ORDINANCE NO. 3852

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING, AND LAND USE AND AMENDING TITLE 23 OF THE KIRKLAND MUNICPAL 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 <u>6th</u> day of <u>August</u>, 2002.

SIGNED IN AUTHENTICATION thereof this <u>6th</u> day of August, 2002.

Mayor

Attest:

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 façade adjoining a low density zone, regulations that limit the height 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 let 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:

Average Building Elevation = (Midpoint Elevation) x (Length of Wall Segment) + (Mid-Point Elevation) x (Length of Segment) (Length of Segment) + (Length of Segment)

(See Plate 17)

- .193 <u>Day Care Home</u> A day care operation with no more than six attendess 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 <u>Day-Care Operation</u> The temporary care of persons <u>for periods of less than twenty-four hours per day</u> 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.
- 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 centaining 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 <u>Property Line</u> Those lines enclosing a lot and those lines defining a recorded vehicular access easement. The following are categories of property lines:
 - 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;
 - <u>a.</u> is <u>is</u> located entirely on an adjacent lot or lots and does not serve the subject property, <u>or</u>
 - 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.

- 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 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 <u>Use Zone</u> The zoning designations on the Zoning Map as follows:

RS 35

BC

PLA 6C

RSX 35	всх	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 61
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
PR 8.5	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
-0.	PLA 5B	PLA 17C
FC I	PLA 5C	_
FC II	PLC 5D	P
FC III	PLA SE	
DM	PLA 6A	
BN	PLA 6B	

Chapter 25 - PR Zones

- 25.05 <u>See attachment A</u> (revises General Regulations to acknowledge existence of PR 8.5 zones).
- 25.10 <u>See attachment A</u> (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 <u>Vehicular Access Easement or Tract Standards</u>

- 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)
- (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. <u>Modifications</u> The Planning Official may require or grant a modification to required improvement <u>requirements of</u> 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)
 - 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 equare feetage calculation used to determine required number of parking stalls and may include:

- 1) Bicycle-lockers, showers, and locker rooms in commercial buildings;
- 2) Transit sholters:
- 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 <u>Neighborhood Access Street Designations</u>

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:

Street Designation	Designation Criteria
R-20	 Provides access only to properties designated Low Density Residential in the Comprehensive Plan and/or those properties zoned RS 5.0, er RM 5.0, or RM 3.6.
	2 4. (no change)
R-24	 Provides access only to properties designated Low Density Residential in the Comprehensive Plan and/or those properties zoned RS 5.0, er 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.
 - 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 licensor;
- Provide contact information for submitting such comments to the licensor;
 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 <u>Development Activity and Heavy Equipment Operation - Limitations On</u>

- 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. <u>General</u> 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 moets the minimum-requirements established under this code.
- 2. Exception, Detached Dwelling Units (no change)

115.115 Required Yards

1. - 4. (no change)

5. <u>Driveways and Parking Areas</u> - 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
- 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:
 - 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

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

<u>See Attachment H.</u> 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

<u>See Attachment I.</u> 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

PR8.5,

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 abulting 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).

USE	ZONE	CHART

	(0				-, -	DIR	ECTIO	VS: FIRST, read	down t	o:find:	useTHEN, ac	ross for REGULATIONS
유	NO O			MINIM	UMS		N	IAXIMUMS				
Section 25.10	REGULATIONS	Required Review Process	Lot Size	190	IIRED Y		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
			!	Front	Side	Rear	ž		_)	S 50	(See Ch. 105)	(See also General Regulations)
	Detached, Attached or Stacked Dwelling Units	Bisoosa ft. if PRB-5 Zone, Bisoosa Pt. if PRB-5 Zone,	other- wise 3,600 sq. ft. 5,000 sq. ft. if PR 5.0 zone, other- wise 3,600 sq.		5' but 2 side yards must equal at least 15'.	10'	70%	If adjoining a low densily zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	 D	A	1.7 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 thi use. 2. In PK \$.5 Zones, the Minimum IsTake. 2. In PK \$.5 Zones, the Minimum Istake. 2. In PR 5.0 zones, the minimum lot area per unit is as follows: 3. In PR 5.0 zones, the minimum lot area per unit is 5,000 sq. ft. 4. In PR 3.6 zones, the minimum lot area per unit is 2,400 sq. ft. 5. In PR 2.4 zones, the minimum lot area per unit is 2,400 sq. ft. 6. In PR 1.8 zones, the minimum lot area per unit is 1,800 sq. ft. 7. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 7. If the subject property contains four or more units, then it must contain at least 200 sq. ft. per unit of common recreational open space must have the following minimum dimensions: 7. For four to 20 units, the open space must be in one or more pleces each having at least 800 sq. ft. and having a length and width of at least 25 feet. 7. Er 21 units or more, the open space must be in one or more pleces 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 equip ment, 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.

·	INSTEIRST, read down to find useTHEN, across for REGULATIONS		Special Regulations	(See also General Regulations)	 The following regulations apply to veterthary offices only: May only freat small animals on the subject property. Outside runs and other outside facilities for the animals are not permitted. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. 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.
	useTHEN, acr		Required Parking Spaces	Š	If Medical, Dental or Veterinary office, then one per each 200 sq. ft. of gross floor area. Otherwise one per each 300 sq. ft. of gross floor area. area.
	find	į	n Category se Ch. 100)	es) Bis	a
	down to		andscape Category ee Ch. 95)	S)	<u></u> ن
	IS: FIRST, read	MAXIMUMS	Height of	Silucius	Il adjoining a low density zone other than RSX, then 25' above average build- ing elevation. Otherwise, 30' above average building elevation.
	. 알	Σ	coverage	רסג כ	70%
	DIRECT		REQUIRED YARDS (See Ch. 115)	Rear	,01
•	'n	JMS	QUIRED YAR (See Ch. 115)	Side	5'but 2 side yards must equal at least 15'.
		MINIMUMS	REQU (Se	Front	
			Lot Size	,	None
			Required Review Process		None
	9	SNO	EGULAT	介	.030 Office Uses
		Or.	ection 25	s	030

			10.0002 10.0000		0~385
	S.FIRST, read down to find use THEN, across for REGULATIONS	In DR & Sacres the minimum	lot area per unit is 8,500 sq. f.	a eas)	4. A veterinary office is not permitted in any development containing dwelling units. 2. Minimum amount of lot area per dwelling unit is as follows: 3. 4. In PR 5.0 zones, the minimum lot area per unit is 5,000 square feet. 4. 4. In PR 3.6 zones, the minimum lot area per unit is 5,400 square feet. 4. 4. In PR 2.4 zones, the minimum lot area per unit is 5,400 square feet. 5. 4. In PR 2.4 zones, the minimum lot area per unit is 5,400 square feet. 6. 4. In PR 1.8 zones, the minimum lot area per unit is 2,400 square feet. 7. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, tactitities and activities associated with this use. 8. If the subject property contains four or more units, then it must contain at least 200 sq. ft. per unit of common recreational open space must have the following minimum dimensions: 9. If the subject property contains four or more units, then it must contain at least 200 sq. ft. per unit of common recreational open space must be in one or more pleces each having at least 800 sq. ft. and having a length and width of at least 40 feet. The required common recreational open space must be in one or more pleces having a length and width of at least 40 feet. The required common recreational open space must be in one or more pleces having a length and width of at least 40 feet. The required common recreational open space must 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 the sea cuttoor provisions provide comparable recreational opportunities as would the open space that its reduced, based on the number of residents that the would serve at one time. Also, the required minimum dimension to the open space that its reduced, based on the number of residents that use are permitted on this use. 5. Ancillary assembly and manufacture of goods on the premises of this use are permitted on this use. 6.
	seTHEN, ac		Required Parking	See Ch. 105)	105.25.
	in pulj		category Category	əs)	O -
	down to		ategory se Ch. 95)	9S)	υ
	S. FIRST, read	MAXIMUMS	Height of	Structure	fl adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise building elevation.
	DIFFECTION	W/	overage	רסו כ	%02
	DIRE		ARDS 15)	Rear	.0.
		UMS	REQUIRED YARDS (See Ch. 115)	Side	side yards must equal at least 15′.
		MINIMUMS	REQU (Se	Frant	200
	ŧ,		Lot Size		3,600 sq. ft. with a residential density as safathishe Zoo. Ing Map. See Special Regulation 2.
\			Required Review Process		None
	S	SNO	ITAJUĐ∃F	· ①	Development Containing Stacked or Attached Dwelling Unlls and Office Uses. See Special Regulation 1.
		10	.ction 25.	∍s	

CHART ZONE USE

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	NS: FIRST, read down to find useTHEN, across for REGULATIONS		Special Regulations	(See also General Regulations)		Gross floor area cannot exceed 3,000 square feet.		 No parking is required for day-care or school ancillary to this use. 			
	useTHEN, acr		Required Parking Spaces	(See Ch. 105)	sq. fl. floor area.	1 per each 300 sq. ff. floor area.		for every four people based on maximum occu- pancy foad of any area of wor- shlp. See Spec. Reg. 1.			
	find	/	n Category se Ch. 100)	es) 6!s	ш		æ				
	downita	·	andscape Category ee Ch. 95)		m 0						
	S: FIRST, read	AXIMUMS	Height of	a pionic	It adjoining a fow density zone other than HSX, then 25' above average build- ing elevation. Otherwise, 30'	above average building elevation.					
	CTION	Σ	overage	רסו כ	70%						
	DIRECTION		ARDS 15)	Rear	10,		20′				
		SMC	REQUIRED YARDS (See Ch. 115)	Side	5' but 2 side yards must equal at least 15'.	10' on each side	20' on each				
		MINIMUMS	REQUI	Front	50,	·	, * '				
-			Lot Size		7,200 sq. ft.	se.					
	i.		Required Review Process		Process 1, 7,200 sq. Chapter 145 It. KZC.	Ft. 1F PR B.5 Zone, otherw					
	S	NOI	EGULATI	介	.050 Restaurant or Tavern	Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, or Shoe Repair Shop	Funeral Home or Mortuary	.080 Church			
		01.	ection 25	s	.050	090.	070.	080.			
		000-16									

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_	<u></u>			DIR	ECTIO	NS: FIRST, read	down t	o find	useTHEN.ac	ross for REGULATIONS
유	SNO			MINIMUMS	-	AXIMUMS				
Section 25.10	← SEGULATIONS	Required Review Process	Lot Size	REQUIRED YARDS (See Ch. 115) 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)
.090		It this use is padjoining a low density zone, then Process I, Chapter 145 KZC. Otherwise, None 8,5009 IF PREZONE, OTHERWISE, OTHERW	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%	II adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.		В		 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 dential uses. Structured play areas must be setback from all property lines as follows: 20 feet if this use can accommodate 50 or more students or children. 10 feet if this use can accommodate 13 to 49 students or children. 10 feet if 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-day-care (7-		3,600 sq. II. q. £t. 3,5 3,00 2011e, 7, ft.	20' 5' but 2 10' side yards must equal at least 15'.			E			 A six-loot high fence is required along the property lines adjacent the outside play areas for mini-schools and mini-day-care cente 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).



<u>o</u>		ATIONS			MINIM	UMS	DIR	الإنساب	NS: FIRST, read	down t	o find	useTHEN, ac	ross for REGULATIONS
Section 25.10	ÛSE USE	T REGULATION	Required Review Process	Lot Size	150	e Ch. 1	· 	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)
.110	Assisted Facility		17	3,600 sq. 11. 15. 16. 17. 16. 16. 17. 16. 16.	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.		A	deni unit. 1 per assisted Ilving unit.	 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 property may be approved if the following criteria are met: Project sof superior design, and Project will not create impacts that are substantially different than would be created by a permitted multifarnily development. 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. Chapter 115 KZC contains regulations regarding home occupating and other accessory uses, facilities, and activities associated with use.

				1 4	5	DIR	ECTIO	NS: FIRST, read	down	o find	useTHEN, ac	ross for REGULATIONS
25.10	NO			MINIM	UMS		M	IAXIMUMS				,
Section 25.	REGULATIONS	Required Review Process	Lot Size	100	IIRED Y ee Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
S		·		Front	Side	Rear	Lot	Structure	200	Sig (Se	(See Ch. 105)	(See also General Regulations)
.120	Convalescent Center or Nursing Home	Chapter 145 KZC.			10' on each side	10′	70%	If adjoining a low density zone other than RSX, then 25' above	С	В	1 for each bed.	 If a nursing home use is combined with an assisted fiving facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the tv uses.
.130	Public Utility	Bisoo sq, fT, it PR Bis otheru	None 201e,		20' on each side	20′		average build- ing elevation. Otherwise, 30' above average	Α		See KZC 105.25.	
.140	Government Facility Community Facility	otheru	13e		10' on each side	10'		building elevation.	C See Spec. Reg. 2.			Site design must minimize adverse impacts on surrounding residential neighborhoods. 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	Public Park	See Special Regulations 1 and 2.		Will be		ed on ca	ase-by-c	ase basiş.				1. Development and use of a park does not require a development permit under this Code it: 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 requirement of Special Regulation 1 must be approved through the Process III, Chapter 155 KZC. The City will use the following factors in determin-
	·				·		.				·	ing 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.



