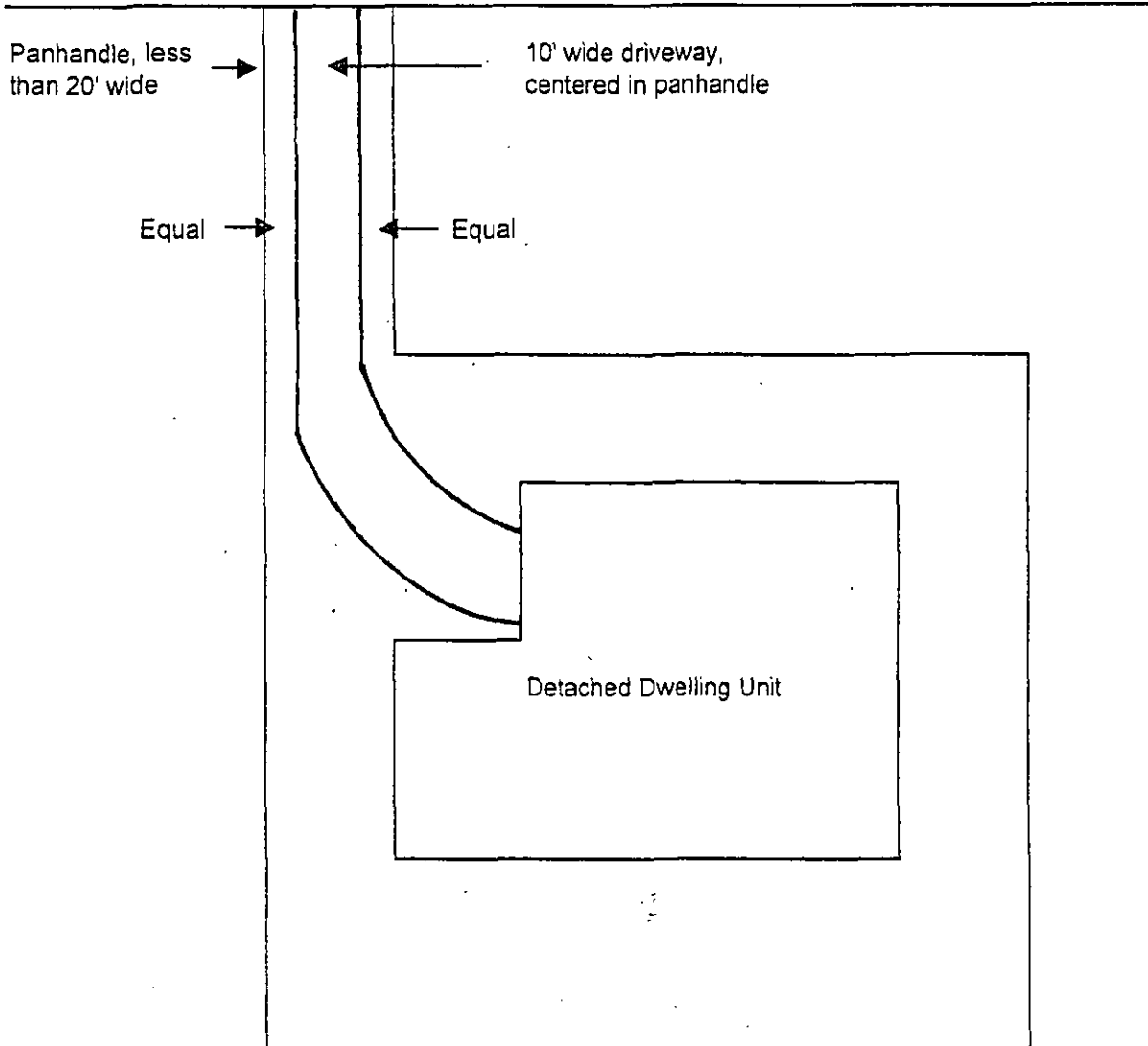
M

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.152	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 YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.160	Public Park	See Special Regulations 1 and 2.	None	Will be determined on case-by-case basis.			--	B	See KZC 105.25.	1. Development and use of a park does not require a development permit under this Code if: <ol style="list-style-type: none"> A master plan for that park has been approved by the City and the proposed development and use is consistent with the master plan; or The proposed use and development will not involve: <ol style="list-style-type: none"> Lighting for outdoor nighttime activities; and The construction of any building of more than 4,000 square feet; and The construction of more than 20 parking stalls; and 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 KZC. The City will use the following factors in determining what facilities and uses will be permitted: <ol style="list-style-type: none"> Ease of access to the park. Character of the neighborhood. Size, nature, and topography of the subject property. 		
.170	School or Day-Care Center	None	35,000 sq. ft.	If this use can accommodate 50 or more students or children, then: 50' 50' on 50' each side. If this use can accommodate 13 to 49 students or children, then: 20' 20' on 20' each side. Otherwise: 20' 5' but 10' 2 side yards must equal at least 15'.			70%	35' above average building elevation.	C	B	See KZC 105.25.	<ol style="list-style-type: none"> May locate on the subject property only if: <ol style="list-style-type: none"> It will not be materially detrimental to the character of the neighborhood in which it is located; or Site design minimizes adverse impacts on surrounding residential neighborhoods. The property is served by a collector or arterial street. A six-foot high fence along the side and rear property lines is required only along the property lines adjacent to the outside play areas. Hours of operation and maximum number of attendees at one time 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, five feet. 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 nearby residential uses. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. Electrical signs shall not be permitted. May include accessory living facilities for staff persons. These uses are subject to the requirements established by the Department of Social and Health Services.

Plate 14A

Driveway Setbacks on "Panhandle" Lots

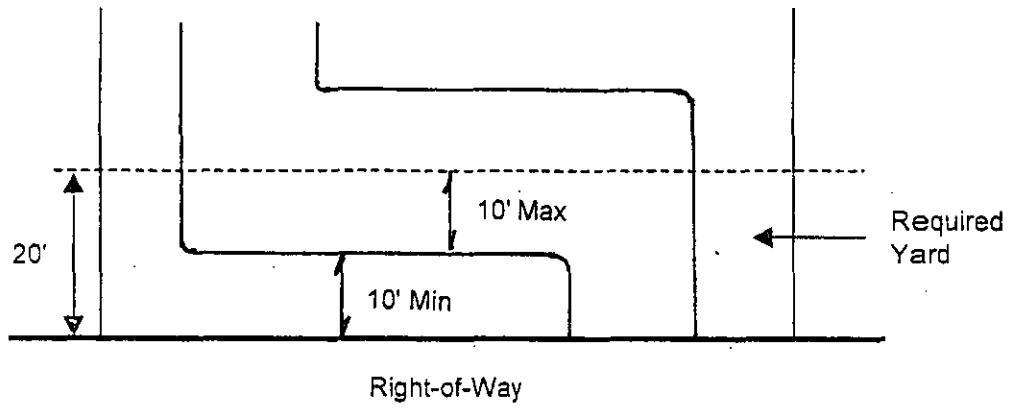
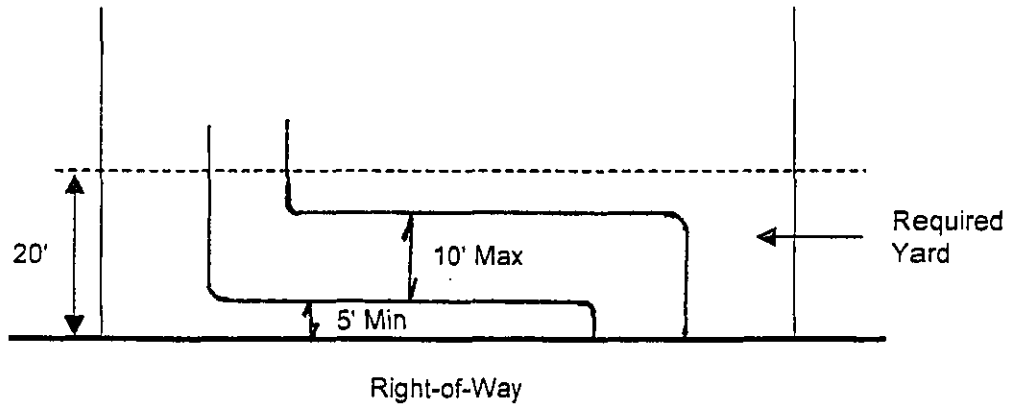
Right-of-Way



F

Plate 14B

Driveway Widths in Required Front and Rear Yards



F

APPENDIX G

File No. IV-01-52 - Zoning Code Amendments

Proposed Provisions for the Review of Park Master Plans

The following Special Regulations would apply to zones which exist in the Houghton Jurisdiction¹:

- 2 1. Except as provided for in Special Regulation 2 below, 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 KZC must occur consistent with a master plan. A master plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum:
- a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. The required public hearing on a master plan proposed within the Houghton Community Municipal Corporation shall be conducted by the Houghton Community Council, which may be a joint hearing with the Parks Board;
 - b. The submittal of a written report on the proposed master plan from the Parks Board to the City Council, containing at least the following:
 - i. A description of the proposal;
 - ii. An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies;
 - iii. An analysis of the consistency of the proposal with applicable development regulations, if any;
 - iv. A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act;
 - v. A summary and evaluation of issues raised and comments received on the proposed master plan; and
 - vi. A recommended action by the City Council.
 - c. City Council review and approval. The City Council shall approve the master plan by resolution only if it finds:
 - i. It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and
 - ii. It is consistent with the public health, safety, and welfare.
 - iii. If the master plan is proposed within the Houghton Community Municipal Corporation, it shall become effective according to the procedure in KMC 2.12.040.

In addition to the features identified in KZC 5.10.505, the master plan shall identify the following:

- a. Location, dimensions, and uses of all active and passive recreation areas.
- b. Potential users and hours of use.
- c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards.
- d. Landscaping.
- e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.

The City will use the following factors in determining what facilities and uses will be permitted:

- a. Ease of access to the park.
- b. Character of the neighborhood.
- c. Size, nature, and topography of the subject property.

- 4 ~~2~~. Development and use of a park does not require a development permit master plan under this Code if it will not involve any of the following:
- a. ~~A master plan for that park has been approved by the City and proposed development and use is consistent with the master plan; or~~
 - b. ~~The proposed use and development:~~
 - 1 ~~a) Will not involve lighting for outdoor nighttime activities; and~~
 - 2 ~~b) Will not involve the construction of any building of more than 4,000 square feet; and~~
 - 3 ~~c) Will not involve the construction of more than 20 parking stalls; and~~
 - 4 ~~d) Will not involve the development of any structured sports or activity areas, other than minor recreational equipment including swingsets, climber toys, slides, single basketball hoops, and similar equipment.~~

¹ RS, RM, PR, WD I, WD III, FC III, BC, PLA 1, PLA 2, PLA 3A, PLA 3B, PLA 15A, PLA 15B, and P. KZC 15.10.090, 20.10.120, 25.10.150, 30.15.070, 30.35.060, 35.30.130, 45.10.190, 60.12.070, 60.17.060, 60.22.130, 60.27.080, 60.172.100, 60.177.080, and 65.15.010.

The following Special Regulations would apply to zones which do not exist in the Houghton jurisdiction²:

- 2 ~~1~~. Except as provided for in Special Regulation 2 below, 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 KZC must occur consistent with a master plan. A master plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum:
- a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.
 - b. The submittal of a written report on the proposed master plan from the Parks Board to the City Council, containing at least the following:
 - i. A description of the proposal;
 - ii. An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies;
 - iii. An analysis of the consistency of the proposal with applicable development regulations, if any;
 - iv. A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act;
 - v. A summary and evaluation of issues raised and comments received on the proposed master plan; and
 - vi. A recommended action by the City Council.
 - c. City Council review and approval. The City Council shall approve the master plan by resolution only if it finds:
 - i. It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and
 - ii. It is consistent with the public health, safety, and welfare.

In addition to the features identified in KZC 5.10.505, the master plan shall identify the following:

- a. Location, dimensions, and uses of all active and passive recreation areas.
- b. Potential users and hours of use.
- c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards.
- d. Landscaping.
- e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.

The City will use the following factors in determining what facilities and uses will be permitted:

- a. ~~Ease of access to the park.~~

- ~~b. Character of the neighborhood.~~
- ~~c. Size, nature, and topography of the subject property.~~

4 2. Development and use of a park does not require a development permit master plan under this Code if it will not involve any of the following:

~~a. A master plan for that park has been approved by the City and proposed development and use is consistent with the master plan; or~~

~~b. The proposed use and development:~~

~~1 a) Will not involve lighting for outdoor nighttime activities; and~~

~~2 b) Will not involve the construction of any building of more than 4,000 square feet; and~~

~~3 c) Will not involve the construction of more than 20 parking stalls; and~~

~~4 d) Will not involve the development of any structured sports or activity areas, other than minor recreational equipment including swingsets, climber toys, slides, single basketball hoops, and similar equipment.~~

² RSX, PO, WD II, FC I, FC II, BN, BCX, JBD-1, JBD-2, JBD-3, JBD-5, JBD-6, LIT, ILC, PLA 5A, PLA 5C, PLA 5D, PLA 5E, PLA 6A, PLA 6B, PLA 6C, PLA 6D, PLA 6E, PLA 6F, PLA 6G, PLA 6H, PLA 6I, PLA 6J, PLA 6K, PLA 7A, PLA 7B, PLA 7C, PLA 8, PLA 9, PLA 10A, PLA 10B, PLA 10C, PLA 11, PLA 12, PLA 13A, PLA 13B, PLA 16, PLA 17A, PLA 17B, and PLA 17C. KZC 17.10.090, 27.10.130, 30.25.050, 35.10.130, 35.20.170, 40.10.180, 47.10.190, 52.12.190, 52.17.180, 52.22.090, 52.32.150, 52.42.140, 55.15.210, 57.15.290, 60.32.100, 60.42.120, 60.47.100, 60.52.100, 60.57.100, 60.62.130, 60.67.080, 60.72.100, 60.77.070, 60.82.100, 60.87.160, 60.92.100, 60.97.100, 60.102.100, 60.107.100, 60.112.100, 60.117.110, 60.122.100, 60.127.150, 60.132.130, 60.137.100, 60.142.080, 60.147.080, 60.152.160, 60.157.040, 60.162.170, 60.167.130, 60.182.090, 60.187.120, 60.192.100, and 60.197.100.

Section 40.10

Zone
BN

USE ZONE CHART

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

Section 40.10	USE REGULATIONS	MINIMUMS		MAXIMUMS		Required Review Process	Lot Size	Required YARDS (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
.130	Mini-school or mini-day-care (7-12 attendees) or Day-care home (6 or less attendees)	20'	5', but 2 side yards must equal at least 15'	10'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	B	See KZC 105.25.	See KZC 105.25.	<ol style="list-style-type: none"> 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. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines by five feet. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. The location of parking and passenger loading areas shall be designed to reduce impacts on 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 Title 388). 		
.140	Assisted Living Facility See Spec. Reg. 3	None	None	None	None	Same as those regulations for the ground floor use. See Spec. Reg. 3	A	A	1.7 per independent unit. 1 per assisted living unit.	<ol style="list-style-type: none"> A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. Through Process 118, Chapter 152-1629, up to 1 1/2 times the number of stacked dwelling units allowed on the property may be approved if the following criteria are met: <ol style="list-style-type: none"> Project is of superior design, and Project will not create impacts that are substantially different than would be created by a permitted multifamily development. <p>3. This use may not be located on the ground floor of a structure. 4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.</p>			

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS												
Section 47.10	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 YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.150	Assisted Living Facility See Spec. Reg. 3.	None	None	Same as those regulations for the ground floor use. See Spec. Reg. 3.				A	1.7 per independent unit. 1 per assisted living unit.	<ol style="list-style-type: none"> 1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses. 3. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. Through Process IIB, Chapter 152 KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the property may be approved if the following criteria are met: <ol style="list-style-type: none"> a. Project is of superior design, and b. Project will not create impacts that are substantially different than would be created by a permitted multifamily development. 3. This use may not be located on the ground floor of a structure. 4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 		
.160	Convalescent Center or Nursing Home			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.	C	B	1 for each bed.	1. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.
.170	Public Utility							A			See KZC 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.
30	Government Facility Community Facility							C See Spec. Reg. 1.				