: FIRST, read down to find useTHEN, across for REGULATIONS			Special Regulations) (See also General Regulations)	1. No structure, other than a moorage structure, may be waterward of the high waterline. For the regulations regarding moorage, see the Moorage fisting in this zone. 2. For this use, only one dwelling unit may be on each lot regardlessed to lot size. 3. If dwelling units exist on property that abuls the subject property to the north and south, the required high waterline yard is the average of the distance of existing legally-constructed structures from the high waterline on these two abutting properties. It, because of abuting properties, the required high waterline yard is increased, the required fierty and south. 4. If either the north property line yard or the south property to the north and south. 4. If either the north property line yard or the south property in yard is also the front yard of the subject property, it will be regulated as a front yard. The dimensions of enry required yard, other than as specifically listed, will be determined on a case-by-case basis. The City will use the selback for this use in RS zones as a guide. 5. Each portion of a structure must be setback from the north property line profice of the structure above the north property line minus five feet. (See Plate 22). 6. On corner tots with two required front yards, one may be reduced to the average of the front yards for the two adjoining propertier fronting the same street as the front yard to be reduced. The atcenting the same street as the front yard will be reduced (see Plate 23). 7. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.THEN, acro		<u> </u>	Spaces (See Ch. 105)	opposite
nse.	1	n Category e Ch. 100)	.Big	<
to find		ndscape ategory e Ch. 95)	9S) O F]	ш
read down	MAXIMUMS	Height of	Structure	25' above average building elevation.
IRST,	MA	overage	Lot C	%0S
DIRECTIONS: F		SC	High Water Line	The greater of the average parcel depth.
DIREC	WS	REQUIRED YARDS (See Ch. 115)	South Property Line	207 5' 5' The grades of the ave age parage p
	MINIMUMS	REQUIF (See	North Property Line	5. Scial Regu
			Front	See Sp
		Lot Size		12,500 sq. fl.
, ,		Required Review Process		None
SN	1017	Z Z Z Z Z Z	Û \$	Dwelling Unit
	52	.06 nottoe	es .	0101

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2	ATIONS			MININ	NUMS		MA	XIMUMS				
Section 50.1	REGULAT	Required Review Process	Lot Size		IRED \	(ARDS 115)	Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
				Front	Side "	Rear	ق			S 50	(See Ch. 105)	(See also General Regulations)
.010	Restaurant or Tavern	D.R., Chapter 142 KZC	None	0	0	0	100%	2 to 4 sto- ries above each abut- ting right-of-	D	İ	One per each 125 sq. fl. of gross floor area. See KZC 50.60.	
	Any Retail Estab- lishment, other than those specifically listed, limited or pro- hibited in this Zone, selling goods or pro- viding services, including banking and related finan- ctal services		ı					way.		2 4000	One per each 350 sq. ft. of gross floor area. See KZC 50.60.	1. The following uses are not permitted in this zone: a. Vehicle service stations. b. Vehicle and/or boat sale, repair, service or rental. c. Drive-in facilities and drive-through facilities. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only it: a. The assembled manufactured goods are directly related to and dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assem-
.030	Hotel or Motel							4			One for each room. See Spe- cial Regulation 3 and KZC 50.60.	bly or manufacturing activities must be no different from other retail uses. 3. 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-
	Entertainment, Cuf- tural and/or Recre- ational Facility							stories above	:	20	See KZC 50.60 and 105.25.	case basis.
	Fast Food Restaurant							each abutting right-of-	way.		One per each 100 sq. fl. of gross floor area. See KZC 50.60.	Drive-in facilities and drive-through facilities are not permitted in this

2 to 5 stories above each abutting rightof-way.

Section 50.12

ONS: TEIRST, read down to find useTHEN apross for FEGULATIONS	ion-y	Special Regulations	(See also General Regulations)	1. This use may be tocated on the street level floor of a building only if there is a retall 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 approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides and adequate dimension for a viable retail tenant and provides equivalent or subservives indices and polential toot traffic as would	compliance with the required dimension. 2. Ancillary assembly and manufacture of goods on premises may be permilted as part of an office use if:	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 assembly and manufacturing activities must be no different from other assembly.	3. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted.	c. Site must be designed so that notse from this use will not be audibite subject property. A certification to this effect signed by an Accusilcal Engineer, must be submitted with the D.R. and building permit applications. d. A veterinary office is not permitted if the subject property contains dwelling units.	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 floot foot.	3. Hours of operation may be limited by the City to reduce Impacts on nearby residential uses. 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. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
o find useTHE		Required Parking	(See Ch. 105)	See KZC 50.60 and 105.25.	One per each 350 sq. ft. of gross floor area. See KZC 50.60.	1.7 per unit. See KZC 50.60.				See KZC 50.60 and 105.25.	
own to	,		es) Bis	6	۵	<				<u>m</u>	
read do		andscape Category ee Ch. 95)	S)) 	a	<u></u>			,	-		
NS: FIRST	MAXIMUMS	Height of	Surciule	2-4 stories above each	abulling right-of- way.	2-5 stories above each abutling	right-of- way.			2-4 stones	above each abuting right-of
DIRECTION	MA	overage	רסו כ	100%							
HIC.		ARDS 15)	Rear	0				<u></u>	<u>-</u>		
**	UMS	QUIRED YAR (See Ch. 115)	Side	0							
100	MINIMUMS	REQUIRED YARDS (See Ch. 115)	Front	0	· · · · · · · · · · · · · · · · · · ·			•	···		,
		Lot		None					· · · · · · · · · · · · · · · · · · ·		
		Required Review Process		D.R., Chapter 142					• • • • • • • • • • • • • • • • • • • •	, 11 	
	SNOI	IAJUĐER	仓	Private Club or Lodge	Office Use	Stacked or Attached Dwelfing Units				School, Day-care Center or Mini School or Day-care	
	15	.02 noitoe	s	090.	.070	.080				060.	C
					*				•••	1	

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one SD:1
S S

Section 53.12

	ONS: FIRST, read down to find use THEN, across for REGULATIONS		Special Regulations	(See also General Regulations)	1. A facility that provides both independent dwelling units and assisted living dent unit. 1 per assisted 2. A runsing home use may be permitted as part of an assisted living facility. 2. A runsing 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 portion of the facility: 3. One parking stall shall be provided for each bed. 3. This use may be located on the street level floor of a 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 compilance with the required dimension.	 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. 	
	afind useTHE	Required	Spaces	(See Ch. 105)	1.7 per independent unit. 1 per assisted living unit. See KZC 50.60.	See KZC 50.60 and 105.25.	
	ywn to	stegory Ch. 100)			4	æ	
2.00	, read de	iscape egory Ch. 95)	ons. itsO	s) 1	Ω	D See Special Reg. 1.	1
	HONSPIEIES		Height of Structure		2 to 5 sto- ries above each abut- ling right-of- way.	stories Spectabove Reg.	each abutting
		epare	^o⊃	Γοτ	100%	*	
		ARDS 15)		Rear	0		d on asis.
	1010	GUIRED YAR (See Ch. 115)		Side	0		etermine r-case b
(A.)	MINIMATIBALS	REQUIRED YARDS (See Ch. 115)		Front	0		Will be determined on a case-by-case basis.
			Size		None		<u> </u>
			Process		oter 142		
	SN	Ω SN OITAJUĐE	⊒# ⇒	企	Assisted Living D.R. Facility Chap See Special Regula- KZC Non 3.	Public Utility, Government Facility, or Community Facility	Public Park
	7	1.05 noit		S		011.	.120

rightof way.



		-	AL .				DIRE	CTIONS: FIRST, I	ead do	vn to i	find useTHE	N, across for REGULATIONS
152	. <u>N</u> O			MINIM	NUMS			MAXIMUMS		,		
Section 60.152	A BEGULATIONS	Required Review Process	Lot Size		IRED Y	/ARDS 115)	Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100).	Required Parking Spaces	Special Regulations
Ň	\Rightarrow			Front	Side	Rear	Lot	Siructure	700	Sig (Sig	(See Ch. 105)	
	Mini-day-care (7-12 atlendees) See Special Regulation 8.	Chapter 145 KZC, Process I. Chapter 150 KZO, Process	35,000 sq. ft.	20'	O'	O'		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.	C	В	1 for every 4	 A six-foot high fence is required atong the property lines adjacent to the outside play area for mini-schools and mini-day-care centers only. Hours of operation may be limited to reduce impacts in nearby residential uses. Structured play areas must be setback from all property lines by 5 feet. An on-site passenger foading 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 foading 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). This use is permitted if accessory to a primary use, and: 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; May include accessory living facilities for staff persons. No parking is required for day-care or school ancillary to the use.
		None.				,					of any area of worship. See Special Regula- tion 2.	·
1 1	A retail establish- ment providing storage services	Chapter 145 KZC, Process I.							Α .	E	See KZC 105.25.	May include accessory living facilities for staff persons. Ouldoor storage must be located as far as possible from the adjoining residential zones and the freeway.
.140	Public Utility		None	.						В		Landscape Category A or B may be required depending on the type of use
	Government Facility or Community Facility	None					80%		C See Spec, Reg. 1,			on the subject property and the impacts associated with the use on the nearby uses.

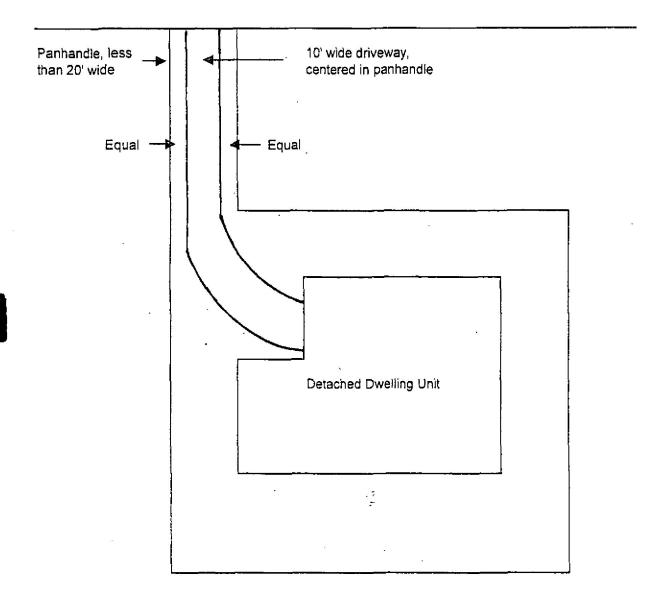


	(0				DIREC	CTIONS: FIRST,	read do	vn to:	ind useTHE	N, across for REGULATIONS
152	NO.			MINIMUMS		MAXIMUMS				
Section 60.152	会」第		Lot Size	REQUIRED YARDS (See Ch. 115) Front Side Rear	Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.160	Public Park	See Special Regulations 1 and 2.	None	Will be determine 3 on c	ase-by	-case basis.		В	See KZC 105.25.	1. Development and use of a park does not require a development permit under this Code it: a. A master plan for that park has been approved by the City and the posed 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.
.170	School or Day-Care Center	None	35,000 şq. 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	<u>B</u>	<u>See KZC</u> 105.25	1. 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; or b. Site design minimizes adverse impacts on surrounding residential neighborhoods. c. The property is served by a collector or arterial street. 2. A six-foot high fence along the side and rear property lines is require only along the property lines adjacent to the outside play areas. 3. Hours of operation and maximum number of attendees at one time 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 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. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 7. Electrical signs shall not be permitted. 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.

Plate 14A

Driveway Setbacks on "Panhandle" Lots

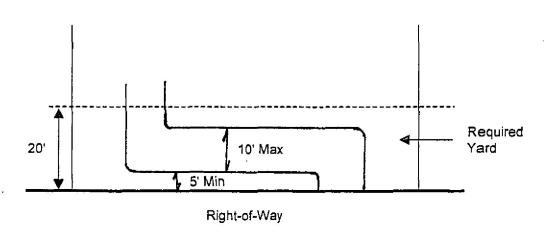
Right-of-Way

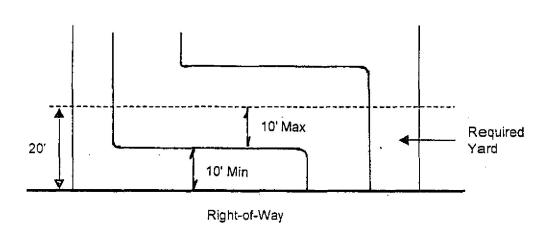


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Plate 14B

Driveway Widths in Required Front and Rear Yards





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. Agny 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 by conducted by the Houghton Community Council, which may be a joint hearing with the Parks Board;
 - 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
 - i. 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:
 - 4 a) Will not involve Lighting for outdoor nighttime activities; and .
 - 2 b) Will not involve tThe construction of any building of more than 4,000 square feet; and .
 - 3 c) Will not involve tThe construction of more than 20 parking stalls; and _
 - 4 d) Will not involve tThe 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, Aany 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:
 - 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:
 - 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:
 - 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.
- <u>c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards.</u>
- d. Landscaping.
- 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 <u>2</u>. Development and use of a park does not require a development permit <u>master plan</u> 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:
 - 4 a) Will not involve ILighting for outdoor nighttime activities; and .
 - 2 b) Will not involve-tThe construction of any building of more than 4,000 square feet; and .
 - 3 c) Will not involve tThe construction of more than 20 parking stalls; and .
 - 4 d) Will not involve tThe development of any structured sports or activity areas, other than minor recreational equipment including swingsets, climber toys, slides, single basketball hoops, and similar equipment.
- 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.

	S: FIRST, read down to find useTHEN, across for REGULATIONS		Special Begulations	ees)	 A six-foot high fence is required along the property lines adjacent to the outside play areas for mint-schools and mint-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 mumber of attendees and the extent of the abutting right-of-way improvements. The focation 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). 	
	nd useTHEN,		Required Parking Spaces	S.	See KZC 105.25.	1.7 per independent of the assisted 2. Iiving unit.
	to fir	/	n Calegory se Ch. 100)	giS BiS	щ	< .
	ad down		andscape Category ee Ch. 95)	S)) T	Ω	Se e
	ONS: FIRST, re	MAXIMUMS	Helght of		If adjoining a low density zone other than RSX, lhen 25' above average building elevation. Otherwise, 30' above average building eleva-fion.	Same as those regulations for the ground floor use. See Spec. Reg. f. 3
	DIFFECTION	W	Coverage	רסו כ	80%	is for th
F	ā		YARDS 115)	Rear	. 0	regulation.
		MINIMUMS	REQUIRED YARDS (See Ch. 115)	nt Side	5; but 2 side yards must equal at least 15.	. Reg. A. 3
		MIM		Front	50.	Sami
			Lot Síze		Моги	None
	e sty		Required Review Process		None	Лопе
	ę	SNOI	ZZ ☐ TAJUĐ∃R	仓	mini-day-care (7- 12 attendees) or Day-care home (5 or less attendees)	See Spec. Reg. 7.
		01	Ot noitoe	S _		.140
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						DIR	ECTIO	NS: FIRST, read	down	o find	useTHEN, ac	ross for:REGULATIONS
2	ATIONS			MINIM	UMS		М	AXIMUMS		,		
Section 47.10	REGULATI	Required Review Process	Lot Size		IRED ' e Ch.	YARDS 115)	Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
Š	° ⇒			Front	Side	Rear	Ę	Siructure	S. L.	Sis)	(See Ch. 105)	(See also General Regulations)
.150	Assisted Living Facility See Spec. Reg. M. 3.	None	None	Same a Spec. R	s those	regulatio	ons for ti	he ground (loor us	e. See	A	fiving 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 Precess 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: a. Project is of cuperior deeligh, and b. Project is of cuperior deeligh, and c. Project will not create impacts that are substantially different than would be created by a permitted multifamily development. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
	Convalescent Center or Nursing Home			20°	0′	D'		If adjoining a low density zone other than RSX,	С	В	1 for each bed.	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.
	Public Utility Government Facility Community Facility				r.			above average	A C See Spec. Reg. 1.		See KZC 105.25.	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.

Section 52.12



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12	NO NO			MINIMUMS			MA	XIMUMS				
Section 52.12	REGULATIONS	Required Review Process	Lot Size	(\$0	IRED Y	/ARDS 115)	Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking - Spaces	Special Regulations
່ທ ່	\Rightarrow			Front	Side	Rear	Lot	Shactare	(3.0	S. S.	(See Ch. 105)	(See also General Regulations)
.150	Facility	D.R., Chapter 142 KZC.	None	O'	O'	O'	80%	30' above average building elevation.	D	A	living unit.	 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. 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. The development must be designed to limit potential impacts from surrounding commercial uses on residents of the subject property. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. For density purposes, two assisted living unite shall conciliute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. Through Process IIB, Ohapter 152-172C, 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 motival project is at outperior design; and be created by a permitted multifamily development.
.70	Convalescent Center or Nursing Home									В	1 for each bed.	 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.	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.



Ţ						T.	DIF	RECTIO	NS: FIRST,	read dow	n to fi	nd useTHEN	across for REGULATIONS
50 17	:	<u>SNO</u>			MINIM	UMS		MA	XIMUMS		,		
Section 52	Ĺ	L SS REGULATIONS	Required Review Process	Lot Size		IRED Y	/ARDS 115)	Lot Coverage	Height of	Landscape Category (See Ch. 95)	n Category se Ch. 100)	Required Parking Spaces	Special Regulations
	'	\Rightarrow			Front	Side	Rear	Ę	Onuclare	(8)	Sign (See	(See Ch. 105)	
	Fac See 3.	sisted Living Slifty a Spec. Reg.	D.Fl., Chapter 142 KZC.	None	0′	O'	ď		26' above average building elevation.	Đ	A	1.7 per inde- pendent 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 feast 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 Precess IIB, Chapter 452 KZG, up to 1.1/2 times the number of stacked dwelling units allowed on the subject property. Through Precess IIB, Chapter 452 KZG, up to 1.1/2 times the number of stacked dwelling units allowed on the subject property and be approved if the following criteria are metter. 6. Project will not create impacts that are substantially different than would be created by a permitted multifamily development.
}	Cen Nurs	valescent iter or sing Home									В	1 for each bed.	 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 pro- cess shalf be the least intensive process between the two uses.
	Gov Faci	lic Utility, ernment lity, and amunity lity								D See Spec. Reg. 1.		See KZC 105,25	Landscape Calegory 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.

Section 15.10

					2	D	IRECT	IONS: FIR	ST, real	d dow	n to find use	THEN, across for REGULATIONS .
0	N N			MININ	NUMS		MA	XIMUMS				
Section 15.1	MS REGULATIONS	Required Review Process	Lot		UIRED Y		overage	Height of Structure	indscape ategory se Ch. 95)	n Category e Ch. 100)	Required Parking	
' » 	$ \uparrow \Rightarrow $		-	Front	Side	Rear	Lot	025.2	La C	Sign (See	Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.020	Church	See Special Regula- Ilon 3.	As estab- lished on the Zon- ing Map. See Special Regula- tion 1.	20'	20° on each side	20'		25' above average bullding elevation.	С	8	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 4.	 Minimum lot size per dwelling unit is as follows: 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. The property must be served by a collector or arterial street. The required review process is as follows: if the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is tess 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 153 KZC, is required. The Master Plan must show building flacement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and land scaping. No parking is required for day-care or school ancillary to the use.

Process It B, Chapter 152

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DIRECTIONS: FIRST, read down to find useTHEN, across for REGULATIONS			Special Regulations (See also General Regulations)	 Minimum lot size per dwelling unit is as follows: In RS 125 zones, the minimum lot size is 12,500 square feet. In RS 125 zones, the minimum lot size is 12,500 square feet. In RS 125 zones, the minimum lot size is 8,500 square feet. In RS 5.0 zones, the minimum lot size is 5,000 square feet. In RS 5.0 zones, the minimum lot size is 5,000 square feet. In RS 5.0 zones, the minimum lot size is 5,000 square feet. In RS 5.0 zones, the minimum lot size is 5,000 square feet. May locate on the subject property only If:	a. If the subject property, including all conliguous 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.
n to find use		Required	S)	See KZC 105.25.	
dow		Category Ch. 100)		8	•
IST, read		ndscape ategory e Ch. 95)		۵	
IONS: FIF	MAXIMUMS	Height of		25' above average building etevation.	
RECT	MA	egalevo	Lot Co	70%	
Ξ.		RDS 5)	Rear	ommo- ommo- ants or 10'	
	ums	REQUIRED YARDS (See Ch. 115)	Side	if this use can accommodate 50 or more students or children, then: 50° 50° on 50° each stda If this use can accommodate 13 to 49 students or children, then: 20° 20° on 20° each stde Otherwise: 20° 5° but 2 10° stde yands must equal at least 15 teet.	
	MINIMUMS	REOL (Se	Front	if this use can date 50 or mor or children, the Stor 50' or each side 11 this use can date 13 to 49 s children, then: 20' 20' on each side Otherwise: 20' 5' but side yards must equal least 1 feet.	
	,	Lot		As estab- if this use can accommolished on date 50 or more students the Zor- or children, then: See Special sido Begula- if this use can accommodale 13 to 49 students or children, then: 20' 20' on 20' each side Otherwise: 20' 5' but 2 10' stide yards must equal at least 15 feet.	
,		Required Review Process		See Spectal Reguta- tion 10.	
	SNOI	Z NEGULAT	Û ⇔	School or Day-Care Center	
	DI	ction 15.	es .	DEC	

Kirkland Zoning Code

Section 15.10



Day-Care Center (continued) Day-Care Center (continued) Continued) Continued Cont		(0					D.	IREC	TIONS: FIF	ST, rea	d dow	n to find use	THEN, across for REGULATIONS
Special Regulations Special Regulations Special Regulations Special Regulations	0	NO		200	MININ	MUMS	- 1	MA	XIMUMS				
See Ch. 105 See	ection 15.1	S S REGULATI	Review	Lot				overage	Height of	mdscape ategory	Category e Ch. 100)	Required Parking	
Day-Care Center (continued) Day-Care Center (continued) Continued) Continued Cont	"% 				Front	Side	Rear		,	10 %	Sign (Se	Spaces (See Ch. 105)	
Mini-Day-Care Center Mini-Day-Care Chapter Mini-Day-Care Chapter Mini-Day-Care Center Mini-Day-Care Chapter Mini-Day-Care Chapter Mini-Day-Care Center May Document in Mini-Day-Care Library May Document in Mini-Day-Care May Document in Mini-Day	.030	Day-Care Center					,	1	rows: 152	s #[/:	3,८		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 Placece 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. 11. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
attendees and the extent of the abutting right-of-way improved 7. The location of parking and passenger loading areas shall be de impacts on nearby residential uses.	.040	Mini-Day-Care Center	Chapter 145 KZC.	lished on the Zon- Ing Map. See Special Regula-		side yards must equal at least	10°	1 '	average building		See Spec. Reg.	105.25.	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-loot high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only. 4. Hours of operation and maximum number of attendees may be limited by the City to reduce impacts on nearby residential uses. 5. Structured play areas must be setback from all property lines by five feet. 6. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 7. The location of parking and passenger loading areas shall be designated to reduce impacts on nearby residential uses. 8. Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses.

CHART

Section 15.10

SINCILY HIGHER ASSOCIATIONS	SATING IT THE WASHINGTON TO THE COLUMN THE C		Special Regulations (See also General Regulations)	1. Minhrum lot size per dwelling unit is as follows: a. In RS 35 zones, the minhrum lot size is 35,000 square feet. b. In RS 12.5 zones, the minhrum lot size is 12,500 square feet. c. In RS 8.5 zones, the minhrum lot size is 8,500 square feet. d. In RS 7.2 zones, the minhrum lot size is 7,200 square feet. e. In RS 5.0 zones, the minhrum lot size is 5,000 square feet. 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. 1. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).	 Site design must minimize adverse impacts on surrounding residential neighborhoods. May not include miniature golf. May not include miniature golf. The following accessory uses are specifically permitted as part of this use. Equipment storage facilities. Retail sales and rental of golf equipment and accessories. A restaurant. 	Site design must minimize adverse impacts on surrounding residential neighborhoods. The required review process is as follows:	and held by others for future use by the applicant, is less than five acres, the 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 arbitrant. Is five or more acres, a Master.	Plan, approved through Placess III, Chapter 155 K2C, 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 land-scaping. 3. 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.
orthogen and	asn nilli ovi	Required Parking	<u> </u>	2.0 per dwell- ing unlt.	See KZC 105.25.			B. 152
		Category 6 Ch. 100)		⋖	ω			T to
44	91,160	ndacape ategory e Ch. 95)	18J 50 98)	ш		4	C See Spec. Heg. 3.	chapter
den energia	MAXIMUMS	Height of	am on ne	25' above average building elevation.				2 7
SMORPHER	MA	overage	רסו כי	20%		70%		
2		VRDS (5)	Rear	-1 -0	50.	20,	-0	
	MINIMIMS	REGUIRED YARDS (See Ch. 115)	Side	5' but 2 side yards must equal al least 15'.	50' on each side	20' on each side	10' on each side	
	MINIS	REQ.	Front	50,	20,	20.		
		Lot		As estab- lished on the Zon- ing Map. See Special Regula- tion 1.	f acre	None		
1		Required Review Process		Родо	Process IIA, Chap- ter 150 KZC.	See Special Regula-	v E	
	SN	<u>й</u> пталие пталие	Û ⇔	Family Day-Care Home	.060 Golf Course	070 Public Utility	.080 Government Facility Community Facility	
		Of.&f noito	əs		090.	020	080	



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ļ	.10		SNOITA			MINIM	UMS		MA	XIMUMS]			
	Section 17.	USE	REGULAT	Required Review Process	Lot Size	(Se	IIRED Y e Ch. 1		Coverage	Height of Structure	andscape Category See Ch. 95)	Chater.	Required Parking Spaces	Special Regulations
, '	0)		ightharpoonup			Front	Side	Rear	Ė		J . W	Sign (See	(See Ch. 105)	(See also General Regulations)
	020	Church		1.	As estab- ilshed on the Zon- ing Map. See Special Regula- tion 2.		20' on each side	20'	70%	30' above average building elevation.	oce Ch	в 55 upt	1 for every 4 people based on maximum occupancy load of worship. See Special Reg. 4.	 The required review process is as follows: 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 location, land uses within the Master Plan area, parking location, buffering, and landscaping. Minimum lot size per dweiling unit is as follows: In RSX 35 zones, the minimum lot size is 35,000 square feet. In RSX 7.2 zones, the minimum lot size is 7,200 square feet. The property must be served by a collector or arterial street. No parking is required for day-care or school ancillary to the use.