H

Section 52.12

Zone
JBD-1

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 52.12	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 YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.160	Assisted Living Facility See Special Regulation 3.	D.R., Chapter 142 KZC.	None	0'	0'	0'	80%	30' above average building elevation.	D	A	1.7 per independent unit. 1 per assisted living unit.	<ol style="list-style-type: none"> 1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses. 3. This use may not be located on the ground floor of a structure within 120 feet of 98th Avenue NE, NE 120th Place, or Juanita Drive NE. 4. The development must be designed to limit potential impacts from surrounding commercial uses on residents of the subject property. 5. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 6. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. Through Process II-B, Chapter 152-KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the subject property may be approved if the following criteria are met: <ol style="list-style-type: none"> a. Project is of superior design; and b. Project will not create impacts that are substantially different than would be created by a permitted multifamily development.
.70	Convalescent Center or Nursing Home									B	1 for each bed.	<ol style="list-style-type: none"> 1. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.
.180	Public Utility, Government Facility, and Community Facility								D See Spec. Reg. 1.		See KZC 105.25.	<ol style="list-style-type: none"> 1. Landscape Category B or C may be required depending on the type of use on the subject property and the impacts associated with the use on nearby uses.

H

0-3852

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS												
Section 52.17	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 YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.150	Assisted Living Facility See Spec. Reg. 3.	D.R., Chapter 142 KZC.	None	0'	0'	0'	80%	26' above average building elevation.	D	A	1.7 per independent unit. 1 per assisted living unit.	<ol style="list-style-type: none"> 1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses. 3. This use may be located on the street level floor of a building only if there is an intervening storefront or office between this use and the abutting right-of-way. 4. The development must be designed to limit potential impacts from surrounding commercial uses on residents of the subject property. 5. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 6. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. Through Process III, Chapter 152 KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the subject property may be approved if the following criteria are met: <ol style="list-style-type: none"> a. Project is of superior design; and b. Project will not create impacts that are substantially different than would be created by a permitted multifamily development.
.160	Convalescent Center or Nursing Home									B	1 for each bed.	<ol style="list-style-type: none"> 1. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.
.70	Public Utility, Government Facility, and Community Facility								D See Spec. Reg. 1.		See KZC 105.25.	<ol style="list-style-type: none"> 1. Landscape Category B or C may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

H

Section 15.10



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 15.10	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 YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.020	Church	See Special Regulation 3.	As established on the Zoning Map. See Special Regulation 1.	20'	20' on each side	20'	70%	25' above average building elevation.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 4.	<ol style="list-style-type: none"> 1. Minimum lot size per dwelling unit is as follows: <ol style="list-style-type: none"> 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. The property must be served by a collector or arterial street. 3. The required review process is as follows: <ol style="list-style-type: none"> 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 KZC; provided, however, that within the jurisdiction of the Houghton Municipal Corporation, the required review process is Process IIB, Chapter 152 KZC. 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 153 KZC, 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. No parking is required for day-care or school ancillary to the use.

Process II B, Chapter 152

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

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)
			Front	Side	Rear	Lot Coverage	Height of Structure				
Section 15.10 USE School or Day-Care Center	See Special Regulation 10.	As established on the Zoning Map. See Special Regulation 1.	If this use can accommodate 50 or more students or children, then: 50' 50' on each side If this use can accommodate 13 to 49 students or children, then: 20' 20' on each side Otherwise: 20' 5' but 2 yards must equal at least 15 feet.			70%	25' above average building elevation.	D	B See Spec. Reg. 8.	See KZC 105.25.	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 only if: a. It will not be materially detrimental to the character of the neighborhood in which it is located. b. Site design minimizes adverse impacts on surrounding residential neighborhoods. c. The property is served by a collector or arterial street. 3. A six-foot high fence along the side and rear property lines is required only along the property lines adjacent to the outside play areas. 4. Hours of operation and maximum number of attendees at one time may be limited to reduce impacts on nearby residential uses. 5. Structured play areas must be setback 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, five feet. 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 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 nearby residential uses. 7. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 8. Electrical signs shall not be permitted. 9. May include accessory living facilities for staff persons. 10. 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 KZC; provided, however, that within the jurisdiction of the Houghton Municipal Corporation, the required review process is Process IIB, Chapter 152 KZC.

REGULATIONS CONTINUED ON NEXT PAGE

Section 15.10



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS												
section 15.10	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 YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.030	School or Day-Care Center (continued)										REGULATIONS CONTINUED FROM PREVIOUS PAGE	
											<p><i>Process II B, Chapter 152</i></p> <p>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 <i>Process III, Chapter 155</i> KZC, 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.</p> <p>11. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).</p>	
.040	Mini-School or Mini-Day-Care Center	Process I, Chapter 145 KZC.	As established on the Zoning Map. See Special Regulation 1.	20'	5' but 2 side yards must equal at least 15'.	10'	50%	25' above average building elevation.	E	B See Spec. Reg. 8.	See KZC 105.25.	<p>1. Minimum lot size is as follows:</p> <ul style="list-style-type: none"> 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. <p>2. May locate on the subject property if:</p> <ul style="list-style-type: none"> a. It will not be materially detrimental to the character of the neighborhood in which it is located. b. Site design must minimize adverse impacts on surrounding residential neighborhoods. <p>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.</p> <p>4. Hours of operation and maximum number of attendees may be limited by the City to reduce impacts on nearby residential uses.</p> <p>5. Structured play areas must be setback from all property lines by five feet.</p> <p>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.</p> <p>7. The location of parking and passenger loading areas shall be designated to reduce impacts on nearby residential uses.</p> <p>8. Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses.</p> <p>9. May include accessory living facilities for staff persons.</p> <p>10. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).</p>

I

Section 15.10

Zone
RS

USE ZONE CHART

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

Section 15.10	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 YARDS (See Ch. 115)			Lot Coverage				Height of Structure	Landscape Category (See Ch. 95)
				Front	Side	Rear						
.070	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'	10'	50%	25' above average building elevation.	E	A	2.0 per dwelling unit.	<ol style="list-style-type: none"> Minimum lot size per dwelling unit is as follows: <ol style="list-style-type: none"> In RS 35 zones, the minimum lot size is 35,000 square feet. In RS 12.5 zones, the minimum lot size is 12,500 square feet. In RS 8.5 zones, the minimum lot size is 8,500 square feet. In RS 7.2 zones, the minimum lot size is 7,200 square feet. In RS 5.0 zones, the minimum lot size is 5,000 square feet. Family day-care provider must be licensed by the state to operate a family child day-care home. A safe passenger loading area as certified by the state office of child care policy licensor shall be provided. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
.060	Golf Course	Process IIA, Chapter 150 KZC.	1 acre	50'	50' on each side	50'			B	See KZC 105.25.	<ol style="list-style-type: none"> Site design must minimize adverse impacts on surrounding residential neighborhoods. May not include miniature golf. The following accessory uses are specifically permitted as part of this use. <ol style="list-style-type: none"> Equipment storage facilities. Retail sales and rental of golf equipment and accessories. A restaurant. 	
.070	Public Utility	See Special Regulation 2.	None	20'	20' on each side	20'	70%		A		<ol style="list-style-type: none"> Site design must minimize adverse impacts on surrounding residential neighborhoods. The required review process is as follows: <ol style="list-style-type: none"> 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 KZC; provided, however, that within the jurisdiction of the Houghton Municipal Corporation, the required review process is Process IIB, Chapter 152 KZC. 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 II, Chapter 155 KZC Process II B, Chapter 152, 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. 	
.080	Government Facility Community Facility				10' on each side	10'			C See Spec. Reg. 3.		<ol style="list-style-type: none"> 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. 	

H

Section 17.10



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 17.10	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 YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.020	Church	See Special Regulation 1.	As established on the Zoning Map. See Special Regulation 2.	20'	20' on each side	20'	70%	30' above average building elevation.	C	B	1 for every 4 people based on maximum occupancy load of worship. See Special Reg. 4.	1. 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 KZC. 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 KZC , is required. The Master Plan must show building placement, building dimensions, roadways, utility location, land uses within the Master Plan area, parking location, buffering, and landscaping. 2. Minimum lot size per dwelling unit is as follows: a. In RSX 35 zones, the minimum lot size is 35,000 square feet. b. In RSX 8.5 zones, the minimum lot size is 8,500 square feet. c. In RSX 7.2 zones, the minimum lot size is 7,200 square feet. 3. The property must be served by a collector or arterial street. 4. No parking is required for day-care or school ancillary to the use.

Process IIB, Chapter 152

I

0-3852

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

Section 17.10	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 YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.030	School or Day-Care Center	See Special Regulation 1.	As established on the Zoning Map. See Special Regulation 2.	<p>If this use can accommodate 50 or more students or children, then:</p> <p>50' 50' on 50' each side</p> <p>If this use can accommodate 13 to 49 students or children, then:</p> <p>20' 20' on 20' each side</p> <p>Otherwise:</p> <p>20' 5' but 10' 2 side yards must equal at least 15'.</p>	70%	30' above average building elevation.	D	B See Spec. Reg. 9.	See KZC 105.25.	<p>1. The required review process is as follows:</p> <p>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 KZC.</p> <p>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 KZC, 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.</p> <p>2. Minimum lot size per dwelling unit is as follows:</p> <p>a. In RSX 35 zones, the minimum lot size is 35,000 square feet.</p> <p>b. In RSX 8.5 zones, the minimum lot size is 8,500 square feet.</p> <p>c. In RSX 7.2 zones, the minimum lot size is 7,200 square feet.</p> <p>3. May locate on the subject property only if:</p> <p>a. It will not be materially detrimental to the character of the neighborhood in which it is located; or</p> <p>b. Site design minimizes adverse impacts on surrounding residential neighborhoods.</p> <p>c. The property is served by a collector or arterial street.</p> <p>4. A six-foot high fence along the side and rear property lines is required only along the property lines adjacent to the outside play areas.</p> <p>5. Hours of operation and maximum number of attendees at one time may be limited to reduce impacts on nearby residential uses.</p> <p>6. Structured play areas must be setback from all property lines as follows:</p> <p>a. 20 feet if this use can accommodate 50 or more students or children.</p> <p>b. 10 feet if this use can accommodate 13 to 49 students or children.</p> <p>c. Otherwise, five feet.</p> <p>7. 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 nearby residential uses.</p>		

Process IIB, Chapter 152 →

REGULATIONS CONTINUED ON NEXT PAGE

Section 17.10

Zone
RSX

USE ZONE CHART

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

Section 17.10	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 YARDS (See Ch. 115)		Lot Coverage	Height of Structure				
			Front	Side	Rear						
.050	Family Day-Care Home	None	20'	5' each side. See Spec. Reg. 2.	10'	50%	E	A	2.0 per dwelling unit.	<ol style="list-style-type: none"> Minimum lot size per dwelling unit is as follows: <ol style="list-style-type: none"> In RSX 35 zones, the minimum lot size is 35,000 square feet. In RSX 8.5 zones, the minimum lot size is 8,500 square feet. In RSX 7.2 zones, the minimum lot size is 7,200 square feet. 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. Family day-care provider must be licensed by the state to operate a family child day-care home. A safe passenger loading area as certified by the state office of child care policy licensor shall be provided. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 	
.060	Golf Course	Process IIA, Chapter 150 KZC.	50'	50' on each side	50'	70%		B	See KZC 105.25.	<ol style="list-style-type: none"> Site design must minimize adverse impacts on surrounding residential neighborhoods. May not include miniature golf. The following accessory uses are specifically permitted as part of this use. <ol style="list-style-type: none"> Equipment storage facilities. Retail sales and rental of golf equipment and accessories. A restaurant. 	
.070	Public Utility	See Special Regulation 2.	20'	20' on each side	20'		A			<ol style="list-style-type: none"> Site design must minimize adverse impacts on surrounding residential neighborhoods. The required review process is as follows: <ol style="list-style-type: none"> 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 KZC. 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 KZC Process II B, Chapter 152, 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. 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. 	
.080	Government Facility Community Facility			10' on each side	10'		C See Spec. Reg. 3.				

H

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

Section 60.12	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 YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.010	Private College and Related Facilities	<p>If development is consistent with the master plan adopted in R-4203, then none. Otherwise, must amend the master plan using Process III, Chapter 155-KZC.</p> <p><i>Process IIB, Chapter 152</i></p>	As established in the master plan or as allowed in Special Regulations.								<ol style="list-style-type: none"> 1. The master plan, approved by Resolution 4203, includes a site plan, which is on file with the City. That site plan is, by reference, incorporated as a part of this Code as it pertains to the location, configuration and nature of improvements in the PLA-1 zone. 2. In addition to the site plan referenced above, the adopted master plan includes the following special regulations: <ol style="list-style-type: none"> a. Future development permits shall be reviewed by the Planning Director to ensure consistency with the master plan. b. The applicant shall indicate all site improvements and landscaping for the areas to be affected by construction which are proposed to accompany the construction of each facility. The Planning Director shall have the authority to require implementation of these related elements of the master plan at such time new facilities, structures or additions are being constructed. c. At the time of application for development of the married student housing information relating to the degree of cutting and filling necessitated shall be provided. Plans for stabilization of nearby slopes shall be included in this information. This information shall indicate to what extent the drainage conditions on the eastern portion of the campus will be disturbed, and what measures will be taken to insure that surrounding properties will not be adversely affected by alternate drainage patterns. d. A 30-foot-wide landscape buffer planted pursuant to the requirements of KZC 95.25(2) shall be provided around the campus perimeter, except along 108th Ave. NE, 114th Ave. NE, I-405, and between on-campus duplex housing and adjacent single-family sites or I-405. The buffer shall incorporate all existing significant trees and vegetation. Where fencing is proposed, it shall be wood, unless alternative fencing is requested in writing by the adjacent neighbor and agreed to by the applicant. e. A 15-foot-wide landscape buffer planted pursuant to the requirements of KZC 95.25(2) shall be provided between on-campus duplex housing and adjacent single-family sites. The buffer shall incorporate all existing significant trees and vegetation. f. New construction of buildings and parking areas shall preserve existing significant trees to the maximum extent possible. g. Storm drainage plans shall accompany any applications for development permits. Said plans shall comply with the requirements of KMC Title 15. 	

REGULATIONS CONTINUED ON NEXT PAGE

Section 60.12

Zone
PLA1

USE ZONE CHART

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

Section 60.12	USE REGULATIONS	MINIMUMS			MAXIMUMS		Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)				
		Required Review Process	Lot Size	REQUIRED YARDS (See Ch. 175)		Lot Coverage				Height of Structure	Landscaping Category (See Ch. 95)		
				Front	Side	Rear							
.020	Professional Football, Baseball, or Soccer Practice or Play Facility <i>Process III Chapter 152</i>	None, if part of approved master plan adopted in R-4203. Otherwise, Process III <i>Chapter 152</i> KZC.	10 acres	As established in the master plan or as allowed under Special Regulation 1.			80%	30' above average building elevation. See Special Regulations 2 and 3.	C	See Spec. Reg. 4.	See Spec. Reg. 6.	See KZC 105.25.	1. All structures and practice and play facilities must be setback from exterior property lines at least 50 feet. Parking lots must be setback at least 50 feet from single-family uses and screened and interspersed with landscaping pursuant to Chapters 95 and 105 KZC. 2. Maximum structure height is determined by the approved master plan. 3. Maximum height of temporary structures shall be 60 feet above finished grade. 4. Perimeter buffering is determined by the approved master plan. 5. One point of vehicular access only is permitted directly onto NE 53rd Street. Secondary access through the college campus is permitted. 6. A single pedestal or monument sign, non-interior illuminated, shall be permitted on NE 53rd Street. 7. During summer training camp, the public will be directed, by means of pedestal signs at entrances to the college, to the parking areas in the interior of the campus. 8. On-site parking shall be adequate to meet peak season use. 9. No public exhibitions or games shall be permitted. 10. No helicopter operations shall be permitted, except for emergency situations. 11. No graphics or markings shall be permitted on the exterior of the temporary structure, except as required by state, federal or local regulations. 12. Only one professional sport organization may occupy and use the facility in any consecutive 12-month period.
.030	Detached Dwelling Unit	None	8,500 sq. ft.	20'	5', but 2 side yards must equal at least 15'.	10'	50%	25' above average building elevation.	E	A	2.0 per unit.	1. Not more than one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.	

USE ZONE CHART

Section 60.17		DIRECTIONS: FIRST, read down to find use... THEN, across for 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 YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
USE	REGULATIONS		Front	Side	Rear							
.020	Mini-School or Mini-Day-Care (7-12 attendees) or Day-Care Home (6 or less attendees)	Process #, Chapter 155 KZC. 152 None	35,000 sq. ft.	20'	5', but 2 side yards must equal at least 15'	10'	60%	25' above average building elevation. See Special Regulation 4.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> No structure may be waterward of the high waterline. 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. 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. The height of a structure may be increased as long as neither of the following maximums is exceeded: <ol style="list-style-type: none"> The structure may not exceed 60 feet above average building elevation. 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. May locate on the subject property if: <ol style="list-style-type: none"> It will serve the immediate neighborhood in which it is located; or It will not be detrimental to the character of the neighborhood in which it is located. 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. Hours of operation may be limited by the City to reduce impacts on nearby residential areas. Structured play areas must be setback from all property lines by five feet. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential areas. 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 Title 388).

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

Section 60.22	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 YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.070	Mini-School or Mini-Day-Care	Process #11, Chapter 155 KZC. <i>152</i>	Must be part of a development with a site area of at least 15 acres with 3,600 sq. ft. per unit.	20'	5', but 2 side yards must equal at least 15'	10'	70%	30' above average building elevation. See General Regulations.	E	B	See KZC 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 areas for mini-schools and mini-day-care centers only. 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 3. Structured play areas must be setback from all property lines by five 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 any nearby residential areas. 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 Title 388).
.080	Family Day-Care Home	None	5,000 sq. ft. per unit		5', but 2 side yards must equal at least 15'			30' above average building elevation.		A	2.0 per unit	<ol style="list-style-type: none"> 1. Access points onto Lake Washington Boulevard must be minimized to prevent arterial congestion and traffic safety hazards. Shared access points must be utilized where feasible. 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. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
.090	Convalescent Center or Nursing Home	Process #11, Chapter 155 KZC. <i>152</i>	Must be part of a development with a site area of at least 15 acres. See Special Regulation 1.		10' on each side			30' above average building elevation. See General Regulations.	C	B	1 for each bed	<ol style="list-style-type: none"> 1. The minimum lot size for this use is 7,200 square feet if the subject property has frontage on Lake Washington Boulevard.

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60.64 User Guide. The charts in KZC 60.67 contain the basic zoning regulations that apply in Planned Area 6C, including sub-zones. Use these charts by reading down the 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.

Section 60.65

Zone
PLA6C

Section 60.65 – GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provision of this Code may apply to the subject property.
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 KZC 115.30, Distance Between Structures Regarding Maximum Horizontal Facade Regulation, for further details.
(Does not apply to Detached Dwelling Unit, Mini-School or Mini-Day-Care and Family Day-Care Home uses).
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 IIA, Chapter 150 KZC.
 - 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~~ KZC, 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.
(Does not apply to Detached Dwelling Unit, Mini-School or Mini-Day-Care, Family Day-Care Home and Public Park uses).

Process IIB, Chapter 152



DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS												
Section 60.77	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 YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.010	Detached Dwelling Unit	None	5,000 sq. ft. per unit	20' See Spec. Reg. 3.	5', but 2 side yards must equal at least 15'.	10'	50%	25' above average building elevation.	E	A	2.0 per unit.	<ol style="list-style-type: none"> For this use, only one dwelling unit may be on each lot regardless of lot size. Floor Area Ratio (F.A.R.) allowed for the subject property is 60 percent of lot size. See KZC 115.42, Floor Area Ratio (F.A.R.) Calculation for Detached Dwelling Units in Low Density Residential Zones, for additional information. On corner lots with two required front yards, one may be reduced to the average of the front yards for the two adjoining properties fronting the same street as the front yard to be reduced. The applicant may select which front yard will be reduced (see Plate 24). Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Church	See Spec. Reg. 2.	7,200 sq. ft.	20'	20' on each side	20'	70%		C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 3.	<ol style="list-style-type: none"> The property must be served by a collector or arterial street. The required review process is as follows: <ol style="list-style-type: none"> 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 KZC. 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 165 KZC, 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. No parking is required for day-care or school ancillary to this use.

*Process II B,
Chapter 152*

I

Section 60.77

Zone
PLA6E

USE ZONE CHART

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

Section 60.77 USE ↑ REGULATIONS ↑	MINIMUMS		MAXIMUMS		Special Regulations (See also General Regulations)	
	Required Review Process	Lot Size	REQUIRED YARDS (See Ch. 115) Front Side Rear	Lot Coverage		Height of Structure
.030 School or Day-Care Center ↑	See Spec. Reg. 9.	7,200 sq. ft.	If this use can accommodate 50 or more students or children, then: 50' 50' on each side If this use can accommodate 13 to 49 students or children, then: 20' 20' on each side Otherwise, 20' 5' but 2 side yards must equal at least 15'	70%	25' above average building elevation.	<p>Required Parking Spaces (See Ch. 105)</p> <p>Sign Category (See Ch. 100)</p> <p>Landscape Category (See Ch. 95)</p> <p>See KZC 105.25. B See Spec. Reg. 10.</p> <p>D</p>
						<p>1. May locate on the subject property only if: a. it will serve the immediate neighborhood in which it is located; b. it will not be detrimental to the character of the neighborhood in which it is located; or c. The property is served by a collector or arterial street.</p> <p>2. A six-foot high fence is required only along the property lines adjacent to the outside play areas.</p> <p>3. Hours of operation and maximum number of attendees at one time may be limited to reduce impacts on nearby residential uses.</p> <p>4. Structured play areas must be setback 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, five feet.</p> <p>5. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.</p> <p>6. May include accessory living facilities for staff persons.</p> <p>7. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.</p> <p>8. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).</p> <p>9. 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 KZC. 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 II, Chapter 155 KZC 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.</p> <p>10. Electrical signs shall not be permitted.</p>

Process IIB, Chapter 152

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

Section 60.77	USE REGULATIONS	Required Review Process	Lot Size	MINIMUMS			MAXIMUMS			Special Regulations (See also General Regulations)	
				Front	Side	Rear	REQUIRED YARDS (See Ch. 115)	Height of Structure	Landscaping (See Ch. 95)		Sign Category (See Ch. 100)
.040	Mini-school or mini-day-care (7-12 attendees) or Day-Care Home (6 or less attendees)	None	3,600 sq. ft.	20'	5', but 2 side yards must equal at least 15'.	10'	25' above average building elevation.	E	B See Spec. Reg. 9.	See KZC 105.25.	<ol style="list-style-type: none"> May locate on the subject property only if: <ol style="list-style-type: none"> it will serve the immediate neighborhood in which it is located; or it will not be detrimental to the character of the neighborhood in which it is located. A six-foot high fence is required only along the property lines adjacent to the outside play area for mini-schools and mini-day-care centers only. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines by 5 feet. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. The location of parking and passenger loading areas shall be designed to reduce 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 Title 388). Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses.
.050	Public Utility	See Special Regulation 1.	None	20' on each side	20' on each side	20'	70%	A	B		<ol style="list-style-type: none"> The required review process is as follows: <ol style="list-style-type: none"> 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 KZC. 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 KZC, 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. 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.
.060	Government Facility or Community Facility			10' on each side	10' on each side	10'		C See Spec. Reg. 2.			

Process IIB, Chapter 152

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DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.132	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 YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.010	Detached Dwelling Unit	None	8,500 sq. ft.	20'	5', but 2 side yards must equal at least 15'	10'	50%	25' above average building elevation.	F	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 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached Dwelling Units	Process III, Chapter 155-KZC.	5,000 sq. ft. per unit.								1.7 per unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.030	Attached Dwelling Units	Process IIB, Chapter 152										
.040	Office Use See Special Regulations 1 and 2.	Process IIB, Chapter 152 KZC.	Must be part of a development that encompasses the entire zone. See Special Regulation 1 for the maximum amount of office space allowed.				60%		C	D	1 per each 300 sq. ft. of gross floor area of office use.	1. This use must be part of a primarily residential development that encompasses the entire zone. The maximum amount of allowable floor area for office use is computed using the following formula: (The maximum number of dwelling units allowed on the subject property minus the number of dwelling units proposed) x (the average square footage of the dwelling units proposed equals the amount of square footage available for office use). In addition, the gross floor area of office use may not exceed 25 percent of the gross floor area of residential use. 2. May not include offices providing veterinary, medical, dental, or other health-related services. 3. Hours of operation may be limited to reduce impact on residential areas. 4. 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.

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Section 60.142

Zone
PLA10B

USE ZONE CHART

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

Section 60.142	USE ↑ REGULATIONS	MINIMUMS			MAXIMUMS		Special Regulations (See also General Regulations)
		Required Review Process	Lot Size	REQUIRED YARDS (See Ch. 115)		Height of Structure	
				Front	Side	Rear	
.010	Business Park See Special Regulation 1.	Must be an approved Master Plan. See Special Regulation 2.	25 acres	30'	20' See Spec. Reg. 4.	20'	<p>As established in the Master Plan. See Special Regulation 2.</p> <p><i>Process II B, Chapter 152</i></p> <p><i>Process II B, Chapter 152</i></p>
				80%			<p>1. The following business park uses are permitted: Office, wholesale trade, wholesale printing or publishing, manufacturing of electrical equipment, manufacturing of scientific or photographic equipment, packaging of prepared materials, manufacturing of textile or leather products from pre-prepared material, manufacturing of paper products from pre-prepared material, manufacturing of plastic products from pre-prepared material, ancillary warehouse and other compatible uses if approved within the Master Plan are permitted.</p> <p>2. This use requires an approved Master Plan. Approval of the Master Plan shall be through Process II, Chapter 155 KZC. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan, parking location, buffering, landscaping and access to any of the parcels within the planned area which are not within the Master Plan area.</p> <p>3. Subsequent to Master Plan approval, a deviation, as determined by the Planning Official, must be approved through Process I, Chapter 145 KZC; except deviations for increased height or gross floor area which must be approved through Process III, Chapter 156 KZC.</p> <p>4. Required yards pertain only to the perimeter of the subject property.</p> <p>5. Development must be compatible in height and placement with adjacent low density residential uses. Development of the subject property must be designed to minimize view obstruction to properties to the south.</p> <p>6. 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.</p> <p>7. Primary access shall be to NE 124th Street and at only one point. Secondary access points onto NE 124th Street are prohibited. Secondary access to 120th Avenue NE should be utilized if available. In the case that secondary access to 120th Avenue NE is not available at the time of master plan approval, the City may permit access to NE 116th Street. Analysis at that time must establish traffic impacts to the circulation system and to adjacent residential uses to aid in determining the appropriateness of this access point.</p> <p>8. A 50-foot wide sight-obscuring landscaped buffer must be provided adjacent to any low density residential zone.</p> <p>9. Outdoor storage is prohibited.</p>

REGULATIONS CONTINUED ON NEXT PAGE

60.154 User Guide. The charts in KZC 60.157 contain the basic zoning regulations that apply in Planned Area 12, including sub-zones. Use these charts by reading down the 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.

Section 60.155

Section 60.155 – GENERAL REGULATIONS

Zone
PLA12

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

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS												
Section 60.157	USE ↓ REGULATIONS →	Required Review Process	Lot Size	MINIMUMS			Lot Coverage	MAXIMUMS 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)
				REQUIRED YARD (See Ch. 115)								
				Front	Side	Rear						
.010	Hospital Facility	If development is consistent with a Master Plan adopted using Process #, Chapter 155 KZC, then none. Otherwise, Process #, Chapter 155 KZC.	None	20'	20' on each side	20'	70%	The existing structure, including addition, may not exceed 75' above average building elevation and may not exceed 6 stories. New structures may not exceed 30' above average building elevation unless otherwise specified in the Master Plan.	B	E See Spec. Reg. 4.	1 per each 1,000 sq. ft. of gross floor area.	<ol style="list-style-type: none"> Traffic flow must be designed to minimize impacts on the areas to the north and south of the hospital. Access on 120th Avenue N.E. must be designed to insure safety and to prevent arterial congestion. May include the following accessory components as part of this use: <ol style="list-style-type: none"> Temporary living facilities for staff persons. A helipad, if noise from this facility is minimized using the best available technology. Regardless of the linear frontage of the subject property, the maximum sign area for this use is 450 square feet. All other provisions of Chapter 100 KZC apply to signs for this use.
.020	Public Utility	Process IIA, Chapter 150 KZC.						30' above average building elevation.	A	B	See KZC 105.25.	<ol style="list-style-type: none"> Refer to Chapter 1 KZC to determine what other provisions of this Code may apply to the subject property. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.030	Government Facility or Community Facility				10' on each side				C See Spec. Reg. 2.			

H

Zone
PLA15A

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

Section 60.172	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	North Property Line	South Property Line	High Water Line						
.060	Professional Football, Baseball, or Soccer Practice or Play Facility	Professional Process: Chapter 455-KZC. <i>Process IIB, Chapter 152</i>	3 acres See Special Regulation 6.	20' See Spec. Reg. 3.	The greater of: a. 15' or b. 15% of the average parcel depth. The minimum dimension of any yard, other than those listed, is 5 feet.	10' The greater of: a. 15' or b. 15% of the average parcel depth.	80%	30' above average building elevation. See Special Regulation 4.	C	B	See KZC 105.25.	<ol style="list-style-type: none"> No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For regulations regarding moorages, see the moorage listings in this zone. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas. The required 20-foot front yard may be reduced one foot for each side foot of this yard that is developed as a public use area if: <ol style="list-style-type: none"> Within 30 feet of the front property line, each portion of a structure is setback from the front property line by a distance greater than or equal to the height of that portion above the front property line; and Substantially, the entire width of this yard, from north to south property lines, is developed as a public use area; and The design of the public use area is specifically approved by the City. Structure height may be increased to 35 feet above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Boulevard; and <ol style="list-style-type: none"> The increase is offset by a view corridor that is superior to that required by the General Regulations; or The increase is offset by maintaining comparable portions of the structure lower than 30 feet above average building elevation. 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. Subsequent division of an approved Master Plan into smaller lots is permitted provided that the required minimum acreage is met for the Master Plan.

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USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.172	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	North Property Line	South Property Line						
.070	Development containing: Attached or Stacked Dwelling Units; and Restaurant or Tavern; and General Moorage Facility See Special Regulation 1 for other uses also allowed.	See Special Regulation 2.	5 acres with no less than 3,100 sq. ft. per dwelling unit. See also Special Regulations 3 and 14.	See Special Regulation 7.						See Spec. Reg. 8.	See KZC 105.25.	1. The following uses and components are also allowed: a. Retail establishment. b. Office use. c. Hotel. d. Boat and motor repair and service if: 1) This activity is conducted on dry land and either totally within a building or totally sight screened from adjoining property and the right-of-way; and 2) All dry land motor testing is conducted within a building. e. Dry land boat storage. However, stacked storage is not permitted. f. Gas and oil sales or boats if: 1) Storage tanks are underground and on dry land; and 2) The use has facilities to contain and clean up gas and oil spills. May have an over-water shed that is not more than 50 square feet and 10 feet high as measured from the pier deck. g. Meeting and or special events rooms. h. Boat launching ramp if it is paved with concrete. i. School or day-care center. j. Mini-school or mini-day-care center, or day-care home. 2. Development must be consistent with an approved Master Plan. The Master Plan must address all properties within PLA-15A and PLA-15B, which are owned by the applicant. The Master Plan will be approved in two stages: a. The first stage will result in approval of a Preliminary Master Plan using Process III, Chapter 155 KZC. The Preliminary Master Plan shall consist of at least the following: 1) A site plan which diagrammatically shows the general location, shape and use of the major features of development. 2) A written description of the planned development which discusses the elements of the site plan and indicates the maximum number of dwelling units and their probable size; the maximum area to be developed with nonresidential uses; the maximum size of moorage facilities and the maximum number of moorage slips; the maximum and minimum number of parking stalls; and the schedule of phasing for the final Master Plan. In approving the Preliminary Master Plan, the City shall determine REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

Process IIB, Chapter 152

I

Section 60.172

Zone
PLA15A

USE ZONE CHART

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

Section 60.172 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 Property Line	South Property Line	High Water Line						
.070	Development containing: Attached or Stacked Dwelling Units; and Restaurant or Tavern; and General and Mortgage Facility (Continued)										<p>the appropriate review process for the Final Master Plan. The City may determine that the Final Master Plan be reviewed using Process IIA, Chapter 150 KZC, if the Preliminary Master Plan shows the placement, approximate dimensions and uses of all structures, vehicular and pedestrian facilities, open space and other features of development. Otherwise, the Final Master Plan shall be reviewed using Process III, Chapter 156 KZC.</p> <p>b. The second stage will result in approval of a final Master Plan using Process IIA, Chapter 150 KZC, or Process III, Chapter 156 KZC, as established by the Preliminary Master Plan. The final Master Plan shall set forth a detailed development plan which is consistent with the Preliminary Master Plan. Each phase of the Master Plan shall set forth a schedule for obtaining building permits for and construction of that phase.</p> <p>3. Part of the unit count allowed in Planned Area 15A may be developed in Planned Area 15B. The maximum permitted number of dwelling units on the subject property in Planned Area 15A is computed using the following formula: (The total lot area in square feet divided by 3,100) minus the unit count transferred to Planned Area 15B = the maximum permitted number of dwelling units.</p> <p>4. The maximum amount of allowable floor area for nonresidential use is computed using the following formula: (The maximum number of dwelling units allowed on the subject property - the number of dwelling units proposed) x the average square footage of the dwelling units = amount of square footage available for nonresidential use.</p> <p>5. Development must provide opportunities for public access to, use of and views of the waterfront by including all of the following elements: a. A public pedestrian access trail along the entire waterfront of the subject property within connections to Lake Washington Boulevard at or near either end; b. Waterfront areas developed and open for public use; c. Improvements to and adjacent to Lake Washington Boulevard which are open for public use; and d. Corridors which allow unobstructed views of Lake Washington from Lake Washington Boulevard. In addition, obstruction of views from existing development lying east of Lake Washington Boulevard must be minimized.</p>