						DIRE	CTION	S: FIRST, r	ead dov	n to fi	nd useTHEN,	across for REGULATIONS
무	SNOI			MINIM	JMS		МА	XIMUMS			l	·
Section 17.10	REGULATIONS	Required Review Process	Lot Size	REQUI	RED V		Coverage	Height of Structure	andscape Category See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
σ,	\Rightarrow			Front	Side	Rear	Lot		بو د	S S	(See Ch. 105)	(See also General Regulations)
.030	School or Day-Care Center	See Special Regulation 1.		If this use modate dents or 20° 20° 20° 20° 20° 20° 20° 20° 20° 20°	50 or m children 50' on each side e can a 13 to 45 children 20' on each side	ore stu- r, then: 50' ccom- stu- r, then:	70%	30' above average building elevation.		See Spec. Reg. 9.		 The required review process is as follows: If the subject property, including all contiguous property owned by applicant and held by others for future use by the applicant, is let than five acces, the required review process is Process IIA, Chap 150 KZC. If the subject property, including all contiguous property owned by applicant and held by others for future use by the applicant, is five more acces, a Master Plan, approved through Process III, Chap 155 KZC, is required. The Master Plan must show building place ment, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and land scaping. Minimum lot size per dwelling unit is as follows:



							U-385Z
PIRECTIONS: FIRST read down to find use "THEN across for REGUL ATIONS		Special Regulations	(See also General Regulations)	1. Minimum tot size per dwelling unit is as follows: a. In RSX 35 zones, the minimum lot size is 35,000 square feet. b. In RSX 7.2 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. 2. On corner lots, only one front yard must be a minimum of 20 feet. All other front yards shall be regulated as a side yard (minimum five-foot yard). The applicant may select which front yard shall meet the 20-foot requirement. 3. Family day-care provider must be licensed by the state to operate a family child day-care home. 4. A safe passenger loading area as certified by the state office of child care policy licensor shall be provided. 5. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).	 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. Equipment storage facilities. A restaurant. 	 Site design must minimize adverse impacts on surrounding residential neighborhoods. 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 acces, 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 Masier Plan, approved through Process III, Chapter ATSTKZC, 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. 3. Landscape Calegory 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.
ind use THEN		Required Parking Spares	<u>Ø</u>	2.0 per dwelling	Seв К2С 105.25.		ess IIB, oter 152
n to f			gi2 98)	∢	<u></u>		2 to
and dow		andscape Sategory ee Ch. 95)		·		A	See C Spec. Reg. 3.
SEBST	KIMUMS	Height of		30' above average bullding elevation.		25' above average building	elevation.
NOIT	MAX	Coverage	דייו כ	% 00		70%	
DIREC		REQUIRED YARDS (See Ch. 115)	Rear	10.	50.	20.	<u>0</u>
	JMS	GUIRED YAR (See Ch. 115)	Side	See See Spec. Reg. 2.	50' on each side	20' on each side	10' on each side
	MINIMOMS	REQU (Se	Froni	20.	50,	20.	1
		Lot Size		As estab- lished on the Zon- trig Map. See Special Regula- tion 1.	1 acre	None	
		Required Review Process		None	Process IIA, Chapter 150 KZC.	See Special Reg- ulation 2.	
	SNO	CS SS PEGULATIO	û	Family Day-Care Home	Golf Course	Public Utility	Government Facility Community, Facility
	0	f.Yf noltoe	S	050	090.	070.	080



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12	No			MINIMUM	S .	N	IAXIMUMS				
Section 60.12	A BEGULATIONS	Required Review Process	Lot Size	REQUIRI (See C	D YARD h. 115)	Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
σ	\Rightarrow			Front S	de Rea		0) - Ø	S S	(See Ch. 105)	(See also General Regulations)
.010	Private College and Related Facilities	Il development is consistent with the master plan adopted in R-4203, then none. Otherwise, must amend the master plan using Process lift. Chapter 155-KZG.		·	·		owed in Special R	egulation	s.		 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. In addition to the site plan referenced above, the adopted master plan includes the following special regulations: Future development permits shall be reviewed by the Planning Director to ensure consistency with the master plan. The applicant shalf 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. 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 stopes 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. 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. A 15-foot-wide landscape buffer planted pursuant

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DIRECTIONS: FIRST, tread down to find useTHEN, across for REGULATIONS	MINIMUMS MAXIMUMS	REQUIRED YARDS 99 CO CON 115) CON	Si uciule (106) (See Ch. 105) (See Ch. 105)	art 10 acres As established in the 80% 30' above C B See KZC 1. All structures and practice and play facilities must be setback from a master plan or as average building 105.25. exterior property lines at least 50 feet. Parking lots must be setback from allowed under Special elevation. Remitation 1 Charles 65 and 105.75.	See Special See See Sec. Reg. 2. Recutations 2 Sec. Spec. 7	and 3. (Reg. 4. Reg. 5.	<u>4</u> .⊓.	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 nedestal since at entrances to the college to the parking areas in the		9. No public exhibitions or games shall be permitted.		12. Only one protessional sport organization may occupy and use the facility in any consecutive. 12-month period.	8,500 sq. 20' 5', but 10' 50% 25' above aver- E A 2.0 per unit. 1. Not more than one dwelling unit may be on each lot regardless of lot	yards vation.	must and other accessory uses, and activities associated with this use.	least 157.
	MINIM	Lot Size	Fron	10 acres						•		 		<u> </u>			
5		USE S Required C Review Process	企	Professional Foot- None, if part ball, Baseball, or of approved Soccer Practice or master plan plant Expility	-	Process II Process III.	Chapled KZC.							.030 Detached None 8			
	15	.09 noltoe	S	.020		-	·					 		.030			

Section 60.17



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12	NO		,	MINIM	UMS		M	IAXIMUMS				
Section 60.17	SEGULATIONS	Required Review Process	Lot Size	150	URED Y	/ARDS 115)	Coverage	Height of	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
	\Rightarrow	ШB		Front		Rear	į					(See also General Regulations)
.020	Mini-School or Mini-Day-Care (7-12 attendees) or Day-Care Home (6 or less attendees)	Process III, Chapter 156- KZC. 152 None	35,000 sq. fl.	See Spilion 2.	5', but 2 side yards must equal at least 15'. ecial Re	10'	60%	25' above average building elevation. See Special Regulation 4.	D	В		 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: 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 fane of SR 520 and ends at the high waterline of Lake Washington in the zone, excluding the canal. May locate on the subject property it: 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 tence 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 abuting 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).





F			-	,		DIR	ECTIO	NS: FIRST, read	down	to find	useTHEN, at	cross for REGULATIONS
22	ONO			MINIM	UMS		N	IAXIMUMS				
Section 60.22	REGULATIONS	Required Review Process	Lot Size	10	IRED 'ee Ch.	YARDS 115)	Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Speciał Regulations
US.	\Rightarrow	IB_{1}		Front	Side	Rear	Lot	Siructure	7 - ®	Sig.	(See Ch. 105)	(See also General Regulations)
.070	Mini-School or Mini-Day-Care	Chapter 155 KZC. 153	Must be part of a development with a site area of at least 15 acres with 3,600 sq. II. per unit.		5', but 2 side yards must equal at least 15'.	10'	70%	30' above average building elevation. See General Regulations.	E	В	See KZC 105.25,	 A six-loot high fence is required along the properly 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 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).
.080	Home	None $I\!\!I^B_j$	5,000 sq. I'. per unit		5', but 2 side yards must equal at least 15'.			30' above aver- age building ele- vation.		A		 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. 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).
90	Convalescent Center or Nursing Home	Chapter 155 KZC. / 153	Must be part of a develop-ment with a site area of at least 15 acres. See Special Regulation 1.		10' on each side			30' above aver- age building ele- vation. See General Regulations.	C	В	i for each bed	The minimum lot size for this use is 7,200 square leet if the subject property has frontage on Lake Washington Boulevard.

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



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



					-	DIREC	TION	S::FIRST, re	ead dow	n to f	ind useTHEN,	across for REGULATIONS
12	ONS.			MII	VIMUMS	,	MA	XIMUMS				
Section 60.77	A BEGULATIONS	Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1		Coverage	Height of	Landscape Category (See Ch. 95)	8 5	Required Parking Spaces	Special Regulations
S	⇒		8	Front	Side	Rear	100	Olideldie	200	Sign (See	(See Ch. 105)	(See also General Regulations)
.010	Delached Dwelling Unit		sq. ft. per unit	See	5', but 2 side yards must equal at least 15'.	10'		25' above average building elevalion.	E	A	2.0 per unit.	 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		See Spec. Reg. 2.	7,200 sq ft.		20' on each side	20′	70%		С		I for every 4 peo- ple based on max- imum occupancy load of any area of worship. See Spec, Reg. 3.	a. If the subject property, including all contiguous property owned by the

Process IIB, / Chapter 152

CHART USE ZONE

DIRECTIONS: FIRST, read down to find use THEN, across for REGULATIONS		Special Regulations	(See also General Regulations)	 May focate on the subject property only it: It will serve the immediate neighborhood in which it is tocated; It will not be detrimental to the character of the neighborhood in which 	it is located, or c. The properties a collector or arterial street. 2. A six-locative hance is remained only along the property lines adjacent to		Shortweet places mysters of resource places. Shortweet places must be selback from all property lines as follows: A. 20 feet if this use can accommodate 50 or more students or children.	 b. 10 teet if this use can accommodate 13 to 49 students or children. c. Otherwise, five feet. 	 An on-site passenger loading area must be provided. The City shall deter- mine the appropriate size of the loading areas on a case-by-case basis, depending on the rumber of allendeds and the extent of the ebuiling. 	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.	. –	 These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 	 The required raviaw 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 live acres, the required review process is Process 1IA, Chapter 150	6. If the subject property, including all contiguous property owned by the	applicant and retor of orders to how o use by the applicant, is used more acres, a Master Plan, approved through Present in the Arapter 155 KZC is required the Master Plan mist show hildring hardenest.	building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering and landscaping.	Car - Le Carrier agres avenues de la Carrier
find useTHEN, (Required Parking Spaces	Š	See KZC 105.25.			,												
wn to		n Category	es) 6(s	See Spec.	10.							_							_
ad do		andscape Category ee Ch. 95)) - -	٥			•												
IONS: FIRST, re	MAXIMUMS	Coverage Reight of		70% 25' above average building	erevallon.														
JIRECT		S	Rear		50,	date dren,	Zo,		-0,			 .							4
7	40	REQUIRED YARDS (See Ch. 115)		sommo ants ar c		commo s or chilt		<u> </u>		ual 15'.									
	MINIMUMS	QUIRED YARI (See Ch. 115)	Side	e can a xe slud m:	50' on each side	e can a	20' on	each side	5', but 2 side yards	must equal at least 15'									
	MIN	REC	Front	If this use can accommodate 50 or more students or chil- dien, then:	20,	If this use can accommodate 13 to 49 students or children.	20,	ea Offierwise	20,										
ŧ		Lot Size		7,200 sq. ft.									· . <u>-</u> · .						
2,11		Required Review Process		See Spec. 7 Reg. 9. s		-													-
g	ION	Ä ⊏ TAJUÐ∃R	Û	School or Day- Care Center		-													
	<i>LL</i> :	.08 noitae	9 _	030															
		,																	

Process ITB, Chapter 153

Rirkland Zoning Code
421



S: FIRST, read down to find useTHEN, across for REGULATIONS		Special Regulations	(See also General Regulations)	 May locate on the subject property only it: 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-loot high tence 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. 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 abuilting right-of-way improve-	ments. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 7. May include accessory tiving facilities for staff species.	 The required review process is as follows: 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 note acres, a Master Plan, approved through Process III, Chapter 155 KZC, is required. The Master Plan must show building placement, in building dimensions, roadways, using 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.
ind useTHEN,		Required Parking Spaces	S)	See KZC 105.25.				·	
vn to 1	/	n Category ee Ch. 100)		B Spec. Hed	6			æ	
ad do)		andscape Category ee Ch. 95)	S)) 7	w				∢	See Spec. Rag. 2.
S. FIRST, TE	MAXIMUMS	Height of		25' above average building				.'	
DIRECTION	MA	Coverage	γοί (%09				20%	
DIREC		ARDS 15)	Rear	10,				 20,	.01
B	MINIMUMS	REQUIRED YARDS (See Ch. 115)	Side	5', but 2 side yards must equal at least 15'				20' on each side	10' on each side
	MIN	RE	Front	20′			-	-	
		Lot Size		3,600 sq. ft.				None	
		Required Review Process		None				خ نا ا	allon 1.
S	BNOI	S. □> TAJUĐ∃R	仓	.040 Mini-school or mini-day-care (7-12 attendees) or Day-Care	Home (6 or less attendees)			Public Utility	.060 Government Facility or Community Facility
	LL.	ection 60.	S	040				 .050	090

Process IB, Chapter 152



	(0)					DIRECTI	ONS:	FIRST, read	down	to find	l useTHEN, ac	ross for REGULATIONS
132	ATIONS			MIN	IIMUMS		MA	XIMUMS		,		
Section 60.132	REGULAT	Required Review Process	Lot Size		QUIRED YA (See Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
Š	\Rightarrow			Front	Side	Rear	Ę	Carlo roma to conspict of determinal and	່າວຄ	Sig (Se	(See Ch. 105)	(See also General Regulations)
.010	Detached Dwelling Unit	None	8,500 sq. ft.	20′	5', but 2 side yerds must equal at least 15'.	10′		25' above average building elevation,	E	Α	2.0 per unit.	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.
.020	Detached Dwelling Units	Chapter	ft. per									Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this
.030	Atlached Dwelling Units	153	unit.								1.7 per unit.	use.
	See Special Regu-	152 KZĆ.	Must be part of a development that encompasses the entire zone. See Special Regulation 1 for the maximum amount of office space allowed.				60%		С			 This use must be part of a primarity 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 lootage of the dwelling units proposed equals the amount of square lootage 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. May not include offices providing veterinary, medical, dental, or other health-related services. Hours of operation may be limited to reduce impact on residential areas. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: The ancillary assembled or manufactured goods are subordinate to and dependent on this use. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.