Process IIB, Chapter 152

Process IIB, Chapter 152

H

REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

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

Section 60.177	USE ↑ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS			Special Regulations (See also General Regulations)			
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure		Landscape Category (See Ch. 95)		
				Front	Side	Rear						
.010	Detached Dwelling Unit	None	12,500 sq. ft. per dwelling unit	20'	5', but 2 side yards must equal at least 15'	10'	50%	25' above average building elevation.	E	A	2.0 per dwelling unit. 1.7 per unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Attached or Stacked Dwelling Units	See Special Regulation 2.	5 acres, with no less than 6,200 sq. ft. per unit. See Special Regulations 3 and 9.	See Special Regulation 8.			50%	See Special Regulation 8.	D	<p><i>Process II B, Chapter 152</i></p> <p><i>Process II B, Chapter 152</i></p>		<p>1. Must be developed in conjunction with property in Planned Area 15A.</p> <p>2. Development must be consistent with an approved Master Plan. The Master Plan must address all properties within PLA-15A and PLA-15B, which are owned by the applicant. The Master Plan will be approved in two stages:</p> <p>a. The first stage will result in approval of a Preliminary Master Plan using Process III Chapter 155 KZC. The Preliminary Master Plan shall consist of at least the following:</p> <p>1) A site plan which diagrammatically shows the general location, shape and use of the major features of development.</p> <p>2) A written description of the planned development which discusses the elements of the site plan and indicates the maximum number of dwelling units and their probable size; the maximum area to be developed with nonresidential uses; the maximum size of moorage facilities and the maximum number of moorage slips; the maximum and minimum number of parking stalls; and the schedule of phasing for the final Master Plan. The majority of the public use and access areas and off-site right-of-way improvements shall be included in the initial phases of the final Master Plan.</p> <p>In approving the Preliminary Master Plan, the City shall determine the appropriate review process for the Final Master Plan. The City may determine that the Final Master Plan be reviewed using Process II A, Chapter 150 KZC, if the Preliminary Master Plan shows the placement, approximate dimensions and uses of all structures, vehicular and pedestrian facilities, open space and other features of development. Otherwise, the Final Master Plan shall be reviewed using Process III Chapter 155 KZC.</p>

REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

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Section 60.177

**Zone
PLA15B**

USE ZONE CHART

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

Section 60.177	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 YARDS (See Ch. 115)	Lot Coverage	Height of Structure				
			Front	Side	Rear					
.020 Attached or Stacked Dwelling Units (Continued)	USE REGULATIONS									<p>2. b. The second stage will result in approval of a final Master Plan using Process IIA, Chapter 150 KZC, or Process III, Chapter 155 KZC, as established by the Preliminary Master Plan. The final Master Plan shall set forth a detailed development plan which is consistent with the Preliminary Master Plan. Each phase of the Master Plan shall set forth a schedule for obtaining building permits for and construction of that phase.</p> <p>3. Part of the unit count allowed in Planned Area 15A may be developed in Planned Area 15B. The maximum permitted number of dwelling units on the subject property in Planned Area 15A = The maximum number of permitted formula: (The total lot area in square feet divided by 6200) plus the unit count transferred from Planned Area 15A = The maximum number of permitted dwelling units.</p> <p>4. Vehicular circulation on the subject property must be designed to mitigate impacts on Lake Washington Boulevard and Lakeview Drive. Access points must be limited. The City may require traffic control devices and right-of-way realignment or limit development if necessary to further reduce traffic impacts.</p> <p>5. Obstruction of views from existing development lying east of the Burlington Northern Railroad right-of-way must be minimized.</p> <p>6. Structures, parking areas and roadways must be clustered and located away from areas with soils limitations and outside of the steep ravine located near the middle of Planned Area 15B.</p> <p>7. Development must be consistent with the policies for development on the Houghton Slope in the Comprehensive Plan.</p> <p>8. The City will determine required yards and structure height based on the compatibility of development with adjacent uses and the degree to which development maintains the existing natural characteristics of the slope. Subsequent subdivision of an approved Master Plan into smaller lots is permitted provided that the required minimum acreage is met for the Master Plan.</p>

Process IIB, Chapter 152

H

USE ZONE CHART

Section 60.182

Zone Plate

Section 60.182 USE REGULATIONS	Required Review Process	Lot Size	REQUIRED YARDS (See Ch. 115)			MAXIMUMS		Landscape Category (See Ch. 85)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Front	Side	Rear	Lot Coverage	Height of Structure				
0 Detached Dwelling Unit	If lot size is less than 35,000 sq. ft., then Process II-B, Chapter 115-KZC. Otherwise, None.	35,000 sq. ft. except as established under Special Regulation 7.	20' Spac. Reg. 3.	5', but 2 side yards must equal at least 15'.	10'	50%	30' above average building elevation.	E	A	2.0 per dwelling unit.	<ol style="list-style-type: none"> For this use, not more than one dwelling unit may be on each lot, regardless of the size of the lot. Floor Area Ratio (F.A.R.) allowed for the subject property is 20 percent of lot size. See KZC 115.42, Floor Area Ratio (F.A.R.) Calculation for Detached Dwelling Units in Low Density Residential Zones, for additional information. On corner lots with two required front yards, one may be reduced to the average of the front yards for the two adjoining properties fronting the same street as the front yard to be reduced. The applicant may select which front yard will be reduced (see Plate 24). Each lot may contain no more than two houses. Residential lots must contain a minimum area of 10,000 permeable square feet, which shall comply with Special Regulation 6 for large domestic animals in KZC 115.20(4) (chart). On each lot, no outdoor manure pile may be placed closer than 65 feet to any adjacent residential structure. This use may have a lot size of less than 35,000 square feet if all of the following standards are met: <ol style="list-style-type: none"> The property must contain at least 16 contiguous acres. A Master Plan shall be approved for the entire property. The minimum lot size allowed on the property shall be determined and approved as part of the Master Plan. In no case shall the minimum lot size be less than 26,000 square feet. A commercial equestrian facility, including an arena, stables and parking areas, must be provided on the property. The facility must be available to the public and not exclusively for the residences within the Master Plan. The facility must meet requirements and special regulations as established for the use listing in this zone entitled "Commercial Equestrian Facility." <ol style="list-style-type: none"> An improved public equestrian access trail and appropriate public signing must be provided. The trail must be located and designed so as to allow for an eventual connection between N.E. 60th Street and the Bridge Trails State and King County Parks. A coordinated vehicular and pedestrian circulation system for the property as well as other properties in the vicinity shall be provided as part of the Master Site Plan. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

Process II-B,
Chapter 115

(Revised 5/00) H

Section 60.187

Zone
PLA17A

USE ZONE CHART

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

Section 60.187	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 YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.020	Attached or Stacked Dwelling Units (Continued)									7. No vehicular connection through this subarea to NE 90th Street is permitted. 8. Adjacent to I-405, on-site improvements, such as berms, landscaping, acoustic walls, and/or other improvements to minimize visual and noise impacts should be included in site design. 9. Viewpoints and interpretive information around streams and wetlands should be provided where possible. These features shall be permitted only where protection of natural features can be reasonably assured. 10. Lands upland of the ordinary high waterline only may be included in the cultivation of lot area. 11. The parking area shall also include a designated location and facilities to serve on-site residents as they wash or otherwise service their personal vehicles. These facilities shall be so located, improved, and furnished to prevent surface water contaminants, such as detergents, oils and debris, from entering the lake or wetlands.		
.030	Church	See Special Regulation 1.	7,200 sq. ft.	20'	20' on each side	20'	70%	30' above average building elevation.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Special Regulation 3. 1. 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 KZC. 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 KZC, 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. 2. The property must be served by a collector or arterial street. 3. No parking is required for day-care or school ancillary to the use. 4. No vehicular connection through this subarea to NE 90th Street is permitted.	

Process IIB, Chapter 152

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

Section 60.187	USE ↑ REGULATIONS ↑	MINIMUMS				MAXIMUMS		Special Regulations (See also General Regulations)		
		Required Review Process	Lot Size	REQUIRED YARDS (See Ch. 115)			Height of Structure			
				Front	Side	Rear				
.040	School or Day-Care Center	See Special Regulation 1.	7,200 sq. ft.	If this use can accommodate 50 or more students or children, then: 50' 50' on each side If this use can accommodate 13 to 49 students or children, then: 20' 20' on each side Otherwise, 20' 5' on side yards must equal at least 15'.	70%	30' above average building elevation.	D <i>Process IIB, Chapter 152</i>	B See KZC 105.25.	Required Parking Spaces (See Ch. 105)	1. 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 KZC. 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 KZC , 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. 2. May locate on the subject property only if: a. it will serve the immediate neighborhood in which it is located; b. it will not be detrimental to the character of the neighborhood in which it is located. 3. A six-foot high fence along the side and rear property lines is required only along the property lines adjacent to the outside play areas. 4. Hours of operation and maximum number of attendees at one time may be limited to reduce impacts on nearby residential uses. 5. Structured play areas must be setback 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, five feet. 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 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. 7. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 8. May include accessory living facilities for staff persons. 9. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 10. No vehicular connection through this subarea to NE 90th Street is permitted.

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DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS												
Section 60.187	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 YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.100	Public Utility	See Special Regulation 1.	None	20'	20' on each side	20'	70%	30' above average building elevation.	A	B	See ZKC 105.25.	1. 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 KZC. 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 KZC, 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. 2. 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. 3. No vehicular connection through this subarea to NE 90th Street is permitted.
.110	Government Facility or Community Facility			10' on each side	10'	C See Spec. Reg. 2.						
.120	Public Park	See Special Regulations 1 and 2.	Will be determined on a case-by-case basis.					--			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 KZC. 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. No vehicular connection through this subarea to NE 90th Street is permitted.	

Process IIB, Chapter 152

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Chapter 72 – ADULT ACTIVITIES OVERLAY ZONE

Sections:

- 72.05 User Guide
- 72.10 Designation – Required Review
- 72.15 Designation – Who May Apply
- 72.20 Designation – Criteria
- 72.25 Effect – General
- 72.30 Effect – Uses Allowed
- 72.35 Effect – Development Standards
- 72.40 Effect – Bonds

72.05 User Guide

This chapter establishes a mechanism for designating certain areas or improvements in the City for adult entertainment uses or activities normally not permitted within the City. This chapter also contains regulations that govern the nature and extent of adult entertainment uses or activities in those designated areas.

Various places on the Zoning Map contain an "AE" within dashed lines. This indicates that the area has been designated as an Adult Entertainment Overlay Zone where special regulations apply. These special regulations add to and in some cases supersede the other regulations of this code.

If you are interested in proposing that an area be designated as an Adult Entertainment Overlay Zone or if you wish to participate in the City's decision on a proposed designation you should read KZC 72.10 through 72.20.

If you are interested in conducting an adult entertainment use or activity in an area designated as "AE" or if you wish to participate in the City's decision on a proposed use or activity in an area designated as "AE" you should read KZC 72.25 through 72.35.

72.10 Designation – Required Review

The City will review and decide upon each application to designate an area as an Adult Entertainment Overlay Zone on the Zoning Map, using the nonproject quasijudicial rezone provisions of Chapter 130 KZC.

72.15 Designation – Who May Apply

Any person may apply to designate property as an Adult Entertainment Overlay Zone. To the extent that these provisions are inconsistent with the provisions of Chapter 130 or ~~155~~ KZC, the provisions of this section govern.

72.20 Designation – Criteria

The City may approve the designation of an area as an Adult Entertainment Overlay Zone only if it finds that:

1. The applicable criteria of Chapter 130 KZC are met; and
2. The underlying zone for such area is either BC, CBD or within a planned area where either commercial or theatre uses are specifically permitted uses with no review process required (see column 3 of applicable use zone charts); and

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3. The proposed designation will not conflict with the policies of the Comprehensive Plan to such a degree as to be contrary to the public interest, health, safety or welfare, nor be injurious to nearby properties.

72.25 Effect – General

If the City Council enacts an ordinance designating an area as an Adult Entertainment Overlay Zone an "AE" will be placed on the area on the Zoning Map. Any development or use of property designated as an Adult Entertainment Overlay Zone must comply with this section through KZC 72.35. To the extent that the provisions in this section through KZC 72.35 conflict with any other requirements of this code, the provisions of this chapter govern. Where no conflict exists, the other requirements of this code apply.

72.30 Effect – Uses Allowed

The following uses may be permitted in an "AE" overlay zone:

1. The applicant may propose any use that is permitted in the underlying zone. The City will review and decide upon this use based on the provisions of this code as if the "AE" overlay zone did not exist.
2. The applicant may propose an adult entertainment activity or use. The City shall review and decide upon the proposed use or activity using Process ^{11 B} ~~III~~, described in Chapter ¹⁵² ~~155~~ KZC. The City may approve an adult entertainment use or activity if:
 - a. The building or part of a building containing the proposed use or activity is located no closer than 1,500 feet to the subject property of any school, public park, athletic or recreation center, or establishment, which establishment caters to or is attended in substantial part by minors; or
 - b. The applicant can show, by clear and convincing evidence, that there is no location in the City that would comply with KZC 72.20 and 72.30(2)(a).

72.35 Effect – Development Standards

1. There may be no outside pictorial or other visual display that will be mounted within view of the general public other than the name of the establishment, a statement identifying the establishment as an adult entertainment establishment (which statement may contain no more than four words) and the street address.
2. The City shall establish with respect to any adult entertainment activity or use requirements for signs and parking, which requirements may vary to a moderate degree from the sign and parking requirements which would otherwise be required by this code; provided, that the City determines that such variations are necessary in the interest of the public health, safety and welfare and to protect nearby properties from injury.

72.40 Effect – Bonds

The City may require a bond under Chapter 175 KZC to insure compliance with this chapter.

Chapter 75 -- HISTORIC LANDMARK OVERLAY ZONE

Sections:

- 75.05 User Guide
- 75.10 Designation -- Required Review
- 75.15 Designation -- Who May Apply/Special Fee Provision
- 75.20 Designation -- Criteria
- 75.25 Designation -- Required Elements of Recommendation
- 75.30 Effect -- General
- 75.35 Effect -- Review Requested To Alter
- 75.40 Effect -- Criteria for Alteration
- 75.45 Effect -- Nonconforming Elements
- 75.47 Effect -- Modification of Code Provisions
- 75.50 Effect -- Bonds

75.05 User Guide

This chapter establishes a mechanism for designating certain areas or improvements in the City as historic landmarks. This chapter also contains regulations that govern the use and alteration of any area or improvement that has been designated as an historic landmark.

Various places on the Zoning Map contain an "HL" within a dashed line. This indicates that this area has been designated as an Historic Landmark Overlay Zone where special regulations apply. These special regulations add to and in some cases supersede the other regulations of this code.

If you are interested in proposing that an area or structure be designated as an historic landmark or if you wish to participate in the City's decision on a proposed designation you should read KZC 75.10 through 75.25.

If you are interested in conducting a use or altering the appearance of an area or structure that has been designated as an historic landmark or if you wish to participate in the City's decision on a proposed use or alteration of a designated historic landmark, you should read KZC 75.30 through 75.50.

75.10 Designation -- Required Review

The City will review and decide upon each proposal to designate an area as an Historic Landmark Overlay Zone on the Zoning Map using the nonproject quasijudicial rezone provisions of Chapter 130 KZC.

75.15 Designation -- Who May Apply/Special Fee Provision

The City, the person holding fee title to the subject property, or any member of the general public may apply to designate a property as an Historic Landmark Overlay Zone. To the extent that these provisions are inconsistent with the provisions of Chapter 130 or ~~155~~ KZC, the provisions of this section govern. 152

75.20 Designation -- Criteria

1. The City may approve the designation of an area as an Historic Landmark Overlay Zone only if it finds that:
 - a. The applicable criteria of Chapter 130 KZC are met; and

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b. Either:

- 1) The property contains an object, improvement, or site that is more than 40 years old, and that possesses integrity of location, design, setting, materials, workmanship, feeling and association, and:
 - a) Is associated with events that have made a significant contribution to the broad patterns of national, state or local history; or
 - b) Is associated with the lives of persons significant in national, state or local history; or
 - c) Embodies the distinctive characteristics of a type, period, style or method of design or construction, or that represents a significant and distinguishable entity whose components may lack individual distinction; or
 - d) Has yielded, or may be likely to yield, information important in prehistory or history; or
 - e) Is an outstanding work of a designer or builder who has made a substantial contribution to the art; or
- 2) The property contains an object, improvement or site which does not meet the criteria listed in subsection (1)(b)(1) of this section but which is:
 - a) A religious property deriving primary significance from architectural or artistic distinction or historic importance; or
 - b) A building or structure removed from its original location but which is significant primarily for its architectural value, or which is the surviving structure most importantly associated with an historic person or event; or
 - c) A birthplace, grave or residence of an historic figure of outstanding importance if there is no other appropriate site or building directly associated with his/her productive life;
 - d) A cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
 - e) A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
 - f) A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historic significance; or
 - g) A property achieving significance within the past 40 years if it is of exceptional importance.

NOTE: The criteria listed in subsection (1)(b) of this section are, with slight modification, the criteria used in evaluating entries to the National Register under the National Historic Preservation Act of 1966.

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- 3) This subsection applies only to those areas annexed to the City on January 1, 1988, by Ordinance 3062, 3063, and 3064 (known as the Lower Juanita, North Rose Hill and South Rose Hill areas).

For a 12-month period beginning January 1, 1988, and ending December 31, 1988, the City shall approve the designation of an area as an Historic Landmark Overlay Zone if the site has been proposed by the King County Landmarks Commission subject to the conditions of Chapter 130 KZC.

75.25 Designation – Required Elements of Recommendation

If City Council adopts an ordinance designating an area as an Historic Landmark Overlay Zone on the Zoning Map, this ordinance must include the following information:

1. The boundaries of the area and description of the improvement, object, or site or significance, sufficient to identify its location.
2. The significant features of the improvement, object, or site to which the restrictions of KZC 75.30 through 75.50 apply.

75.30 Effect – General

If the City Council enacts an ordinance to designate an area as an Historic Landmark Overlay Zone, an "HL" will be placed on the area on the Zoning Map. This will have the following effects:

1. No feature identified as significant under KZC 75.25(2) may be altered in any manner except as provided in KZC 75.35 through 75.50.
2. The City may require that a sign be conspicuously posted on the subject property identifying the historic landmark.
3. The other requirements of this code apply to the subject property unless they conflict with a specific provision of this section through KZC 75.50. Where a conflict exists, the provisions of this chapter govern.

75.35 Effect – Review Requested To Alter

The City will review and decide upon any proposal to alter a designated significant feature of an Historic Landmark Overlay Zone using Process III, described in Chapter ~~155~~ KZC.

75.40 Effect – Criteria for Alteration

The City will review any proposed alteration to a significant feature of an historic landmark using the following criteria:

1. The extent to which the proposed alteration would adversely affect the significant features or site as an historic landmark; and
2. The reasonableness of the proposed alteration in light of other alternatives available to achieve the objectives of the applicant; and
3. The extent to which the proposed alteration may be necessary to meet the requirements of any other law, statute, ordinance, regulation, code or ordinance.

75.45 Effect – Nonconforming Elements

Nonconformance on the subject property need not be corrected if correcting the nonconformance would require altering a feature designated as significant or the acquisition of additional property or facilities.

75.47 Effect – Modification of Code Provisions

1. General – The provisions of this section establish the circumstances under which the City may modify any of the provisions of this code for an historic landmark, except:
 - a. The City may not modify any of the provisions of this chapter; and
 - b. The City may not modify any provision of this code that specifically states that its requirements are not subject to modifications under this chapter; and
 - c. The City may not modify any of the procedural provisions of this code; and
 - d. The City may not modify any provision that specifically applies to development on a wetland, flood plain, or regulated slope; and
 - e. The City may not allow any use in a low density zone that is not specifically allowed in that zone unless the subject property contains at least 35,000 square feet.
2. Review Procedure – The City will review and decide upon ^{11B} any proposal to modify ¹¹⁵² the provisions of this code for an historic landmark using Process H, described in Chapter ~~155~~ KZC. Modifications may be proposed in conjunction with or subsequent to a proposal to designate the subject property as an Historic Landmark Overlay Zone as provided in KZC 75.10 through 75.25.
3. Criteria for Modification – The City may approve a modification under the provisions of this section only if it finds that the following requirements are met:
 - a. The proposed modification would promote or aid in the preservation or rehabilitation of an historic landmark; and
 - b. Either:
 - 1) The historic landmark for which the modification is proposed is located on property which abuts one of the following rights-of-way:
 - a) Market Street between Central Way and N.E. 106th Street.
 - b) State Street between N.E. 68th Street and 2nd Avenue South.
 - c) Lake Washington Blvd. and Lake Street South between Northup Way and Third Avenue South; or
 - 2) The proposed modification would not promote traffic, noise, light view blockage or other impacts which are incompatible with adjacent properties or the surrounding neighborhood.

75.50 Effect – Bonds

The City may require a bond under Chapter 175 KZC to ensure that any alteration to an historic landmark complies with the conditions of its approval.

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Section 15.10

Zone
RS

USE ZONE CHART

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

Section 15.10	USE REGULATIONS	Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	REGULATIONS CONTINUED FROM PREVIOUS PAGE
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.030 School or Day-Care Center (continued)												1. Minimum lot size 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 retail, athletic and 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. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 11. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
.040 Mini-School or Mini-Day-Care Center		Process I, Chapter 145 KZC.	As established on the Zoning Map. See Special Regulation 1.	20'	5' but 2 yards must equal at least 15'	10'	50% average building elevation.	E	B See Spec. Reg. 8.	See KZC 105.25.		

Special Regulations (See also General Regulations)

REGULATIONS CONTINUED FROM PREVIOUS PAGE

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DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS												
Section 15.10	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 YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.060	Family Day Care Home	None	As established on the Zoning Map. See Special Regulation 4.	20'	5' but 2-side yards must equal at least 45'	40'	50%	25' above average building elevation.	E	A	2.0 per dwelling unit	<ol style="list-style-type: none"> Minimum lot size per dwelling unit is as follows: <ol style="list-style-type: none"> In RS 35 zones, the minimum lot size is 35,000 square feet. In RS 12.5 zones, the minimum lot size is 12,500 square feet. In RS 8.5 zones, the minimum lot size is 8,500 square feet. In RS 7.2 zones, the minimum lot size is 7,200 square feet. In RS 5.0 zones, the minimum lot size is 5,000 square feet. Family day care provider must be licensed by the state to operate a family child day care home. A safe passenger loading area as certified by the state office of child care policy licenser shall be provided. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 900).
.060	Golf Course	Process IIA, Chapter 150 KZC.	1 acre	50'	50' on each side	50'				B	See KZC 105.25.	<ol style="list-style-type: none"> Site design must minimize adverse impacts on surrounding residential neighborhoods. May not include miniature golf. The following accessory uses are specifically permitted as part of this use. <ol style="list-style-type: none"> Equipment storage facilities. Retail sales and rental of golf equipment and accessories. A restaurant.
.070	Public Utility	See Special Regulation 2.	None	20'	20' on each side	20'	70%		A			<ol style="list-style-type: none"> Site design must minimize adverse impacts on surrounding residential neighborhoods. The required review process is as follows: <ol style="list-style-type: none"> 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 KZC; provided, however, that within the jurisdiction of the Houghton Municipal Corporation, the required review process is Process IIB, Chapter 152 KZC. 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 KZC, 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. 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.
.080	Government Facility Community Facility	See Special Regulation 2.	None	20'	10' on each side	10'			C See Spec. Reg. 3.			

Section 17.10

Zone
RSX

USE ZONE CHART

Section 17.10 USE REGULATIONS		Required Review Process	MINIMUMS			MAXIMUMS		Sign Category (See Ch. 100)	Landscape Category (See Ch. 95)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)		Lot Coverage	Height of Structure				
			Front	Side	Rear						
.030	School or Day-Care Center (continued)										8. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 9. Electrical signs shall not be permitted. 10. May include accessory living facilities for staff persons. 11. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
.040	Mini-School or Mini-Day-Care Center	Process I, Chapter 145 KZC.	20'	5' but 2 side yards must equal at least 15'	10'	50%	30' above average building elevation.	E	B See Spec. Reg. 8.	See KZC 105.25.	1. Minimum lot size is as follows: a. In RSX 35 zones, the minimum lot size is 35,000 square feet. b. In RSX 8.5 zones, the minimum lot size is 8,500 square feet. c. In RSX 12.5 zones, the minimum lot size is 12,500 square feet. d. In RSX 7.2 zones, the minimum lot size is 7,200 square feet. e. In RSX 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 line adjacent to the outside play areas for mini-school and mini-day-care centers only 4. Hours of operation and the 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 designed 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. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).

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Section 17.10

Zone RSX

USE ZONE CHART

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

Section 17.10	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 YARDS (See Ch. 115)	Lot Coverage	Height of Structure				
.050	Family Day-Care Home	None	As established on the Zoning Map. See Special Regulation 1.	Front: 20' Side: 5' each side. Rear: 40'	50%	30' above average building elevation.	E	A	2.0 per dwelling unit.	<ol style="list-style-type: none"> Minimum lot size per dwelling unit is as follows: <ol style="list-style-type: none"> In RSX 9.5 zones, the minimum lot size is 8,000 square feet. In RSX 9.5 zones, the minimum lot size is 8,000 square feet. In RSX 7.2 zones, the minimum lot size is 7,200 square feet. 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. Family day-care provider must be licensed by the state to operate a family child day care home. A safe passage for loading area as certified by the state office of child-care policy/licensor shall be provided. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 98B).
.060	Golf Course	Process IIA, Chapter 150 KZC.	1 acre	50' on each side	50'	70%		B	See KZC 105.25.	<ol style="list-style-type: none"> Site design must minimize adverse impacts on surrounding residential neighborhoods. May not include miniature golf. The following accessory uses are specifically permitted as part of this use. <ol style="list-style-type: none"> Equipment storage facilities. Retail sales and rental of golf equipment and accessories. A restaurant.
.070	Public Utility	See Special Regulation 2.	None	20' on each side	20'	25' above average building elevation.	A			<ol style="list-style-type: none"> Site design must minimize adverse impacts on surrounding residential neighborhoods. The required review process is as follows: <ol style="list-style-type: none"> 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 KZC. 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 KZC, 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. 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.
.080	Government Facility Community Facility			10' on each side	10'		C See Spec. Reg. 3.			

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USE ZONE CHART

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

Section 20.10	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 YARDS (See Ch. 115)							Height of Structure	
				Front	Side	Rear						
.070	Mini-School or mini-day-care (7-12 attendees) Day Care Home (6 or less attendees)	None	3,600 sq. ft.	20'	5' but 2 side yards must equal at least 15'	10'	60%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> May locate on the subject property if: <ol style="list-style-type: none"> it will not be materially detrimental to the character of the neighborhood in which it is located. Site design must minimize adverse impacts on surrounding residential neighborhoods. A six-foot high fence is required along the property line adjacent to the outside play areas for mini-school and mini-day-care centers only. Hours of operation and the maximum number of attendees may be limited by the City to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines by five feet. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. The location of parking and passenger loading areas shall be designed to reduce impacts on 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 Title 388).

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Section 25.10

Zone
PR

USE ZONE CHART

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

Section 25.10	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 YARDS (See Ch. 115)		Lot Coverage	Height of Structure				
			Front	Side	Rear						
.090	School or Day-Care Center	If this use is adjoining a low density zone, then Process I, Chapter 145 KZC. Otherwise, None	7,200 sq. ft.	If this use can accommodate 50 or more students or children, then: 50' 50' on 50' each side If this use can accommodate 13 to 49 students or children, then: 20' 20' on 20' each side Otherwise: 20' 5' but 2 10' side yards must equal at least 15'		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 KZC 105.25.	<ol style="list-style-type: none"> A six-foot high fence is required only 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, five feet. 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 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 nearby residential uses. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
.100	Mini-school or mini-day-care (7-12 attendees) or Day-Care Home (6 or less attendees)	None	3,600 sq. ft.	20'	5' but 2 side yards must equal at least 15'	10'	E				<ol style="list-style-type: none"> 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. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines by five feet. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. Electrical signs shall not be permitted. Size of signs may be limited to be compatible with 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 Title 388).

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DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS													
Section 27.10	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 YARDS (See Ch. 115)			Lot Coverage	Height of Structure					
				Front	Side	Rear							
.080	Mini-school or mini-day-care (7-12 attendees) or Day Care Home (6 or less attendees)	None	None	20'	5', but 2 side yards must equal at least 15'	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	E	B	See KZC 105.25.	<ol style="list-style-type: none"> 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. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines by five feet. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. The location of parking and passenger loading areas shall be designed to reduce impacts on 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 Title 388). 	
.090	Convalescent Center or Nursing Home	Process I, Chapter 145 KZC.			10' on each side	20'			C		1 for each bed.		
.100	Hospital Facility	Process IIA, Chapter 150 KZC.	One Acre						B		See KZC 105.25.		
*10	Public Utility	Process I, Chapter 145 KZC.	None						A			<ol style="list-style-type: none"> 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. 	
.20	Government Facility Community Facility								C See Spec. Reg. 1.				

4

Section 35.10



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS													
Section 35.10	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 YARDS (See Ch. 115)			Lot Coverage	Height of Structure					
				Front	Side	Rear							
.090	School or Day-care Center	None	None	20'	0'	0'	80%	30' above average building elevation.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> 1. A six-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 setback from all property lines as follows: <ol style="list-style-type: none"> a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. c. Otherwise, five feet. 4. 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 nearby residential uses. 5. May include accessory living facilities for staff persons. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 	
.100	Mini-school or mini-day care (7-12 attendees) or Day care home (6 or less attendees)											<ol style="list-style-type: none"> 1. 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. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. Structured play areas must be setback from all property lines by five feet. 4. An on-site passenger loading area must be provided 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 Title 388). 	

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Section 35.20

Zone
FCII

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 35.20	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 YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.140	Mini-school or mini-day-care (7-12 attendees) or Day-Care home (6 or less attendees)	None	Must be part of a development with a site area of at least 35,000 sq. ft.	20'	5' but 2 side yards must equal at least 15'	10'	80%	If adjoining a low density zone other than RSX, lying north of NE 90th Street, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> 1. Vehicular access directly onto NE 85th Street is permitted only if access onto side streets is not possible. 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 may be limited to reduce impacts on nearby residential uses. 4. Structured play areas must be setback from all property lines by five feet. 5. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 7. May include accessory living facilities for staff persons. 8. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
.150	Public Utility	None	None	20'	10' on each side	10'	80%	If adjoining a low density zone other than RSX, lying north of NE 90th Street, then 25' above average building elevation. Otherwise, 30' above average building elevation.	A	B	See KZC 105.25.	<ol style="list-style-type: none"> 1. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See KZC 115.30, Distance Between Structures Regarding Maximum Horizontal Facade Regulation, for further details. 2. 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								C See Spec. Reg. 2.			

4

Section 35.30

Zone
FCIII

USE ZONE CHART

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

Section 35.30	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 YARDS (See Ch. 115)							Height of Structure
				Front	Side	Rear					
.100	Mini-school or mini-day care (7-12 attend- ees) or Day- Care Home (6 or less attendees)	None	None	20'	15' but 2 side yards must equal at least 15'	10'	80%	B	See KZC 105.25.	1. A six-foot high fence is required along the property lines adjacent to the outside play areas for mini-school or day care centers only. 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 3. Structured play areas must be setback from all property lines by five 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 Title 388).	
				10' on each side							E
.110	Public Utility										
.120	Government Facility Community Facility									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.	