	UNDIADIRE GOVERNO INCLISEITEN, GEOSS COTA COLLA INCLISTA		Special Reculations	(See also General Regulations)	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 paper products from pre-prepared material, manufacturing of paper products from pre-prepared material, amenufacturing of paselic products from pre-prepared material, annutations, manufacturing of paselic products from pre-prepared material, annutations and other compatible uses if approved within the Master Plan as a permitted. 2. This use requires an approved Master Plan. Approval of the Master Plan shall permitted. 3. This use requires an approved Master Plan, parking location, building placement, building dimensions, roadways, utility locations, land uses within the Master Plan approved incough Process I, Chapter 145 KZC; the Master Plan approved firough Process I, Chapter 145 KZC; except deviations for increased height or gross floor area which must be approved firough Process I, chapter 145 KZC; except deviations for increased height or gross floor area which must be approved firough Process I, chapter 145 KZC; except deviations for increased height or gross floor area which must be approved firough Process II, chapter 145 KZC; except deviations for increased height or gross floor area which must be compatible in height and placement with adjacent low density residential use s. Development of the subject property. 5. Development must be compatible in height and placement with adjacent designed to minimize view obstruction of the building design, site plan or landscaping area. 7. Primary access shall be to NE 124th Street and at only one point. Secondary access points only NE 124th Street and at only one point. Secondary access points only NE should be utilized if evallable in the case that secondary access to 120th Avenue NE is on tavailable at the time of adjacent residential uses to ad in determining the appropriateness of this access point. 8. A 50-
	nto unatuseI man, a	A	n Category e Ch. 100) Required Parking Spaces	ற் <u>ஞ்</u> (See Ch. 105)	As established in the Master Plan. See Special Regulation 2. Lhupter 153 Lhupter 153 Lhupter 153
	7.00 OF		andscape Sategory ee Ch. 95)) [See Spe See Spe L
	S. FINS I. re	MAXIMUMS	Overage Height of		If adjoining a low density zone, then see Spec. Reg Otherwise, the kower of 6 stories or 60 ft. See Spec. Reg. 5.
TOTAL PARTIES	5 5	≥			%08
Ē	anile:		ARDS 15)	Rear	50,
		MINIMUMS	REQUIRED YARDS (See Ch. 115)	Side	20′ See Spec. Heg. 4.
		S	E	Front	.06
			Lot Size		255 acres
			Required Review Process	,	Must be an approved Master Plan. See Special Regulation 2.
	SI	NOI.	Z TEGULAT	①	Business Park See Spedal Regulation 1.
		742	.09 noitoe	es	010

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



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

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157		<u>N</u> O			MINIM	/UMS			MAXIMUMS				
Section 60.157	Û. Use	REGULATIONS	Required Review Process	Lot Size	(Se	JIRED e Ch. '	115)	Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	G g	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Hospital		ment Is consistent with a Master Plan adopted using Process III, Chapter 156 KZC, then none.			20' on each side	20'		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.			t per each 1,000 sq. ft. of gross floor area.	 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: 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.
.030	Public Uti Governm Facility of Communi Facility	ent	Process IIA, Chapter 150 KZC.	130		10' on each side	10′		30' above average building elevation.	A C See Spec. Reg. 2.	В	See KZC 105.25.	1. Refer to Chapter 1 KZC to determine what other provisions of this Code may apply to the subject property. 2. Landscape Calegory 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.



	FIRST, read down to find useTHEN, across for REGULATIONS		Cooriel Decidations	See also General Regulations)	 No structures, other than moorage structures or public access piers, may be walerward 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 entite waterfront of the subject property within the high waterline yard. Access to the waterfront of the subject property and be reached from adjoining property. In addition, the City may require that part or all of the high waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterfront of the subject property are access and public use areas. The required 20-foot front yard may be reduced one foot for each obe foot of this yard that is developed as a public use area it: A Within 30 feet of the front property line, each portion of a structure high. Substantially, the entire width of this yard, from north to south property lines, is developed as a public use area; 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 property lines, and The design of the site must be compatible with the scentin return of a detached dwelling unit, site design, building design and landscaping mark mitigate the impacts of that isolation. The design of the site must be compatible with the scentin and landscaping must mitigate the impacts of that isolation. Subsequent division of an approved Master Plan into smaller for the Remailed provided that the required minimum acceage is must be remained.
	THEN, acros			Spaces (See Ch. 105)	See KZC 105.25.
	nse.	,	саtедогу е Сћ. 100)	1gi2 92)	<u>ω</u>
	ı to find		ndscape stegory ee Ch. 95)	95) C 81	U .
	ī, read dowı	MAXIMUMS		Structure	average average building elevation. See Spe- cial Regu- lation 4.
ŀ	FIRS	2	overage	Lot C	%08 -1
l	DIRECTIONS:		a	High Waler Line	The greater of: a. 15' or b. 15% of the average parcel depth. ny yard, set.
	DIREC	IMS	REQUIRED YARD (See Ch. 115)	South Property Line	See greater of: greater Spec. a. 15° or a. 15° or a. 15° or b. 15% of the average par age par cel depth. cel depth. cel depth. other than those listed, is 5 feet.
		MINIMUMS	REQU (See	North Property Line	The greater of a. 15' or b. 15% of the average parcel depth. Inimum din han those in the average parcel depth.
				Front	Spec. Spec. 3. 3. 3. The mother t
			Lot Size		3 acces See Spe- clal Reg- ulation 6.
`			Required Review Process		¥1.0 2 3
	18	1017	EGULA:	☆	Professional Football, Baseball, or Soccer Prac- tice or Play Facility Proce Chup
		27	r.09 noito	əs	090

Section 60.172



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72		ē				MINIMU	MS		MA	XIMUMS				
section 60.172	USE	REGULATIONS	Required Review Process	Lot Size			RED YARI Ch. 115)	D	Соvегаде	Height of	Landscape Category (See Ch. 95)	n Category te Ch. 100)	Required Parking	Special Regulations
' 5		\Rightarrow				North Property Line	Line	High Water Line	Lot	Structure	S, C, S,	Sign (See	Spaces (See Ch. 105)	(See also General Regulations)
.07	Stack Dwell Units Resta or Tav and C Moora Facili	con- g: hed or ed ling ; and surant vern; Seneral age ly Special lation 1 her elso ed.	cial Regula- tion 2.	5 acres with no tess than 3,100 sq. ft. per dwelling unit. See also Special Regulations 3 and 14.	See Sp	oedal Regu	lation 7.			P	roce	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 II; 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 oll sales or boats it: 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 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 moorage slips; the maximum and minimum number in maximum rare to be developed with nonresidential uses; the maximum rare to be developed with nonresidential uses; the maximum rare to be developed with nonresidential uses; the maximum rare to be developed with nonresidential uses; the maximum rare 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

CHART ZONE USE



	,		-			<u> </u>
	FIRST, read down to find useTHEN, across for REGULATIONS			Special regulations (See also General Regulations)	the appropriate review process for the Final Master Plan. The City may determine that the Final Master Plan be reviewed using Process ItA, 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 straig Excess III, Chapter 156 KZC. b. Thall be reviewed using Excess III, Chapter 156 KZC. b. The second stage will result in approvat of a final Master Plan using Process III, Chapter 150 KZC, or process III, Chapter 150 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. 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 proposed) x the average is computed using the following formula: (The maximum amount of allowable floor area for nonrestdential use is computed using the following formula: (The maximum number of dwelling units amount of square foolage of the dwelling units amount of square foolage 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 of adjacent to Lake Washington Boulevard.	
	THEN, across			Spaces (See Ch. 105)	#B, ## ## ## ## ## ## ## ## ## ## ## ## ##	
	nse.	,	r Category e Ch. 100)	ıgi2 92)	hapt ss	
	flnd		ndscape stegory e Ch. 95)	9S) O	35 35	
	wn to	_			2 2	
	ad do	MAXIMUMS	Height of	Structure		
	T, re	AXII		-		
ı		~	overage	O 107		
	DIRECTIONS: I		۵	High Water Line		
	DIREC	MS	REQUIRED YARD (See Ch. 115)	South Property Line		
		MINIMUMS	REQUII	North Property Line		
	•	Σ	_			
			g _i	Front		
	1.		Lot Size			
	1 . 7		Required Review Process			
	SN	ОІТ	REGULA □ S		Development containing: Attached or Stacked Owelling Owelling Horiaumit or Tavern; and General Moorage Facility (Continued)	I
		172	.00 noito	əs	0.000	

S. FIRST, read down to find use THEN, across for REGULATIONS		Special Regulations	(See also General Regulations)	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.	 Must be developed in conjunction with property in Planned Area 15A. 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 shall consist of at least the following: A site plan which diagrammatically shows the general focation, shape and use of the major features of development. A written description of the planned development which discusses the alements of the site plan and indicates the maximum number of dwelling units and their probable size; the maximum number of developed with nonresidential uses; the maximum size of moorage facilities and the maximum number of noorage slips; the maximum and minimum thumber of parking stalls; and the schedule of phasing for the linal Master Plan. The majority of the public use and access areas and off-site right-of-way improvements shall be included in the finitial phases of the final Master Plan. The City shall determine the appropriate review process for the Final Master Plan shows the placement, approximate dimensions and uses of all structures, vehicular and pedestrian facilities, open space and other features of development. 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 From years III, Chapter 155 KZC. REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE
nd useTHEN, e		Required Parking Spaces	S)	2.0 per dwelling unit.	1.7 per unit. 1.8 # 1.8 per 1.
to file	Á	n Category se Ch. 100)		<	19 Jupi
ad dowr		andscape Category ee Ch. 95)	S))]	ш	the the
: FIRST, re	MAXIMUMS	Height of		25' above average bullding elevation.	Sae Spe- cial Regu- lation 8.
TON S	Ž	Coverage	רסו (20%	20%
DIRECTION		ARDS 15)	Rear	10,	ion 8.
	MINIMUMS	REQUIRED YARDS (See Ch. 115)	Side	5', but 2 side yards must equal at least 15',	See Special Regulation 8
	Z	88	Front	20,	dS ea S
		Lot Size		12,500 sq. ft. per dwell- ing unit	5 acres, with no less than than 5,200 sq. ft. See Special Regulations 3 and 9.
		Required Review Process		None	See Special Regulation 2.
S	ION	REGULAT	Û	Detached Dwelling Unit	Attached or Stacked Dwelling Units
	<u> </u>	.09 noitoe	s	010	

2. Part of the unit allowed from the subject property in Planned Area 153. The maxim the subject property in Planned Area 154. The maxim the subject property in Planned Area 154. The subject in the Houghton Structure of the Access points must be windered as and right-of-way real to further reduce traffic impact 155. Destruction of Area 154. Destruction of Area 155. De	2. b. The second stage will result for Shacked 2. b. The second stage will result for Shacked 2. b. The second stage will result for Shacked 2. b. The second stage will result for Shacked for the Preliminary Mastler 150 results for the stage of the Preliminary Mastler Plan. Eachedule for obtaining but the Preliminary Mastler Plan. Eachedule for obtaining but the second stage will result for the second stage will resul	Front Side Rear 5 Structure 50 Structure 50 Spaces 50 (See Ch. 105)	REQUIRED YARDS go as (See Ch. 115)	MINIMUMS
	\ b	Special Regulations (See also General Regulations)		

CHART ZONE USE

Section 60.182

					of, regard- percent of thather and before a thing the try select that select that select the seather that the the send pad- the select the selec
	FICNS: FIRST read down (o'ind use. THEN seroseror REQUIATIONS		Snecial Pentistiens	(Sec also General Regulations)	 For this use, not more than one dwelling unit may be on each lot, regard leass of the stab of the lot. For Area Retto (F.A.R.) allowed for the subject property is 20 percent of lot size. Foo Area Retto (F.A.R.) allowed for the subject property is 20 percent of lot size. Foo KZC 115.42, Foor Area Ratio (F.A.R.) Calculation for Detached Dwelling Units in Low Density Residentied Zones, for additional information. Foo GIZE 115.42, Foor Area Ratio (F.A.R.) Calculation for Detached Dwelling Units in Low Density Residentied Zones, for additional information from the foot yards for the two adjoining proparities fronting Be some breat to the front yards for the two adjoining proparities fronting Be some breat to the foot yard be reduced. The applicant may select within front yards for the two more than two houses. Fleekberidid lots must contain no more than two houses. Heakberidid lots must contain an informum area of 10,000 permeathe square feet, which stall contain a minimum area of 10,000 permeathe contains an explained for the grade density and contain at least the major of the stable feet of the major may be placed density and for saying the square that it is outdoor manue plan may be placed density and of the saying about the saying about the saying about the saying about the property and contain at least the major and the saying property is all the major of the Massier Plan. In no case shall the minimum lot size almoyed and the property. The lacking major of the Massier Plan is the property. The lacking major of the Massier Plan is the property. The lacking major of the Massier Plan is all meet required on the profession access trait and appropriate public sons as stablished for the use fissing in this zone entitled Commercial consistence of the Massier Plan. A coordinal organisal contraction between M.E. Goth Street and the Bride Plan. A coordinal organisal saying son and perdestrian cicculation system for the bride Sile Plan.
	id use. THEN.		Required Parking Speres	(See Ch. 105)	था।.
	u . o		л Сабевогу 1001 .dЭ ве	s) Bis	۲
	Axcp p		endscape Category ee Ch. 95)	\$)) 	ш
	FIRST. rea	MAXIMURS	Height of Sinclure		areraye Inziding elevntion.
	ICMS	WE	Lot Coverage		503
	DIFECT		HDS 5)	Rear	<u>.</u>
		MINIMANIMS	hedvired yards (See Ch. 115)	Side	S, but 2 side yards must equal al local 15'.
:	, i.e.	BV4	HE	Front	200 B. Brico. 3.
			Lat		SE,000 ar. B. ar. B. ar. B. ar. B. ar. B. ar. B. b. B. Special Hegula A. A. A. A. A. A. A. A. A. A
L			Required Review Process		II lot size is less than 35,000 sq. ft. then ft. then ft. then ft. then the size is less than the size is less
	#####################################			仓	Proceeding that the state of th
		281	ocion 60.	98	0
.,	ie.		865.0%		LHEART SALTANIHER LIHER C. TARRES C.

Zone USE

USE ZONE CHART

Required REQUIRED YARDS Size Front Side Rear Side Side	12. No vehicular connection turough this subarea to NE 90th Street is permitade. 13. Adjacent to 1-405, on-site improvements, such as berms, landscaping, acoustic walls, and/or other improvements for minimize visual and noise impacts should be included in site design. 13. Viewpoints and interpretive information around streams and wetlands should be provided where possible. These features shall be permitted only where protection of natural teatures can be reasonably assured. 10. Lands upland of the ordinary high waterline only may be included in the calculation of iof a mea. 11. The parking area shall also include a designated location and facilities to serve on-sile residents as they wash or otherwise service their prevent surface water contaminants, such as detergents, oils and debris, from entering the lake or wetlands.	See Special 7,200 20′ 20′ on each 20′ 70% 30′ above C B 1 for every 4 peor 1. The required review process is as follows: Regulation sq. ft. side building 1.0ad of any area of elevation. Belastion and held by chers for future use by the applicant, is less than 1.0ad of any area of applicant and held by chers for future use by the applicant, is less than 1.0ad of any area of applicant, and held by chers for future use by the applicant, is less than 1.0ad of any area of applicant and held by chers for future use by the applicant, is feve or more acres, the required review process is Process IIA, Chapter 150 (AZC. claf Regulation 3. If the subject property, including all configuous property owned by the applicant, is feve or more acres, a Master Plan, approved through the Master Plan area, patking tocations, land uses within the Master Plan area, patking tocations, buffering and landscaping. 2. The property must be served by a collector or arterial street. 3. No parking is required review process is sollows: a. If the subject property, including all contiguous property owned by the applicant, is feve or more acres, a Master Plan area, patking tocations, land uses within the Master Plan area, patking tocations, buffering and landscaping. 2. The property must be served by a collector or arterial street. 3. No parking is required review process is a fedule or day-care or school ancillary to the use.
Required Review Process	ss.	See Special Regulation 1
Section 60.187	.020 Attached or Stacked Dwelling Units (Continued)	.030 Church

Process ID, Chupter 152 -

Special Regulations Special Regulations Special Regulations Special Regulations (See also General Regulations) KZC 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 mote across, a Master Plan, approved through Process IIA, Chapter 150 First, a spring dimensions, roadways, utility focations, land uses within the Master Plan area, parking location, building and landscaping. 2. May locate on the subject property only if: a. 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 adjecent to the outside play areas. 4. Hours of operation and maximum number of attendees at one lime may be limited to reduce impacts on nearty residential uses. 5. Structured play areas must be selback from all property has as tollows: 6. Otherwise, five feet. 6. An on-site passenger loading area must be provided. The City shall deferment the the appropriate size of the loading area on a case-by-case basis, depending on the rumber of attendees and the extent of the abutting right. 6. Otherwise, five feet. 8. An on-side passenger or accommodate 350 or more students or children. 9. Otherwise, five feet. 10 feet if this use can accommodate 350 or more students or children. 10 feet if this use can accommodate and the extent of the abutting right-of-way improvements. Carpooling, staggered loading unear or a case-by-case basis, depending on the rumber of stlendees and the extent of the abutting right-of-way improvements or other means may be required to reduce trail.
~ N 6 4 15 16
5 00 00 000 00 00 00 00 00 00 00 00 00 0
depending on the number of attender of-way improvements. Carpooling, sight-of-way improvements or other in the incompacts on any nearby residential
right of way improvements or other n fic impacts on any nearby residentia
The second secon
7. The location of parking and passenger loading areas shall be designed to
 I hese uses are subject to the requirements established by the Department of Social and Heatth Services (WAC Title 388).
10. No vehicular connection through this subarea to NE 90th Street is permit-

					R 7	P	DIREC	CTION	S: FIRST, re	ad dov	vn to f	Ind useTHEN,	across for REGÜLATIONS
187		Š			MINIMUMS				MAXIMUMS				
Section 60.187	Û.	REGULATIONS	Required Review Process	Lot Size	RE	QUIRED YA (See Ch. 11		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
S		⇒			Front	Side	Rear	Į j		J 6	S. S.	(See Ch. 105)	(See also General Regulations)
!	Public U Governm Facility o Commus Facility	ent	See Spe- cial Regula- tion 1.	None	20'	20' on each side 10' on each side	10′	70%	1	C See Spec. Reg. 2.	в \$\$ apt	IIB, (The required review process is as follows: 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. No vehicular connection through this subarea to NE 90th Street is permitted.
.120	Public Pi		See Special Regulations 1 and 2.		Will be	determined on	a case-b	y-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 nightlime 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.

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 <u>User Guide</u>

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 <u>Designation – Who May Apply</u>

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 <u>Designation - Criteria</u>

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

- 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

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 <u>Effect – General</u>

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 feview and decide upon the proposed use or activity using Process III, described in Chapter 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

- 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.
- 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.

75.05

User Guide

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

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.

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

b. Either:

- 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
 - 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
 - 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;
 - 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
 - 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.
- 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
- 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. <u>General</u> 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
 - 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.
- Review Procedure The City will review and decide upon any proposal to modify the provisions of this code for an historic landmark using Process III, 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.
- 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:
 - 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.
 - State Street between N.E. 68th Street and 2nd Avenue South.
 - Lake Washington Blvd, and Lake Street South between Northup Way and Third Avenue South; or
- 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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Σ	.040 M.	(2 C C)		ection 15.	10
Center	Mini-School or Minl-Day-Care	School or School or School or Care Center (continued)	♦	REGULAT	IONS
165 K.Z.C.	Process I, Chapter			Required Review Process	
Ing Map. See Special Regula- tion 1.	As estab- lished on			Lot Size	
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must equal at least 15'.	5' but 2 side		Side	REQUIRED YARDS (See Ch. 115)	SWI
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elevation.	25' above average			Height of Structure	MAXIMUMS
	т		L	andscape Category See Ch. 95)	
B. B	See B		Sig	n Category ee Ch. 100)	
4	See KZC 105.25.		See Ch. 105)	Required	
 D. In HS 12.5 zones, the minimum lot size is 8,500 square teet. d. 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 7,200 square feet. e. In RS 5.0 zones, the minimum lot size is 5,000 square feet. e. In RS 5.0 zones, the minimum lot size is 5,000 square feet. e. In RS 5.0 zones, the minimum lot size is 5,000 square feet. e. 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. b. Site design must minimize adverse impacts on surrounding residential neighborhoods. d. Asix-toot high fence is required along the property lines adjacent to the cutside play areas as terminated and minimize adverse impacts on surrounding residential uses. d. Hours of operation and maximum number of attendees may be limited by the City to reduce impacts on nearby residential uses. f. Structured play areas must be setback from all property lines by five feet. f. 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. f. The location of parking and passenger loading areas shall be designated to reduce limpacts on nearby residential uses. g. May include accessory fiving facilities for staff persons. g. May include accessory fiving facilities for staff persons. g. The sea subject to the requirements established by the Department of Social and Health Services (MAC Title 388). 	1. Minimum lot size is as follows: a. In RS 35 zones, the minimum lot size is 35,000 square feet.	b. If the subject property, including all configuous properly 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. 11. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).			MAXIMUMS



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Section 15.10	m m megulations	Required Review Process	Lot Size	REQUIRED YAR (See Ch. 115)			Coverage	Height of	Landscape Category (See Ch. 95)	n Category e Ch. 100)	Required Parking	
Š				Front	Side	Rear	Lot C		Le C Si	ees) ubis	Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
4	Family Bay Gare Home-	Nene	As established on the Zon- ing Maps Gee - Special Regula- tion 1:	-20'-	5' but 2- side yards must equal at least 45's	-18'-	50%	25' above average building elevation.	111	-A-	2.0 per dwell ing unik	1. Minimum lot size per dwelling unit is as follows: a. In RC 35 zones, the minimum lot size is 35,000 square feet- b. In RC 12.5 zones, the minimum lot size is 12,500 square feet. c. In RC 8.5 zones, the minimum lot size is 9,500 square feet. d. In RC 5.0 zones, the minimum lot size is 7,200 square feet. e. In RC 5.0 zones, the minimum lot size is 5,000 square feet. E. Family day core previder must be licenced by the state to operate a family child day- care home. 3. A cafe paccanger leading area as certified by the state effice of child care policy licensor shall be provided. 1. Those uses are subject to the requirements established by the Department of Secial- and Health Services (WAC Title 888).
.060	Golf Course	Process IIA, Chap- ter 150 KZC.	1 acre	50′	50' on each side	50′				В	See KZC 105.25.	1. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. May not include miniature golf. 3. The following accessory uses are specifically permitted as part of this use. a. Equipment storage facilities. b. Retall sales and rental of golf equipment and accessories. c. A restaurant.
. —	,	See Special Regula- tion 2.	None	20'	20' on each slde 10' on each side	10'	70%		C See Spec. Reg. 3.			1. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. 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 live 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 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 land scaping. 3. Landscape Category A or B may be required depending on the type of use on the subject property and the Impacts associated with the use on the nearby uses.

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ZONE CHART



					V-3032
FIRST, read down to find useTHEN, across for REGULATIONS		Special Regulations	(See also General Regulations)	 Asix-toot 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 tines as follows: 20 feet if this use can accommodate 50 or more students or chillows: 10 feet if this use can accommodate 13 to 49 students or chillofren. 10 feet if this use can accommodate 13 to 49 students or chillofren. 10 feet if this use can accommodate 13 to 49 students or chillofren. 10 feet if this use can accommodate 13 to 49 students or chillofren. 11 feet if this use can accommodate 13 to 49 students or chillofren. 12 feet if this use can accommodate 13 to 49 students or chillofren. 13 An on-site passenger loading area on a case-by-case basis, depending on the number of attendees and the extent of the abutiling 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. 14 May include accessory living and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 15 These uses are subject to the requirements established by the Dapartment of Social and Health Services (WAC Title 388). 	 A six-loot high fence is required along the property lines adjacent to the outside play areas for mini-echaele and mini-day-eare earliers-early. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. Structured play areas must be selback from all property lines by live feet. An on-site passenger loading area may be required depending on the number of attendess and the extant of the abutting righti-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).
useTHEN,acı		Required Parking Spaces	(See Ch. 105)	105.25.	
flnd		an Category ee Ch. 100)		Ф	
down.to		andscape Category See Ch. 95)	s)	Δ .	ш
	MAXIMUMS	Height of		if adjoining a low density zone other than RSX, then 25' above average building above average building above average building elevation.	
CTION	M	Coverage	רסנ (70%	
DIRECTIONS		/ARDS 115)	Rear	ore stu- n, then: 50' ccom- 1 stu- 1, then: 20'	10,
	OMS	REQUIRED YARDS (See Ch. 115)	Side	oorm alidree ch e to 49 to 40 to 40	57 but 2 side yards must equal at least 15.
	MINIMOMS	REQU (Se	Front	1) this use of dents or check the solution of	50,
i i		Lot Size		ft.	ft.
j		Required Review Process		If this use is adjoining a low density zone, then Process I, Chapter 145 KZC. Otherwise, None	None
8	SNO	CD CS	①	School or Day.	Mini-school or mini-day-care (7- 12 ettendecy) or Buy Gare Home (9 or less attend- eas)—
L,	Ot.	ection \$5.	5	060'	8



	10	-1				DIR	ECTIO	NS: FIRST, read	down	o find.	useTHEN, a	cross for REGULATIONS
9	O Si			MINIM	IUMS		- 1	MAXIMUMS				
Section 27.10	☐ SG BEGULATIONS	Required Review Process	Lot Size		JIRED YA ee Ch. 11		Coverage	Helght of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
S	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \			Front	Side	Rear	Lot	Structure	الم مرتد	Sign (Se	(See Ch. 105)	
.080	Mini-school or mini-day-care (7-12 attendese)- or Day Care Home (6 or less- attendese)-	None	None		5', but 2 side yards must equal at least 15'	10'	-	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	E	В	See KZC 105.25.	 A six-loot high fence is required along the property lines adjacent to the outside play areas for mini schools and mini day care contors 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 teet. 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 factilities 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	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		One Acre						В		See KZC 105.25.	
*10			None				ı		A			Landscape Category A or B may be required depending on the type of
	Government Facility Community Facility	Chapter 145 KZC.							C See Spec. Reg. 1.			use on the subject property and the impacts associated with the use on the nearby uses.