4

Section 40.10

Zone
BN

USE ZONE CHART

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

Section 40.10	USE REGULATIONS	MINIMUMS		MAXIMUMS		Required Review Process	Lot Size	REQUIRED YARDS (See Ch. 115)		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		Front	Side	Rear	Lot Coverage			Height of Structure					
									20'				
.130	Mini-school or mini-day care (7-12 attendees) or Day-care home (6 or less attendees)	None	None	None	None	None	None	None	None	D	B	See KZC 105.25.	<ol style="list-style-type: none"> A six-foot high fence is required along the property lines adjacent to the outside play areas for mini-school and mini-day-care centers only. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines by five feet. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. The location of parking and passenger loading areas shall be designed to reduce impacts on 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 Title 388).
.140	Assisted Living Facility See Spec. Reg. 4.	None	None	None	None	None	None	Same as those regulations for the ground floor use. See Spec. Reg. 4.	None	A	A	1.7 per independent unit. 1 per assisted living unit.	<ol style="list-style-type: none"> A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. Through Process (IB, Chapter 152 KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the property may be approved if the following criteria are met: <ol style="list-style-type: none"> Project is of superior design, and Project will not create impacts that are substantially different than would be created by a permitted multifamily development. This use may not be located on the ground floor of a structure. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.

5

Section 45.10

Zone
BC

USE ZONE CHART

Section 45.10	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 YARDS (See Ch. 115)			Height of Structure					
				Front	Side	Rear						
.130	School or Day-care Center	None	None	30'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> 1. A six-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 setback from all property lines as follows: <ol style="list-style-type: none"> a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. c. Otherwise, five feet. 4. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. 5. May include accessory living facilities for staff persons. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
.140	Mini-school or mini-day-care (7-12 attendees) or Day care home (6 or less attendees)	None	None	30'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	B	See KZC 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 areas for mini-schools and mini-day-care centers only. 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 3. Structured play areas must be setback from all property lines by five 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. 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 Title 388).

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Section 47.10

Zone
BCX

USE ZONE CHART

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

Section 47.10	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 YARDS (See Ch. 115)						Height of Structure
				Front	Side					
.130	School or Day-care Center	None	None	20'	0'	0'	B	See KZC 105.25.	<ol style="list-style-type: none"> A six-foot high fence is required only 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, five 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 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 nearby residential uses. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 	
.140	Mini-school or mini-day-care (7-12 attendees) or Day care home (6 or less attendees)	None	None	20'	0'	0'	B	See KZC 105.25.	<ol style="list-style-type: none"> A six-foot high fence is required along the property lines adjacent to the outside play areas for mini-school and mini-day-care centers only. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines by five feet. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. The location of parking and passenger loading areas shall be designed to reduce impacts on 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 Title 388). 	

Section 50.17

Zone
CBD-2

USE ZONE CHART

Section 50.17		MINIMUMS		MAXIMUMS		Sign Category (See Ch. 95)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		Required Review Process	Lot Size	REQUIRED YARDS (See Ch. 115)	Height of Structure			
USE	REGULATIONS		Front	Side	Rear	Lot Coverage		
School, Day-Care Center, or Mini School or Day-Care Facility Center	↑	D.R., Chapter 142 KZC.	0	0	0	100%	See KZC 50.60 and 105.25.	<ol style="list-style-type: none"> The following provisions, which supersede any conflicting provisions of this Chapter, apply only if the subject property abuts or includes a portion of Lake Washington: <ol style="list-style-type: none"> A high waterline yard equal in depth to the greater of 15 feet or 15 percent of the average parcel depth is hereby established on the subject property. Balconies that are at least 15 feet above finished grade may extend up to four feet into the high waterline yard. No structure, other than moored structures, may be waterward of the high waterline. For regulations regarding moorages, see the moorage listings in this zone. A six-foot high fence is required along all property lines adjacent to outside play areas. Structured play areas must be setback from all property lines by at least five feet. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 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. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 368).

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

4

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS												
Section 52.12	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 YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.130	Private Lodge or Club	D.R., Chapter 142 KZC.	None	0'	0'	0'	80%	30' above average building elevation.	D	B	1 per each 300 sq. ft. of gross floor area.	
.140	School or Day-care Center										See KZC 105.25.	<ol style="list-style-type: none"> 1. A six-foot high fence is required along all property lines adjacent to the outside play areas. 2. Structured play areas must be setback from all property lines as follows: <ol style="list-style-type: none"> a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. c. Otherwise, five feet. 3. 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 nearby residential uses. 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 Title 388).
.150	Mini-school or mini-day-care (7-12 attendees) or Day care home (6 or less attendees)										<ol style="list-style-type: none"> 1. A six-foot high fence is required along all property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only 2. Structured play areas must be setback from all property lines by five 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. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 5. May include accessory living facilities for staff persons. 6. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 	

4

Section 52.17

Zone
JBD-2

USE ZONE CHART

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

Section 52.17	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 YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
.130	School or Day-care Center		D.R., Chapter 142 KZC.	None	0'	0'	0'	80%	26' above average building elevation.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> 1. A six-foot high fence is required along all property lines adjacent to the outside play areas. 2. Structured play areas must be setback from all property lines as follows: <ol style="list-style-type: none"> a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. c. Otherwise, five feet. 3. 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 nearby residential uses. 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 Title 388). 6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
.140	Mini-school or mini-day-care (12 attendees) or Day-care-home (10 or less attendees)											<ol style="list-style-type: none"> 1. A six-foot high fence is required along all property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only. 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 Title 388). 	

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Section 52.22

Zone
JBD-3

USE ZONE CHART

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

Section 52.22	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 YARDS (See Ch. 115)			Lot Coverage				
			Front	Side	Rear						
.040	School or Day-care Center	D.F., Chapter 142 KZC.	0'	0'	0'	80%	26' above average building elevation.	D	B	See KZC 105.25.	1. A six-foot high fence is required along all property lines adjacent to the outside play areas. 2. Structured play areas must be setback 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, five feet. 3. 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 nearby residential uses. 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 Title 388). 6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
.050	Mini-school or mini-day-care for attendees or day-care home for teens attending										1. A six-foot high fence is required along all property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only . 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 Title 388).

4

Section 52.27

Zone
JBD-4

USE ZONE CHART

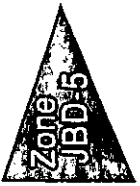
DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

Section 52.27	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 YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.110	School or Day-care Center	D.R., Chapter 142 KZC.	None	0'	0'	0'	80%	26' above average building elevation.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> 1. A six-foot high fence is required along all property lines adjacent to the outside play areas. 2. Structured play areas must be setback from all property lines as follows: <ol style="list-style-type: none"> a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. c. Otherwise, five feet. 3. 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 nearby residential uses. 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 Title 388). 6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
.120	Mini-school or mini-day-care (7-12 attendees) or Day-care home (10 or less attendees)										<ol style="list-style-type: none"> 1. A six-foot high fence is required along all property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only. 2. Structured play areas must be setback from all property lines by five 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 Title 388). 	

4

Section 52.32

USE ZONE CHART



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

Section 52.32	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 YARDS (See Ch. 115)			Lot Coverage				Height of Structure	Landscape Category (See Ch. 99)
.100	School or Day-care Center		D.R., Chapter 142 KZC.	None	Front 0'	Side 0'	Rear 0'	80%	26' above average building elevation.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> A six-foot high fence is required along all 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, five 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 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 Title 388). The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
.110	Mini-school or mini-day care to attendee Day-care home (6 or less attend-ees)											<ol style="list-style-type: none"> A six-foot high fence is required along all property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only. Structured play areas must be setback from all property lines by five feet. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. May include accessory living facilities for staff persons. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 	

4

Section 52.42



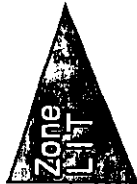
USE ZONE CHART

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

Section 52.42	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 YARDS (See Ch. 115)			Lot Coverage				
.080	School or Day-care Center		D.R., Chapter 142 KZC.	None	0'	0'	0'	80%	25' above average building elevation.	D	See KZC 105.25.	1. A six-foot high fence is required along all property lines adjacent to the outside play areas. 2. Structured play areas must be setback 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, five feet. 3. 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 nearby residential uses. 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 Title 388). 6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
.100	Mini-school or mini-day-care (7-12 attendees or day-care home) (6 or less attend-ees)											1. A six-foot high fence is required along all property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only . 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 Title 388).

5

Section 55.15



USE ZONE CHART

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

Section 55.15	USE →	REGULATIONS ↑	MINIMUMS			MAXIMUMS			Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)		
			Required Review Process	Lot Size	REQUIRED YARDS (See Ch. 115)			Height of Structure			Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)
					Front	Side	Rear					
.140	Mini-day-care 12 attendees 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.	D	B	See KZC 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 percent of the gross floor area of the building; The use is integrated into the design of the building. A six-foot high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-daycare centers here only. Hours of operation may be limited by the City to reduce impacts in nearby residential uses. Structured play areas must be setback from all property lines by 5 feet. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. The location of parking and passenger loading areas shall be designed to reduce impacts on 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 Title 388).
.50	Recycling Center								A	C		<ol style="list-style-type: none"> 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.
.160	Public Utility											<ol style="list-style-type: none"> 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.
.170	Government Facility Community Facility								C	B		<ol style="list-style-type: none"> 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.

Section 57.15



USE ZONE CHART

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

Section 57.15	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 YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.250	Mini-day-care See Special Regulation 6.		None	20'	0'	0'	80%	35' above average building elevation with a maximum of two stories, exclusive of parking levels.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> A six-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 by five feet. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. May include accessory living facilities for staff persons. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). This use is permitted if accessory to a primary use, and: <ol style="list-style-type: none"> It will not exceed 20 percent of the gross floor area of the building; and The use is integrated into the design of the building. 	
.260	Public Utility								C			<ol style="list-style-type: none"> 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								See Spec. Reg. 1.				
280	Recycling Center		20'				80%	35' above average building elevation with a maximum of two stories, exclusive of parking levels.	A	C		<ol style="list-style-type: none"> 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. 	

0-3852

4

Section 60.17



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS												
Section 60.17	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 YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.020	Mini-School or Mini-Day-Care (7-12 attendees) or Day-Care Home (6 or less attendees)	Process III, Chapter 155 KZC. None	35,000 sq. ft.	20'	5', but 2 side yards must equal at least 15'	10'	60%	25' above average building elevation. See Special Regulation 4.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> 1. No structure may be waterward of the high waterline. 2. 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. 3. 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. 4. The height of a structure may be increased as long as neither of the following maximums is exceeded: <ol style="list-style-type: none"> 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. 5. May locate on the subject property if: <ol style="list-style-type: none"> 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. 6. 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. 7. Hours of operation may be limited by the City to reduce impacts on nearby residential areas. 8. Structured play areas must be setback from all property lines by five feet. 9. 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. 10. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential areas. 11. May include accessory living facilities for staff persons. 12. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).

4



DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS												
Section 60.22	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 YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.070	Mini-School or Mini-Day-Care	Process III, Chapter 155 KZC.	Must be part of a development with a site area of at least 15 acres with 3,600 sq. ft. per unit.	20'	5', but 2 side yards must equal at least 15'.	10'	70%	30' above average building elevation. See General Regulations.	E	B	See KZC 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 areas for mini-schools and mini-day-care centers only. 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 3. Structured play areas must be setback from all property lines by five 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 any nearby residential areas. 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 Title 388).
.080	Family Day-Care Home	None	5,000 sq. ft. per unit		5', but 2 side yards must equal at least 15'			50' above average building elevation.		A	2.0 per unit	<ol style="list-style-type: none"> 1. Access points onto Lake Washington Boulevard must be minimized to prevent arterial congestion and traffic safety hazards. Shared access points must be utilized where feasible. 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. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
J	Convalescent Center or Nursing Home	Process III, Chapter 155 KZC.	Must be part of a development with a site area of at least 15 acres. See Special Regulation 1.		10' on each side			30' above average building elevation. See General Regulations.	C	B	1 for each bed	<ol style="list-style-type: none"> 1. The minimum lot size for this use is 7,200 square feet if the subject property has frontage on Lake Washington Boulevard.

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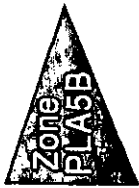


DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

Section	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 YARDS (See Ch. 115)		Lot Coverage	Height of Structure				
			Front	Side	Rear						
.050	Mini-school or mini-day-care (7-12 attendees) or Day-Care Home (for less attendees)	None	20'	5', but 2 side yards must equal at least 15'	10'	60%	30' above average building elevation.	E	B	See KZC 105.25.	1. May locate on the subject property only if: <ol style="list-style-type: none"> it will serve the immediate neighborhood in which it is located; or 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 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 any 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 Title 388).
.060	Assisted Living Facility		20'	5' but 2 side yards must equal at least 15'	10'			D	A	1.7 per independent unit. 1 per assisted living unit.	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses. 3. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. Through Process 11B, Chapter 152 KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the subject property may be approved if the following criteria are met: <ol style="list-style-type: none"> Project is of superior design; and Project will not create impacts that are substantially different than would be created by a permitted multifamily development. 4. The assisted living facility shall provide usable recreational space of at least 100 square feet per unit, in the aggregate, for both assisted living units and independent dwelling units, with a minimum of 50 square feet of usable recreational space per unit located outside. 5. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

4

Section 60.35



USE ZONE CHART

Section 60.35		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)					
		USE	REGULATIONS	Lot Size	REQUIRED YARDS (See Ch. 115)	Lot Coverage	Height of Structure									
.070	Mini-school or mini-day-care (7-12 attendees) or Day-Care Home (6 or less attendees)	None	3,600 sq. ft.	<table border="1"> <tr> <td>Front</td> <td>20'</td> <td>Side</td> <td>5', but 2 side yards must equal at least 15'.</td> <td>Rear</td> <td>10'</td> </tr> </table> <p>The required yard of any structure abutting a lot containing a low density use within PLA 5A must be increased 1' for each 1' that structure exceeds 20' above average building elevation.</p>	Front	20'	Side	5', but 2 side yards must equal at least 15'.	Rear	10'	70%	30' above average building elevation.	E	B	See KZC 105.25.	<p>1. 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.</p> <p>2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.</p> <p>3. Structured play areas must be setback from all property lines by five feet.</p> <p>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.</p> <p>5. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.</p> <p>6. May include accessory living facilities for staff persons.</p> <p>7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).</p>
Front	20'	Side	5', but 2 side yards must equal at least 15'.	Rear	10'											
.080	Assisted Living Facility							D	A	1.7 per independent unit. 1 per assisted living unit.	<p>1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility.</p> <p>2. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.</p> <p>3. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. Through Process IB, Chapter 152 KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the subject property may be approved if the following criteria are met:</p> <p>a. Project is of superior design; and</p> <p>b. Project will not create impacts that are substantially different than would be created by a permitted multifamily development.</p> <p>4. The assisted living facility shall provide usable recreational space of at least 100 square feet per unit, in the aggregate, for both assisted living units and independent dwelling units, with a minimum of 50 square feet of usable recreational space per unit located outside.</p> <p>5. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</p>					
.090	Convalescent Center or Nursing Home	Process I, Chapter 145 KZC.	7,200 sq. ft.					C	B	1 for each bed.	<p>1. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.</p>					

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

Section	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 YARDS (See Ch. 115)		Lot Coverage	Height of Structure				
.070	Mini-school or mini-day-care (7-12 attendees) or Day Care Home (6 or less attendees)	None	3,600 sq. ft.	Front: 20' Side: 5', but 2 side yards must equal at least 15'. Rear: 10'	70%	If the development contains at least 1 acre, then the lower of: 6 stories or 60' above average building elevation. Otherwise, 30' above average building elevation.	E	B	See KZC 105.25.	<ol style="list-style-type: none"> The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment. 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. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines by 5 feet. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. The location of parking and passenger loading areas shall be designed to reduce 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 Title 388). 	
.080	Assisted Living Facility						D	A	1.7 per independent unit. 1 per assisted living unit.	<ol style="list-style-type: none"> A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. Through Process 11B, Chapter 152 KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the subject property may be approved if the following criteria are met: <ol style="list-style-type: none"> Project is of superior design, and Project will not create impacts that are substantially different than would be created by a permitted multifamily development. The assisted living facility shall provide usable recreational space of at least 100 square feet per unit, in the aggregate, for both assisted living units and independent dwelling units, with a minimum of 50 square feet of usable recreational space per unit located outside. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 	



Section 60.47		MINIMUMS		MAXIMUMS		Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		Required Review Process	Lot Size	REQUIRED YARDS (See Ch. 115)				
USE REGULATIONS		Front	Side	Rear	Lot Coverage	Landscape Category (See Ch. 95)		
Section 60.47 USE REGULATIONS ↑ ↑	.050	20'	5', but 2 side yards must equal at least 15'	10'	60%	E	See KZC 105.25.	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 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 any 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 Title 388).
	.060	3,600 sq. ft.					D	1.7 per independent unit. 1 per assisted living unit.



DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS												
Section 60.52	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 YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.050	Mini-school or mini-day-care (7-12 attendees) for Day Care Home (6 or less attendees)	None	3,600 sq. ft.	20'	5', but 2' side yards must equal at least 15'	10'	60%	30' above average building elevation.	E	B	See KZC 105.25.	<ol style="list-style-type: none"> May locate on the subject property only if: <ol style="list-style-type: none"> it will serve the immediate neighborhood in which it is located; or it will not be detrimental to the character of the neighborhood in which it is located. 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. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines by five feet. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. The location of parking and passenger loading areas shall be designed to reduce 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 Title 388).
.060	Assisted Living Facility								D	A	1.7 per independent unit. 1 per assisted living unit.	<ol style="list-style-type: none"> A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. Through Process IIB, Chapter 152 KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the subject property may be approved if the following criteria are met: <ol style="list-style-type: none"> Project is of superior design; and Project will not create impacts that are substantially different than would be created by a permitted multifamily development. The assisted living facility shall provide usable recreational space of at least 100 square feet per unit, in the aggregate, for both assisted living units and independent dwelling units, with a minimum of 50 square feet of usable recreational space per unit located outside. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

4

0-3002



USE ZONE CHART

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

Section	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 YARDS (See Ch. 115)		Lot Coverage				
.050	Mini-school or mini-day-care (7-12 attendees) on Day Care Home for less attendees	3,600 sq. ft.	20'	5', but 2 side yards must equal at least 15'	10'	E	B	See KZC 105.25.	<ol style="list-style-type: none"> May locate on the subject property only if: <ol style="list-style-type: none"> It will serve the immediate neighborhood in which it is located; or It will not be detrimental to the character of the neighborhood in which it is located. 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. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines by five feet. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. The location of parking and passenger loading areas shall be designed to reduce 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 Title 388).
.060	Assisted Living Facility					D	A	1.7 per independent unit. 1 per assisted living unit.	<ol style="list-style-type: none"> A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of Stacked Dwelling Units allowed on the subject property. Through Process 11B, Chapter 152 KZC, up to 1 1/2 times the number of Stacked Dwelling Units allowed on the subject property may be approved if the following criteria are met: <ol style="list-style-type: none"> Project is of superior design, and Project will not create impacts that are substantially different than would be created by a permitted multifamily development. The assisted living facility shall provide usable recreational space of at least 100 square feet per unit, in the aggregate, for both assisted living units and independent dwelling units, with a minimum of 50 square feet of usable recreational space per unit located outside. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.

4

Section 60.62



USE ZONE CHART

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

Section 60.62	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 YARDS (See Ch. 115)		Lot Coverage				
			Front	Side	Rear					
.080	Mini-school or mini-day care (7-12 attendees) or Day-Care home 10 or less attendees	None	20'	5', but 2 side yards must equal at least 15'	10'	70%	E	B	See KZC 105.25.	<ol style="list-style-type: none"> Hours of operation may be limited by the City to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines by five feet. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. May include accessory living facilities for staff persons. A six-foot high fence is required only along the property lines adjacent to the outside play areas for mini-school and mini-day care centers only. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
.090	Assisted Living Facility						D	A	1.7 per independent unit. 1 per assisted living unit.	<ol style="list-style-type: none"> A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of Stacked Dwelling Units allowed on the subject property. Through Process IIB, Chapter 152, up to 1 1/2 times the number of Stacked Dwelling Units allowed on the subject property may be approved if the following criteria are met: <ol style="list-style-type: none"> Project is of superior design, and Project will not create impacts that are substantially different than would be created by a permitted multifamily development. The assisted living facility shall provide usable recreational space of at least 100 square feet per unit, in the aggregate, for both assisted living units and independent dwelling units, with a minimum of 50 square feet of usable recreational space per unit located outside. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.



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

Section 60.67	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 YARDS (See Ch. 115)		Lot Coverage	Height of Structure					
.060	Mini-School or Mini-Day-Care	Process 1, Chapter 145 KZC.	5,000 sq. ft.	20'	5', but 2 side yards must equal at least 15'	10'	50%	25' above average building elevation.	E	B See Spec. Reg. 7.	See KZC 105.25.	1. May locate on the subject property in: 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 only along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only . 3. Hours of operation 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 any nearby residential uses. 7. Electrical signs are not permitted. Size of signs may be limited to be compatible with nearby residential uses. 8. May include accessory living facilities for staff persons. 9. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
			None	20' on each side	10' on each side	70%		A	B	See KZC 105.25.	1. Family day care provider must be licensed by the state to operate a family child day care home. 2. A state passenger loading area as certified by the state office of child care policy licenseor shall be provided. 3. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).	
.060	Public Utility	See General Regulations.	None	20' on each side	20'	20'			A			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.
.070	Government Facility or Community Facility			10' on each side	10'			C See Spec. Reg. 1.				



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

Section 60.72	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 YARDS (See Ch. 115)		Lot Coverage	Height of Structure				
			Front	Side	Rear						
0	<p>Mini-school or mini-day-care (7-12 attendees) Day-Care Home (6 attend-ees or less)</p>	None	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.	E	B	See KZC 105.25.	<p>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 only along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only. 3. Hours of operation 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 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 any 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 Title 388).</p>
.060	Assisted Living Facility	If between 1,800 and 3,600 sq. ft. of lot area per unit, then Process I, Chapter 145 KZC. If 3,600 sq. ft. of lot area per unit or more, then None.						D	A	1.7 per Independent unit. 1 per assisted living unit.	<p>1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses. 3. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of Stacked Dwelling Units allowed on the subject property. Through Process IIB, Chapter 152 KZC, up to 1 1/2 times the number of Stacked Dwelling Units allowed on the subject property may be approved if the following criteria are met: a. Project is of superior design, and b. Project will not create impacts that are substantially different than would be created by a permitted multifamily development. 4. The assisted living facility shall provide usable recreational space of at least 100 square feet per unit, in the aggregate, for both assisted living units and independent dwelling units, with a minimum of 50 square feet of usable recreational space per unit located outside. 5. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.</p>



USE ZONE CHART

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

Section 60.77	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 YARDS (See Ch. 115)			Lot Coverage			
			Front	Side	Rear					
.040	Mini-school or mini-day-care (7+ attendees) or Day-Care Home (6 or less attendees)	None	20'	5', but 2 side yards must equal at least 15'	10'	60%	25' above average building elevation.	E B See Spec. Reg. 9.	See KZC 105.25.	<ol style="list-style-type: none"> May locate on the subject property only if: <ol style="list-style-type: none"> It will serve the immediate neighborhood in which it is located; or It will not be detrimental to the character of the neighborhood in which it is located. A six-foot high fence is required only along the property lines adjacent to the outside play area for mini-schools and mini-day-care centers only. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines by 5 feet. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. The location of parking and passenger loading areas shall be designed to reduce 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 Title 388). Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses.
.050	Public Utility	See Special Regulation 1.	None	20' on each side	20'	70%		A C See Spec. Reg. 2.		<ol style="list-style-type: none"> The required review process is as follows: <ol style="list-style-type: none"> 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 KZC. 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 KZC, 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. 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.
.060	Government Facility or Community Facility			10' on each side	10'					



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

Section	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 YARDS (See Ch. 115)		Lot Coverage					Height of Structure
				Front	Side						
.050	Mini-school or mini-day-care (7-12 attendees) or Day Care Home for less attendees	None	3,600 sq. ft.	20'	5', but 2 side yards must equal at least 15'	10'	60%	E	B	See KZC 105.25.	<ol style="list-style-type: none"> May locate on the subject property only if: <ol style="list-style-type: none"> It will serve the immediate neighborhood in which it is located; or It will not be detrimental to the character of the neighborhood in which it is located. A six-foot high fence is required only along the property lines adjacent to the outside play area for mini-schools and mini-day-care centers only. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines by five feet. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. The location of parking and passenger loading areas shall be designed to reduce 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 Title 388).
.060	Assisted Living Facility							D	A	<ol style="list-style-type: none"> 1.7 per independent unit. 1 per assisted living unit. 	<ol style="list-style-type: none"> A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of Stacked Dwelling Units allowed on the subject property. Through Process IIB, Chapter 152 KZC, up to 1 1/2 times the number of Stacked Dwelling Units allowed on the subject property may be approved if the following criteria are met: <ol style="list-style-type: none"> Project is of superior design, and Project will not create impacts that are substantially different than would be created by a permitted multifamily development. The assisted living facility shall provide usable recreational space of at least 100 square feet per unit, in the aggregate, for both assisted living units and independent dwelling units, with a minimum of 50 square feet of usable recreational space per unit located outside. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
.070	Convalescent Center or Nursing Home	Process IIA, Chapter 150 KZC.	7,200 sq. ft.	10' on each side.			70%	C	B	1 for each bed.	<ol style="list-style-type: none"> If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.

Section 60.87



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS												
section 60.87	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						
.100	Day-care Center See Special Regulation 7.	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.	D	B	See KZC 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 areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. Structured play areas must be setback from all property lines as follows: <ol style="list-style-type: none"> a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. c. Otherwise, five feet. 4. An on-site passenger loading area must be provided if this use can accommodate five 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. 5. May include accessory living facilities for staff persons. 6. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 7. This use is permitted if accessory to a primary use, and: <ol style="list-style-type: none"> a. It will not exceed 20 percent of the gross floor area of the building; and b. The use is integrated into the design of the building.
.110	Mini-day-care (7-12 attendees) See Special Regulation 8.			30'					E			<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 day care centers only. 2. Hours of operation may be limited by the City to reduce impacts in nearby residential uses. 3. Structured play areas must be setback from all property lines by five 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 Title 388). 8. This use is permitted if accessory to a primary use, and: <ol style="list-style-type: none"> a. It will not exceed 20 percent of the gross floor area of the building; and b. The use is integrated into the design of the building.

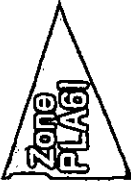
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DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

Section	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 YARDS (See Ch. 115)							Lot Coverage	Height of Structure
.050	Mini-school or mini-day-care (7-12 attendees) for Day-Care attendees Home (or less attendees)	None	3,600 sq. ft.	20'	5', but 2 side yards must equal at least 15'	10'	60%	25' above average building elevation.	E	B	See KZC 105.25.	<ol style="list-style-type: none"> May locate on the subject property only if: <ol style="list-style-type: none"> It will serve the immediate neighborhood in which it is located; or It will not be detrimental to the character of the neighborhood in which it is located. A six-foot high fence is required only along the property lines adjacent to the outside play area for mini-school and mini-day-care centers only. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines by five feet. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. The location of parking and passenger loading areas shall be designed to reduce 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 Title 388).
.060	Assisted Living Facility	Process IIA, Chapter 150 KZC.	2 acres						D	A	1.7 per independent unit. 1 per assisted living unit.	<ol style="list-style-type: none"> A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. Through Process IIB, Chapter 152 KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the subject property may be approved if the following criteria are met: <ol style="list-style-type: none"> Project is of superior design, and Project will not create impacts that are substantially different than would be created by a permitted multifamily development. The assisted living facility shall provide usable recreational space of at least 100 square feet per unit, in the aggregate, for both assisted living units and independent dwelling units, with a minimum of 50 square feet of usable recreational space per unit located outside. Buildings may not be closer than 40 feet to any low density zone. Must provide the buffer described in Buffering Standard 2 in Chapter 95 KZC where the subject property adjoins a low density zone. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.

4



USE ZONE CHART

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

Section 60.97	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 YARDS (See Ch. 115)		Lot Coverage	Height of Structure			
			Front	Side	Rear					
060	Assisted Living Facility	Process IIA, Chapter 150 KZC.	3,600 sq. ft.	20'	5', but 2 side yards (must equal at least 15')	10'	60%	See KZC 105.25.	<ol style="list-style-type: none"> May locate on the subject property only if: <ol style="list-style-type: none"> It will serve the immediate neighborhood in which it is located; or It will not be detrimental to the character of the neighborhood in which it is located. A six-foot high fence is required only along the property lines adjacent to the outside play area for mini-day-care centers only. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines by five feet. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. The location of parking and passenger loading areas shall be designed to reduce 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 Title 388). 	

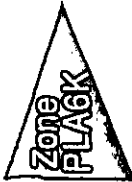
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DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

Section 60.102	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 YARDS (See Ch. 115)		Lot Coverage	Height of Structure				
			Front	Side	Rear						
.060	Assisted Living Facility	None	3,600 sq. ft.	20'	5', but 2 side yards must equal at least 15'	10'	60%	E	B	See KZC 105.25.	<ol style="list-style-type: none"> May locate on the subject property only if: <ol style="list-style-type: none"> It will serve the immediate neighborhood in which it is located; or It will not be detrimental to the character of the neighborhood in which it is located. A six-foot high fence is required only along the property lines adjacent to the outside play area for mini-schools and mini-day-care centers only. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines by five feet. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. The location of parking and passenger loading areas shall be designed to reduce impacts on 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 Title 388).
.050	Mini-school or mini-day-care (7-12 attendees) or Day Care Home (6-8 attendees)	None	3,600 sq. ft.	20'	5', but 2 side yards must equal at least 15'	10'	60%	E	B	See KZC 105.25.	<ol style="list-style-type: none"> A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. Through Process IIB, Chapter 152 KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the subject property may be approved if the following criteria are met: <ol style="list-style-type: none"> Project is of superior design, and Project will not create impacts that are substantially different than would be created by a permitted multifamily development. The assisted living facility shall provide usable recreational space of at least 100 square feet per unit, in the aggregate, for both assisted living units and independent dwelling units, with a minimum of 50 square feet of usable recreational space per unit located outside. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.

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USE ZONE CHART

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

Section 60.107	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 YARDS (See Ch. 115)		Height of Structure	Lot Coverage				
			Front	Side	Rear						
.050	Mini-school or mini-day-care (7-12 attenders) or Day-Care (Home for less attenders)	None	20'	5', but 2 side yards must equal at least 15'	10'	60%	30' above average building elevation.	E	B	See KMC 105.25.	<ol style="list-style-type: none"> May locate on the subject property only if: <ol style="list-style-type: none"> It will serve the immediate neighborhood in which it is located; or It will not be detrimental to the character of the neighborhood in which it is located. A six-foot high fence is required only along the property lines adjacent to the outside play area for mini-schools and mini-day-care centers only. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines by five feet. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. The location of parking and passenger loading areas shall be designed to reduce 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 Title 388).
.060	Assisted Living Facility							D	A	1.7 per independent unit. 1 per assisted living unit.	<ol style="list-style-type: none"> A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. Through Process IIB, Chapter 152 KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the subject property may be approved if the following criteria are met: <ol style="list-style-type: none"> Project is of superior design, and Project will not create impacts that are substantially different than would be created by a permitted multifamily development. The assisted living facility shall provide usable recreational space of at least 100 square feet per unit, in the aggregate, for both assisted living units and independent dwelling units, with a minimum of 50 square feet of usable recreational space per unit located outside. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.

4

Section 60.112



USE ZONE CHART

USE REGULATIONS		MINIMUMS		MAXIMUMS		Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)		
		Required Review Process	Lot Size	REQUIRED YARDS (See Ch. 115)	Height of Structure			Sign Category (See Ch. 100)	Landscape Category (See Ch. 95)
		Front	Side	Rear	Lot Coverage				
Section 60.112	<p>USE REGULATIONS</p> <p>School or Day-Care Center</p> <p>↑</p>	<p>Process IIA, Chapter 150 KZC.</p>	<p>7,200 sq. ft.</p>	<p>If this use can accommodate 50 or more students or children, then:</p> <p>50' 50' on each side</p> <p>If this use can accommodate 13 to 49 students or children, then:</p> <p>20' 20' on each side</p> <p>Otherwise,</p> <p>20' 5', but 2 side yards must equal at least 15'.</p>	<p>70%</p>	<p>D</p>	<p>B</p>	<p>See KZC 105.25.</p>	<p>1. May locate on the subject property only if:</p> <p>a. It will serve the immediate neighborhood in which it is located; or</p> <p>b. It will not be detrimental to the character of the neighborhood in which it is located.</p> <p>2. A six-foot high fence is required only along the property lines adjacent to the outside play areas.</p> <p>3. Hours of operation may be limited to reduce impacts on nearby residential uses.</p> <p>4. Structured play areas must be setback from all property lines as follows:</p> <p>a. 20 feet if this use can accommodate 50 or more students or children.</p> <p>b. 10 feet if this use can accommodate 13 to 49 students or children.</p> <p>c. Otherwise, five feet.</p> <p>5. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.</p> <p>6. May include accessory living facilities for staff persons.</p> <p>7. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.</p> <p>8. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).</p>
.050	<p>Mini-school or mini-day-care (7-12 attendees) or Day-Care (Home 6 or less attendees)</p>	None	3,600 sq. ft.	<p>20'</p> <p>5', but 2 side yards must equal at least 15'.</p> <p>10'</p>	60%	E		<p>1. A six-foot high fence is required only along the property lines adjacent to the outside play area (7-12 attendees mini-day-care centers only).</p> <p>2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.</p> <p>3. Structured play areas must be setback from all property lines by five feet.</p> <p>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.</p> <p>5. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.</p> <p>6. May include accessory living facilities for staff persons.</p> <p>7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).</p>	

Section 60.117



USE ZONE CHART

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 YARDS (See Ch. 115)		Lot Coverage	Height of Structure				
		Front	Slide	Rear						
section 60.117 060 Mini-school or mini-day-care (7-12 attendees) or Day-Care Home (6 or less attendees)	None	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.	E	B	See KZC 105.25.	1. A six-foot high fence is required only along the property lines adjacent to the outside play area for mini-schools and mini-day-care centers only. 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 3. Structured play areas must be setback from all property lines by five 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 any 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 Title 388). 8. May not access directly onto 2nd, 3rd, 4th, 5th or 6th Streets unless no other access is available.