Section 35.10



Γ		"	*				DIR	ECTIO	NS: FIRST, read	l down	to find	useTHEN, ac	ross for REGULATIONS
Ş	2	ONS	3		MINIM	UMS		М	AXIMUMS				
Socion 25 40	Section 35.	Ç— G M REGULATIONS	Required Review Process	Lot Size	/Se	IIRED \ ee Ch. 1	(ARDS 115)	Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
ı	'	\Rightarrow			Front	Side	Rear	Lot		u⊤8)	S S	(See Ch. 105)	(See also General Regulations)
		Mini-school or mini-day-care (7-12 attendees) on Day care altendees)	None	None	20'	O'	ď	80%	30' above average building elevation.	D .	В		 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: 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. 10 feet if this use can accommodate 13 to 49 students or children. 10 feet if this use can accommodate 13 to 49 students or children. 11 feet if this use can accommodate 13 to 49 students or children. 12 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 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). 1 A six-foot high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day sare 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 feading 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

Section 35.20



	(0				1.04 1.44 H	†D	IREC	TIONS: FIRST, rea	id dowr	i to fin	d useTHEN,	across for REGULATIONS
g	NO SNO			MINIM	JMS			MAXIMUMS				
Jection 35.20	asa REGULATIONS	Required Review Process	Lot Size	(Se	IRED Y e Ch. 1	0.0000000000000000000000000000000000000	Coverage	Height of Structure	Landscape Category (See Ch. 95)	Cate		
'.5 	$\uparrow \Rightarrow$			Front	Side	Rear	Loto		30.8	Sign (See	Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
	Mini-school or mini-day-care (7- 12 attendees) or Bay Oare home (6 or less offend oos)		Must be part of a develop-ment with a site area of at least 35,000 sq. It.	20'	5' but 2 side yards must equal at least 15'.	10	80%	It 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	В	See KZC 105.25.	 Vehicular access directly onto NE 85th Street is permitted only if access onto side streets is not possible. A stx-foot high fence is required along the property lines adjacent to the outside play areas for mini cohools and mini day sore contere enth. Hours of operation may be limited 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).
	Public Utility Government Facility Community Facility		None		10' on each side				A C See Spec. Reg. 2.			 It any portion of a structure is adjoining a low density zone, then either: The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See KZC 115.30, Distance Between Structures Regarding Maximum Horizontal Facade Regulation, for further details. 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.

	FIRST, read down to find useTHEN, across for REGULATIONS			Special Regulations (See also General Regulations)	 A six-foot high fence is required along the property lines adjacent to the outside play areas for mini-sekacle and mini day eare 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 shalf 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). 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.
	useTHEN, acı		Required	Spaces (See Ch. 105)	See KZC 105.25.
	to find		Category	ngi2 992)	œ .
	l down		ndscape ategory e Ch. 95)	61 (Se)	E A A Spec.
		MAXIMUMS	Height of		If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.
	DIRECTIONS	_	overage		%08
	Ω		ARDS 15)	Rear	0
		IUMS	REQUIRED YARDS (See Ch. 115)	Side	is' but 2 side yards must equal at least 15'. 10' on each side
	- 121 - 125 - 125 - 125	MINIMUMS	REQ (S	Front	ò
8			Lot Size		None
			Required Review Process		None
	8	Ю	R REGULATI	Û	100 Mini-school or mini-day-care (7.12 attend-see) or Bay-care (6 or less-attendess) attendess) attendess) attendess) attendess) attendess (7.10 Public Utility Facility Community Facility
Ì		01		en 	1100



ZONE CHART USE

NS:FIRST, read down to find useTHEN, across for REGULATIONS		Special Regulations	ees)	 A six-toot high lence is required along the property lines adjacent to the outside play areas far mint ceheals and mint day eace centers only. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. Structured play areas must be selback 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). 	- 2 6 4.70				
ind useTHEN,		Required Parking Spaces	S)	Sea KZC 105.25,	1.7 per independent unit. 1 per assisted living unit.				
l to fi		n Category ee Ch. 100)		m	4				
mop p	•	andscape Category ee Ch. 95)	s) 7	Δ .	99 86				
	MAXIMUMS	Height of		If adjoining a tow density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	ne ground floor use. See				
DIRECTION	Z	Coverage	Γο ι (%08	ns for th				
<u> </u>		ARDS 15)	Rear	. <u>o</u> .	egulatio				
	JMS	REQUIRED YARDS (See Ch. 115)	Side	5', but 2 side yards must equal at least 15'.	Same as those regulations for the Spec. Reg. 4.				
	MINIMUMS	REQU (Se	Front	20.	Sате в Крес. R				
		Lot Size		Моле	None				
		Required Review Process		None	None				
ç	SNOI	Ç Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z	介	Mint-school or mint-day care (7- 12 extendees) or Boy sare hams (5- et less attendees) et less attendees)	.140 Assisted Living Facility See Spec. Reg. 4.				
	01	ection 40.	s _	130	.140				

Zone

USE ZONE

CHART

	NS: FiRST, read down to find useTHEN, across for REGULATIONS		Required Category Cat	(See Ch. 105) (See E	105.25. In the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby respectful uses. 2. Hours of operation may be limited to reduce impacts on nearby respectful uses. 3. Structured play areas must be setback from all property lines as tolows: a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if the use can accommodate 13 to 49 students or children. c. Otherwise, live 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 abuting right-of-way improvements. Carpooling, staggered badding unloading lime, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. 5. May inculude accessory living addities 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 389). 1. A six-toot high lence is required along the property lines adjacent to the outside play areas are subject to the requirements established by the Department of Social and Health Services (WAC Title 389). 2. Hours of operation may be limited by the City to reduce Impacts on nearby residential uses. 3. Sircutured play areas must be setback from all propenty lines by five feet. 4. An on-site passenger loading area may be required depending on the muniber of altendees and the extent of set back from all propenty lines by five lines on the impact on meanty residential uses. 5. The location of parking and pessenger loading areas shall be designed to reduce impacts on meanty sets.
		MAXIMUMS	Height of		It adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation. Ition.
	DIRECTIO	Lot Coverage			%08 80%
	5		YARDS 115)	Rear	ъ
		UMS	REQUIRED YARDS (See Ch. 115)	Side	ъ :
		MINIMUMS	REQU (Se	Front	Ď.
ě			Lot Size		None
		Required Review Process			None
	S	NOI	ZS ☐>	介	School or Day- care Center Mini-school or mini-day-care (2222 - 1224) or tens ettendoct) or Bay care home (5 or less ettendoct) or or less ettendoct) or
L		01.	ection 45.		130

Zone BCX U

IS: IIRST, read down to find use THEN, racross for REGULATIONS		Special Required Special Requisitions	(See Ch. 105) (See a	1. A six-fool high tence 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 tollows: 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 abulting right-of-way frortovements. Carpooling, staggered toading unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. 5. May indude accessory living facilities to staff persons. 6. The tocalion of parking and passenger loading areas shall be designed to reduce trapacts on nearby residential uses. 7. These uses an subject to the requirements established by the Department of Social and Health. Services (WAC Tite 389). 1. A six-toot high fence is required along the property lines adjacent to nearby residential uses. 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 live feet. 4. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-ci-way improvements. 5. May include accessory living ladities for staff persons. 6. Structured play areas must be setback from all property lines by live feet. 7. These uses as subject to nearby residential uses. 8. Structured play areas must be setback from all property lines by live feet. 9. Hours of operation or parking and passenger loading areas shall be designed in reduce impacts on nearby residential uses. 8. May include accessory living ladities for staff persons. 9. The tocation of parking and persenger staffine to staff persons. 1. These uses are subject to the requirements established by the Depart ment of Social and Health Services (WAC Title 389).
	MAXIMUMS	Soverage Height of		80%. If adjoining a low density zone other than RSX, then 25 above average building elevation. Otherwise, 30' above average building elevation.
DIFIECTION	ARDS 15) Rear) O
	<u>S</u>	GUIRED YAR (See Ch. 115)	Side Ri	ò
	MINIMOMS	REQUIRED YARDS (See Ch. 115)	Front	, SO
:i ∀ •1. •1	2	F Lot Size		
1		Required Review Process		None
ş	NOI	ZS □SEGULAT	介	School or Day- care Center Mint-school or mint-day-care (7- 12 attendees) or Bay care thome (6- or less attendees).
	٥٢.	-T4 noitoe	e _	.130



	DIRECTIONS: FIRST, read down to find useTHEN, across for REGULATIONS		Special Beaufations	(See also General Regulations)	 The following provisions, which supersede any conflicting provisions of this Chapter, apply only if the subject property abuse or includes a portion of Lake Washington: A high waterline yard equal in depth to the greater of 15 feet or 15 percent of the average percel 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 mooreages, see the moorage listings in this zone. A six-foot high tence 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 388).
	wn to find use		Required Parking Spaces	(See Ch. 105)	See KZC 50.60 and 105.25.
	Nop p		gn Category See Ch. 100)	s) IS	<u>.</u>
	RST, rea		Landscape Category See Ch. 95)		Q
Yés.	ECTIONS: FI	MAXIMUMS	Height of Structure		above the abutting right-of-way measured at the midpoint of the frontage of the subject property on each right-of-way.
I	HIG	Σ	Coverage	107	100%
	d G		ED ::	Rear	o
		MS	REQUIRED YARDS (See Ch. 115)	Side	o
		MINIMUMS	RE Y (See	Front Side Rear	0
		2	Lot Size		8 0 0 2
	, 3		Required Review Process		D.R., Chapter 142 KZC.
		SN	SZ 📥	仓	School, Day-Care Center, or Mini School or Day- Care Feelity Center
			1.05 noitos		.050

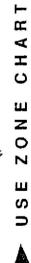


	10	4		7		DIF	RECTIC	NS: FIAST,	read do	wn to	find useTHE	N, across for REGULATIONS
52.12	N O			MINIM	UMS		MA	XIMUMS				
Section 52.	A SEGULATIONS	Required Review Process	Lot Size	(Se	URED \ e Ch.	YARDS 115)	Coverage	Height of	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
S				Front	Side	Rear	Lot (Structure	17 (S)	os) bis	(See Ch. 105)	
		D.R., Chapler 142 KZC.	None	0′	0,	0,		30' above average building	D	₿	1 per each 300 sq. ft. of gross floor area.	,
.140	School or Day-care Cen- ter							elevation.			See KZC 105.25.	 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: 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. 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).
	Mini-school or mini-day-care (7-12 offend 900) or Day eare home (6 or less affendess)											 A six-foot high fence is required along all property lines adjacent to the outside play areas for mini-sehools and mini-day care-senters 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 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).

S. FIRST, read down to find useTHEN, across for REGULATIONS		Special Regulations	(See also General Regulations)	 A six-loot high fence is required along all property lines adjacent to the outside play areas. Structured play areas. Structured play areas must be setback from all property lines as follows: 20 leat if this use can accommodate 50 or more students or children. 10 teat if this use can accommodate 13 to 49 students or children. 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 attendess and the extent of the abuilting 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. 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. A six-loot high fence is required along all property lines adjacent to the outside play areas for mint exhaults are centare cuty. 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 rumber of attendess and the extent of the abutting right-of-way improvements. May include accessory living facilities for shalf persons. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
nd useTHEN,		Required Parking Spaces	S)	See KZC 105.25.
n to fi		n Category e Ch. 100)	95) 6 5	· Œ
read dow		andscape Category ee Ch. 95)	S))	Ω -
	KIMUMS	Height of	Sinciale	26' above average building elevation.
DIRECTION	MAX	overage	רסו כ	%008
DIR		YARDS 115)	Rear	0
	MINIMUMS REQUIRED YARDS (See Ch. 115) Front Side Rear			6
				ò
		Lot Size		None
		Required Review Process		Chapter 142 K2C.
S	ONO	Ç EGULATI	û	140 Mini-school or mini-day-care (**) 140 Mini-school or mini-day-care (**) 150 eare home (**) 150 or less attend
	11	ection 52.	٠ _	130

NS: FIRST, read down to find useTHEN, across for HEGULATIONS		Special Remitations	(See also General Regulations)	 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: 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. 10 feet if this use can accommodate 13 to 49 students or children. 11 feet if this use can accommodate 13 to 49 students or children. 12 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 attendeds and the extent of the abulting right-of-way improvements. Carpooling, staggered toading/unloading time, right-of-way improvements. Carpooling, staggered toading/unloading tribute accessory living facilities for staff persons. May include accessory living facilities for staff persons. The location of parking and passenger loading areas shall be destigned to reduce impacts on nearby residential uses. An obside play areas for min elebable and mint day axis earlies and well as outside 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. 	 These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
l useTHEN, 8		Required Parking Spaces	(See Ch. 105)	105.25.	
to fine	,	n Category e Ch. 100)	es) Bis	<u>ш</u>	
read down		andscape Sategory ee Ch. 95)	rs)) ?T	۵	
	XIMUMS	Height of	aintan iic	26' above average bullding elevation.	
DIRECTION	ΜA	Lot Coverage		80%	,
DIF		REQUIRED YARDS (See Ch. 115)	Rear	ò	
	UMS	QUIRED YAR (See Ch. 115)	Side	Ġ	
	MINIMUMS		Front	ó	
,		Lot Size		None	
		Required Review Process		D.H., Chapter 142 KZC.	
·	SNOI	EGULAT	介	.040 School or Day-care Center Day-care Center Inin-day-care (7-12 ettendees) or Day-care Nome (6 or less attendees)	
	ZZ	SS noitse	ė	.050	