J

Section 60.122



USE ZONE CHART

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 YARDS (See Ch. 115)		Lot Coverage	Height of Structure				
		Front	Side	Rear						
040 School or Day-Care Center	Process IIA, Chapter 150 KZC.	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' on each side Otherwise, 20' 5', but 2 side yards must equal at least 15'.	50' 20'	70%	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.	D	B	See KZC 105.25.	1. A six-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 setback 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, five feet. 4. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses. 5. May include accessory living facilities for staff persons. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
050 Mini-school or mini-day-care (7-12 attendees) or Day-Care (Home for less attendees)	None	3,600 sq. ft.	20' 5', but 2 side yards must equal at least 15'.	10'	60%	E				1. A six-foot high fence is required only along the property lines adjacent to the outside play area for mini-school and mini-day-care centers only . 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 3. Structured play areas must be setback from all property lines by five 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 any 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 Title 388).

4

Section 60.127

USE ZONE CHART

Zone
PLA8

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

Section 60.127	USE REGULATIONS → ↑	MINIMUMS			MAXIMUMS		Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)				
		Required Review Process	Lot Size	REQUIRED YARDS (See Ch. 115)		Height of Structure			Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)		
				Front	Side						Rear	
.090	School or Day-Care Center	None	7,200 sq. ft.	20'	5', but 2 side yards must equal at least 15'	10'	70%	30' above average building elevation.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> A six-foot high fence is required only 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, five 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 Title 388).
'00	Mini-school or mini-day care for attendees or Day-Care Home for attendees		3,600 sq. ft.						E			<ol style="list-style-type: none"> A six-foot high fence is required only along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only. Structured play areas must be setback from all property lines by five feet. An on-site passenger loading area may be required, depending on the number of attendees and the extent of the abutting right-of-way improvements. May include accessory living facilities for staff persons. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).

4



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.132	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 YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.080	Mini-school or Mini-Day-Care	Process IIA, Chapter 150 KZC.	5,000 sq. ft.	20'	5', but 2 side yards must equal at least 15'.	10'	50%	25' above average building elevation.	E	B	See KZC 105.25.	<ol style="list-style-type: none"> 1. May locate on the subject property only if: <ol style="list-style-type: none"> 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 only along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only. 3. Hours of operation may be limited to reduce impacts on nearby residential areas. 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. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on any 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 Title 388).
.090	Family Day-Care Home	None	6,500 sq. ft.		5', but 2 side yards must equal at least 15'.					A	2.0 per unit.	<ol style="list-style-type: none"> 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. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
.100	Convalescent Center or Nursing Home	Process IIA, Chapter 150 KZC.	7,200 sq. ft.		10' on each side.		70%		C	B	1 for each bed.	

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DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.137	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 YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.060	School or Day-Care Center	Process IIA, Chapter 150 KZC.	None	20'	5', but 2 side yards must equal at least 15'.	10'	70%	30' above average building elevation.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> 1. A six-foot high fence is required only along the property lines adjacent to the outside play areas. 2. Structured play areas must be setback from all property lines as follows: <ol style="list-style-type: none"> a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. c. Otherwise, five feet. 3. 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. 4. May include accessory living facilities for staff persons. 5. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 6. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
.070	Mini-school or Mini-Day-Care (7-12 attendees) or Day-Care Home (6 or less attendees)								E			<ol style="list-style-type: none"> 1. A six-foot high fence is required only along the property lines adjacent to the outside play area for mini-schools and mini-day-care centers only. 2. Structured play areas must be setback from all property lines by five 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. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 5. May include accessory living facilities for staff persons. 6. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
.080	Public Utility				10' on each side				A			<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.
.090	Government Facility or Community Facility								C See Spec. Reg. 1.			

4



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

Section 60.142	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 YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.030	School or Day-Care Center	None	7,200 sq. ft.	20'	5', but 2 side yards must equal at least 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 KZC 105.25.	<ol style="list-style-type: none"> Secondary access is permitted to 120th Avenue NE if available. A six-foot high fence is required only 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, five 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 Title 388).
.040	Mini-school or mini-day-care (7-12 attendees) or Day Care Home (6 or less attendees)	None	None									<ol style="list-style-type: none"> Secondary access is permitted to 120th Avenue NE if available. 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. Structured play areas must be setback from all property lines by five feet. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. The location of parking and passenger loading areas shall be designed to reduce 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 Title 388).

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0-3852



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

Section 60.147	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 YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.040	Mini-school or mini-day-care (7-12 attendees) or Day Care Home (6 or less attendees)	Process IIA, Chapter 150 KZC.	3,600 sq. ft.	20'	5', but 2 side yards must equal at least 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 KZC 105.25.	<ol style="list-style-type: none"> 1. No structure, roadway or land surface modification is allowed on any regulated slope. 2. Only one access point to NE 124th is permitted. This access must be aligned with an access point adjacent to the north. 3. No development is permitted within 50 feet of a low density zone. Where necessary, for visual screening, sight-obscuring landscaping must be provided within this area. 4. Vehicular circulation on the subject property must be designed to mitigate traffic impacts. The City may require on an off-site traffic control devices, roadway improvements, or limit development, if necessary, to further reduce traffic impacts. 5. A six-foot high fence is required along the property lines adjacent to the outside play area for mini schools and mini day care centers only. 6. Structured play areas must be setback from all property lines by five feet. 7. 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. 8. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 9. May include accessory living facilities for staff persons. 10. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).

4

Section 60.152

USE ZONE CHART



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

Section 60.152	USE ↑ REGULATIONS ↑	MINIMUMS		MAXIMUMS		Required Review Process	Lot Size	Front	Side	Rear	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)	
		REQUIRED YARDS (See Ch. 115)			Lot Coverage												Height of Structure
		35,000 sq. ft.	30'	0'													
.110	Mini-day-care (7-12 attendees) See Special Regulation 8.	Chapter 145 KZC, Process I.	35,000 sq. ft.	30'	0'	0'	70%	0'	0'	0'	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.	D	B	See KZC 105.25.	1. A six-foot high fence is required along the property lines adjacent to the outside play area for mini-schools and mini-day-care 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 Title 368). 8. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; and b. The use is integrated into the design of the building.		
.120	Church	Chapter 150 KZC, Process IIA.	20'	20'								C		1 for every 4 people based on maximum occupancy load of any area of worship. See Special Regulation 2.	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 KZC, Process I.										A	E	See KZC 105.25.	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		None														
.150	Government Facility or Community Facility	None	None				80%					C	B		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.		

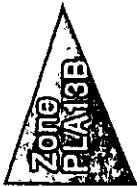


USE ZONE CHART

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS												
Section 60.162	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 YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.110	School or Day-Care Center	None	7,200 sq. ft.	If this use can accommodate 50 or more students or children, then: 50' 50' on each side 50' If this use can accommodate 13 to 49 students or children, then: 20' 20' on each side 20' Otherwise, 20' 5', on side yards must equal at least 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 KZC 105.25.	1. A six-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 setback 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, five feet. 4. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses. 5. May include accessory living facilities for staff persons. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
20	Mini-School or Mini-Day-Care (7-12 attendees) or Day-Care Home (6 or less attendees)	None	3,600 sq. ft.	20'	5', but 2 side yards must equal at least 15'	10'	70%		E		1. A six-foot high fence is required only along the property lines adjacent to the outside play areas for mini schools and mini day care centers only 2. Structured play areas must be setback from all property lines by five 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. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 5. May include accessory living facilities for staff persons. 6. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).	

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Section 60.167



USE ZONE CHART

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 YARDS (See Ch. 115)						
USE	REGULATIONS	Required Review Process	Front	Side	Rear	Lot Coverage			
.070	School or Day-Care Center	None	7,200 sq. ft.	If this use can accommodate 50 or more students or children, then: 50' 50' on each side	50'	70%	D	See KZC 105.25.	<ol style="list-style-type: none"> If the subject property adjoins a low density use, the minimum 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. A six-foot high fence is required only 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, five 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 Title 388).
.080	Mini-School or Mini-Day-Care (for 12 attendees) for Day-Care Home (6 or less attendees)		3,600 sq. ft.	20'	5', but 2 side yards must equal at least 15'				<ol style="list-style-type: none"> 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. Structured play areas must be setback from all property lines by five feet. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. The location of parking and passenger loading areas shall be designed to reduce 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 Title 388).

4

Section 60.177



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS												
Section 60.177	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 YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.040	School or Day-Care Center	Process IIA, Chapter 150 KZC.	12,500 sq. ft.	If this use can accommodate 50 or more students or children, then: 50' 50' on each side 50' If this use can accommodate 13 to 49 students or children, then: 20' 20' on each side 20' Otherwise, 20' 10' on each side 10'			50%	25' above average building elevation.	D	B	See KZC 105.25.	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 only along the property lines adjacent to the outside play areas. 3. Hours of operation may be limited to reduce impacts on nearby residential uses. 4. Structured play areas must be setback 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, five feet. 5. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses. 6. May include accessory living facilities for staff persons. 7. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 8. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
.050	Mini-School or Mini-Day-Care Center (7-12 attendees) or Day-Care Home (6 attendees or less)	None		20'	5', but 2 side yards must equal at least 15'.	10'			E		1. 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. 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 3. Structured play areas must be setback from all property lines by five 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 any 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 Title 388).	

4



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS												
Section 60.182	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 YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.060	Mini-Day-Care Center (7-12 attendees) or Day-Care Home (6 attendees or less)	None	35,000 sq. ft.	20'	5', but 2 side yards must equal at least 15'	10'	50%	30' above average building elevation.	E	B	See KZC 105.25.	<ol style="list-style-type: none"> May locate on the subject property only if: <ol style="list-style-type: none"> It will serve the immediate neighborhood in which it is located; or It will not be detrimental to the character of the neighborhood in which it is located. 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. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines by five feet. 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 Title 388). An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.

4

Section 60.187



USE ZONE CHART

Section 60.187		DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS								
		Required Review Process	Lot Size	MINIMUMS			MAXIMUMS			
USE ↑ REGULATIONS	Process I, Chapter 145 KZC.			REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)
		Front	Side	Rear						
050 Mini-School or Mini-Day-Care	7,200 sq. ft.	20'	5', but 2 side yards must equal at least 15'.	10'	60%	30' above average building elevation.	E	B	See KZC 105.25.	<ol style="list-style-type: none"> May locate on the subject property only if: <ol style="list-style-type: none"> It will serve the immediate neighborhood in which it is located; or It will not be detrimental to the character of the neighborhood in which it is located. A six-foot high fence is required along the property line adjacent to the outside play areas for mini-schools and mini-day-care centers only. Hours of operation and maximum number of attendees may be limited by the City to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines by five feet. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. The location of parking and passenger loading areas shall be designed to reduce 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 Title 388). No vehicular connection through this subarea to NE 90th Street is permitted.

0-3852

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USE ZONE CHART

section 60.192		USE REGULATIONS		DIRECTIONS: FIRST, read down to find use... THEN, across for 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 YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear								
.030	Office Use	Process IIA, Chapter 150 KZC.	7,200 sq. ft.	20'	5' but 2 side yards must at least equal 15'.	10'	80%	If adjoining a low density zone, other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	D	One per 300 sq. ft. of gross floor area.	1. 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.		
.040	School or Day-Care Center	None							D	B	See Section 105.25.	1. A six-foot high fence is required only along the property lines adjacent to the outside play areas. 2. Structured play areas must be setback 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, five feet. 3. 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. 4. May include accessory living facilities for staff persons. 5. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 6. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).		
.050	Mini-School or Mini-Day-Care (7-12 attendees) or Day-Care Home (6 or less attendees)		None									1. 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. 2. Structured play areas must be setback from all property lines by five 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. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 5. May include accessory living facilities for staff persons. 6. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).		

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Section 60.197



USE ZONE CHART

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

Section 60.197	USE ↑	REGULATIONS ↑	MINIMUMS			MAXIMUMS		Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)			
			Required Review Process	Lot Size	REQUIRED YARDS (See Ch. 115)		Height of Structure			Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	
					Front	Side						Rear
.060	School or Day-Care Center	None	7,200 sq. ft.	20'	5', but 2 side yards must equal at least 15'	10'	80%	30' above average building elevation.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> 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. A six-foot high fence along the side and rear property lines is required only 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, five 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 Title 388).
.070	Mini-School or Mini-Day-Care attendees or less Day-Care homes (6 attendees or less)	None	None				70%					<ol style="list-style-type: none"> 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. A six-foot high fence is required along the property line adjacent to the outside play areas for mini-schools and mini-day-care centers only. Structured play areas must be setback from all property lines by five feet. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. The location of parking and passenger loading areas shall be designed to reduce 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 Title 388).

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ORDINANCE NO. 3852
PUBLICATION SUMMARY

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING, AND LAND USE AND AMENDING TITLE 23 OF THE KIRKLAND MUNICIPAL CODE; AMENDING PORTIONS OF THE FOLLOWING CHAPTERS OF ORDINANCE 3719 AS AMENDED, THE KIRKLAND ZONING CODE: CHAPTER 5 - DEFINITIONS; CHAPTER 25 - PR ZONES; CHAPTER 30 - WD II ZONES; CHAPTER 50 - CBD-1 ZONES; CHAPTER 60 - PLA 11 ZONES; CHAPTER 95 - LANDSCAPING; CHAPTER 105 - PARKING; CHAPTER 110 - REQUIRED PUBLIC IMPROVEMENTS; CHAPTER 115 - MISCELLANEOUS STANDARDS; CHAPTER 130 - REZONES; CHAPTER 145 - PROCESS I; CHAPTER 150 - PROCESS IIA; CHAPTER 152 - PROCESS IIB; CHAPTER 155 - PROCESS III; CHAPTER 180 - PLATES; AND FURTHER AMENDING PORTIONS OF THE KIRKLAND ZONING CODE REVISING THE PROCESS FOR REVIEW OF PARK MASTER PLANS, REMOVING INCORRECT REGULATIONS FOR ASSISTED LIVING FACILITY USES, CHANGING ALL PROCESS III REVIEWS TO PROCESS IIB, AND CLARIFYING PROVISIONS FOR DAY-CARE FACILITIES, DAY-CARE HOMES, FAMILY DAY-CARE HOMES, AND MINI-SCHOOL OR MINI-DAY-CARE USES (FILE NO. IV-01-52).

Section 1. Identifies the specific amendments to Ordinance 3719, as amended, the Kirkland Zoning Code.

Section 2. Addresses severability.

Section 3. Establishes that this ordinance will be effective within the disapproval jurisdiction of the Houghton Community Council Municipal Corporation upon approval by 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. Authorizes publication of the ordinance by summary, which summary is approved by the City Council pursuant to Section 1.088.017 Kirkland Municipal Code and establishes the effective date as five days after publication of said summary.

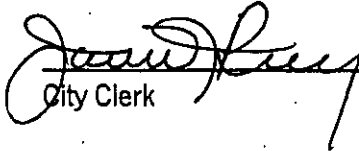
Section 5. Directs the City Clerk to certify and forward a complete certified copy of this ordinance to the King County Department of Assessments.

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 August, 2002.

I certify that the foregoing is a summary of Ordinance 3852
approved by the Kirkland City Council for summary publication.

Attest:


City Clerk

ICAOEXTSUMM73001