Section 52.27



IS: FIRST, read down to find useTHEN, across for REGUL'ATIONS		Snecial Bemilations	ees)	1. A six-toot high tence is required along all property lines adjacent to the our	side play areas. 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 50 or more students or children. c. Otherwise, the 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-oi-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traifight-of-way improvements or other means may be required to reduce traifight-of-way improvements or other means may be required to reduce traifight-of-way 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. 1. A six-foot high fence is required along all property lines adjacent to the out-side passenger foading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 5. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
ind:useTHEN		Required Parking	<u>(S</u>	See KZC	105.25.
m to f	/	n Category e Ch. 100)	es) Bis	8	
read dow		andscape Sategory ee Ch. 95)	S)) 	٥	, ·
	MAXIMUMS	Height of		26' above	average buriding elevation.
DIRECTIO	MA	overage	רסו כ	80%	
DIR		REQUIRED YARDS (See Ch. 115)	Яеаг	ò	
	UMS	EQUIRED YAR (See Ch. 115)	Side	Ö	
	MINIMUMS	REQU (Se	Front	ò	
		Lot Size		None	
		Required Review Process		D.R.	Chapler 142 KZC.
	BNOI	US TAJUĐ∃R	Û	School or	Day-care Center 120 Mini-school or mini-day-care (7- 12 attendoors) er Bay care heme (9 or test stend- 900)
	72	ection 52.	د	F.	120

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CHART ZONE USE



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32				MINIMUMS	JMS		MAXI	CIMUMS		,		
ection 52.	USE TAJUDER	Required Review Process	Lot Size	REQUI	REQUIRED YARDS (See Ch. 115)	ARDS 15)	overage	Height of	andscape Sategory ee Ch. 95)	n Category e Ch. 100)	Required Parking Spaces	Special Regulations
· –	①	-		Front	Side	Rear			s))		Š	(See also General Regulations)
Τ.	.100 School or Dav-care Center	D.R., Chapter 142	None	,0	O,	ó	%08	26' above average	۵	8	See KZC 105.25.	 A six-foot high fence is required along all properly lines adjacent to the outside play areas.
		KZĆ.					<u> </u>	building elevation.				 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.
								-		2		 b. 10 feet if this use can accommodate 13 to 49 students or children. c. 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-
												or-way improvements. Carpooling, staggered loading/unoading lime, 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.
								-				6. 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 47-								•			 A six-foot high fence is required along all property lines adjacent to the outside play areas for mini-achoels and mini day care confere only.
ı -	12. attendose) ar-											2. Structured play areas must be setback from all property lines by five feet. 3. An on-site passenger loading area may be remitted depending on the
	(6 or less allond											
	-											4. May include accessory living facilities for staff persons.
												 I hese uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).

0-3852

Section 52.42

Section 55.15



<u> </u>		9		4,				DIRECTIONS	TIONS: FIRST, read do	own to fi	ndiuse	THEN, acros	STRIBST, read down to find useTHEN, across for REGULATIONS
되		SNOL			MININ	MINIMUMS			MAXIMUMS		1		
ection 55	<u></u>	m r TAJUĐ∃R	Required Review Process	Lot Size	REQUI	REQUIRED YARDS (See Ch. 115)	ARDS 15)	overage	Height of	andscape Sategory ee Ch. 95)	n Categon	Required Parking Spaces	Special Regulations
- –	· 	仓	400		Front	Side	Rear	Lot C		S)) !T		(See Ch. 105)	(See also General Regulations)
-		Hegulation 1.			3	- · · · · · · · · · · · · · · · · · · ·	.	8	a condition of the control of the co	2	3	77.02.07.07.07.07.07.07.07.07.07.07.07.07.07.	 a. It will not exceed 20 percent of the gross floor area of the building. b. The use is integrated into the design of the building. 2. A six-fool high tence is required along the property lines adjacent to the outside play areas for mini-schools and mini daycare content to the outside play areas for mini-schools and mini daycare content on the outside play areas for mini-schools and mini daycare contents of the outside play areas be limited by the City to reduce impacts in nearby residential uses.
	******					,			•	1000			 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).
- TE	,50 Recyc	Recycling Center			,		₹			A	ပ		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.
071.	Public Utility Government Facility Community Facility	Utility nment unity								See Spec. Reg. 1.	а		 Landscape Cetegory 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.

	DIRECTIONS: FIRST, read down to find useTHEN, across for REGULATIONS		Required Parking Snerlal Remilations	(See a	See KZC 105.25. 1. A six-foot high fence is required along the property lines adjacent to the outside play areas. 2. Structured play areas must be setback from all property lines by 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 thing facilities for slaft persons. 5. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 6. 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.	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.	 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.
•	wn to fin				See KZC			
1	op)pe		n Categon ee Ch. 100)		<u>m</u>	,		o ·
	RST, re		andscape Sategory ee Ch. 95)	S)) 	۵	ပ	See Spec. Reg. 1.	V
	CTIONS: FI	MAXIMUMS	Height of		35' above average building elevation with a maximum of two stories, exclusive of parking levels.		:	35' above average building elevation with a maximum of two stories, exclusive of parking levels.
	DIRE	/W	overage	Lot	%08			%08
			REQUIRED YARDS (See Ch. 115)	Rear	o.			
		MINIMUMS	QUIRED YAR (See Ch. 115)	Side	ó			
		MINIM	REQU (Se	Front	20,			20,
			Lot Size	-	None			
Y			Required Review Process		None			
	9	SNOI	≅ ⊏> TAJUĐ∃R	介	Minl-day-care (T-12 attendos) See Special Regulation 6.	Public Utility	Government Facility Community Facility	280 Recycling Center
	ž	51.	72 noito o	ر د	.250	.260	.270	280

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Section 60.17



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14	Š Š			MINIM	UMS_		N	AXIMUMS				
Section 60.17	REGULATIONS	Required Review Process	Lot Size	194	JIRED 1 ee Ch.	YARDS 115)	Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
<u></u>	\Rightarrow			Front	<u> </u>		Ę		J (9)	S)(S)	(See Ch. 105)	(See also General Regulations)
	Mini-School or Mini-Day-Care (7- 12 attendoos) or Day Care Home (6 or loce attendoos)			See Sp tion 2.	5', but 2 side yards must equal at least 15'.		60%	25' above average building elevation. See Special Regulation 4.		В		 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: 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 it: If 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-toot high tence is required along the property lines adjacent to the outside play areas for mini schools and mini day eary 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).



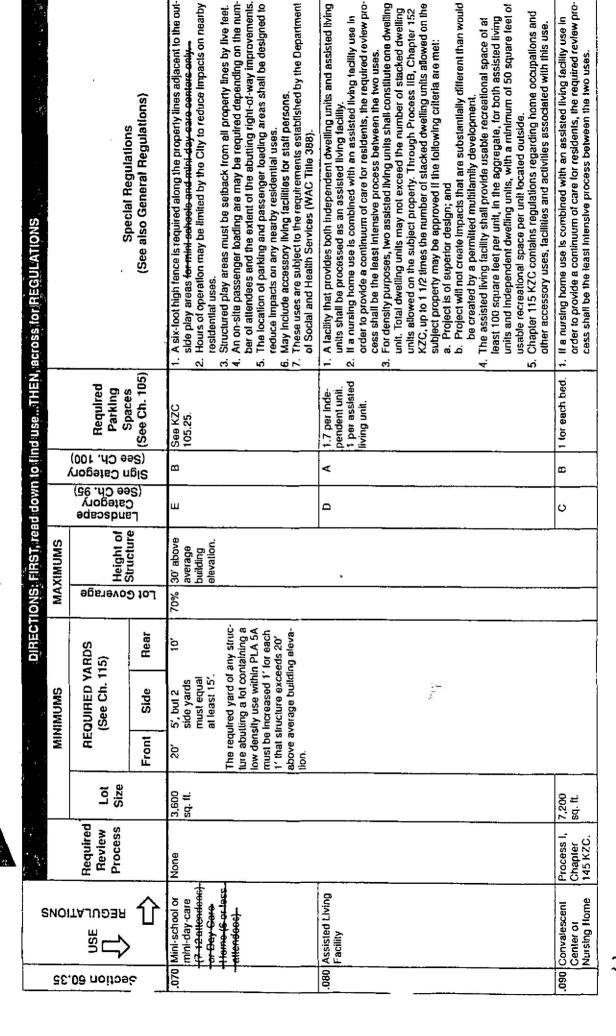
	တ				Ä	DIR	ECTIO	NS: FIRST, rea	down	ofind	useTHEN, ac	ross for REGULATIONS
60.22	NOIT			MINIM	UMS		 -	IAXIMUMS		25		1
Section 6	AT SEGULATIONS	Required Review Process	Lot Size	190	IRED Y	YARDS 115)	Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
6	\Rightarrow			Front	Side	Rear	ğ		J - (8)	15° 85	(See Ch. 105)	(See also General Regulations)
.070		Chapter 155 KZC.	Must be part of a development with a site area of at least 15 acres with 3,600 sq. It. per unit.		5', bui 2 side yards must equal at least 15',	10'	70%	30' above average building elevation. See General Regulations.	E	В	See KZC 105.25.	 A six-foot high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care conters 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 faet. 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 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).
-000	Family Day Gare Home-		5,000 sq. ft: per unit		5', but 2-side yarde must- equal et- least-			90' above aver age building ele- vation.		*	2.0 per unit	1. Access points onto Lake Washington Boulevard must be minimized to prevent arterial congestion and traffic safety hazards. Chared access points must be utilized where feacible. 2. Family day care provider must be licensed by the state to operate a family child day care home. 3. A safe passenger leading area as acrified by the state office of child care polley licenser shall be previded. 4. These uses are subject to the requirements established by the Department of Social and Health Services (WAS Title 888).
J	Center or Nursing	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 aver- age building ele- vation, See General Regulations.	С	В	1 for each bed	The minimum lot size for this use is 7,200 square feet if the subject property has frontage on Lake Washington Boulevard.

CHAR ZONE USE



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	STEINST TERRITORING INDINSE HEN BCOSSIONHEGULATIONS		Spaces Special Regulations (See Ch. 105) (See Ch. 105)	See KZC 1. May locate on the subject property only if: a. If will serve the immediate neighborhood in which it is located; or b. If 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 oulside play areas for mini seheale and mini day area sentere enty. 3. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 4. Structured play areas must be selback 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).	ng units and assisted living scillty. sted living facility use in the two uses. en the two uses. hall constitute one dwelling mber of stacked dwelling Process IIB, Chapter 152 welling units allowed on the ng criteria are met: antially different than would pment. ocreational space of at least of usesised living units and 9 pment. ocreational space of at least of pressive diving units and 9 square feet of usable recognated with this use.
		CP: 100)			
	- A		ubis əs)	<u>.</u>	⋖
	30 00 	idscape ategory	rg T	ភា	О
		MAXIMUMS MAXIMUMS Meight of	Structure	30' above average building elevation.	
		Z Syeraye	Lot Co	% 09	
		ARDS 15)	Rear	10,	10' f any lot con- / use e h 1' that 0' above evation.
4		MINIMUMS REQUIRED YARDS (See Ch. 115)	Side	57, but 2 side yards must equal at least 15'.	20° 5',but 2 10° side yards must equal at least 15°. The required yard of any structure abutting a lot containing a low density use within PLA 5 must be increased 1° for each 1° that structure exceeds 20° above average building elevation.
	P.	BEQ MIN	Front	20.	20' 20' 20' 20' 20' 20' 20' 20' 20' 20'
	**************************************	Lot		3,600 sq. ft.	
		Required Review Process	. in	Холе	
		SS C FOITAJUĐ∃I	>	Mini-school or mini-day-care (7 1 Pellendee) or Day Care Home (6 or less ellendees)	Facility Facility
	<u>-</u>	SE.03 noito	9S	.050	090:

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	S. FIRST, read down to find useTHEN, across for REGULATIONS.		Special Regulations	(See also General Regulations)	 The City may fimit access points onto 6th Street and require Iraflic control devices and right-ol-way realignment. A six-foot high fence is required along the property lines adjacent to the outside play areas for mint sekeete and mint day are centers cnty. 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 tines by 5 feet. An on-site passenger loading are may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. The focation 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). 	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. 2. If a nursing home use is combined with an assisted living facility. 2. If a nursing home use is combined with an assisted living tacility use in order to provide a continuum of care for residents, the required review process shall be the least linersize process between the two uses. 3. For density purposes, two assisted living units shall constitute one 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 calteria are metria. a. Project is of superior design; and b. Project is of superior design; and b. Project will not create impacts that are substantially different than would be created by a permitted mutiliamily development. 4. The assisted living facility shall provide usable recreational space of at least 100 square feat per unit, in the aggregate, for both assisted living units and independent dwelling units, with a minimum of 50 square leat of usable recreational space per unit located outside. 5. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment. 6. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
3	useTHEN,		Required Parking Spaces	(See Ch. 105)	See KZC 105.25.	1.7 per Independent unit. 1 per assisted Ilving unit.
ı	o fint		gn Ca f egor <u>i</u> ee Ch. 100)	s) ijs	_α	∢
	down t		andscape Category See Ch. 95)	5)	ш	Δ .
100	FIRST, Irea	MAXIMUMS	Height of Structure			vation.
		MA	Soverage	rot (70%	
	DIRECTION		RDS 5) Rear		,0,	
	y lan	MINIMOMS	REQUIRED YARDS (See Ch. 115)	Side	5', but 2 side yards must equal at least 15'.	·
	K.	MIN	RE	Front	.02	
			Lot Size		3,600 sq. ft.	
\			Required Review Process		None	
i		SNO	CZ CZ	介	Mini-school or mini-adv-care (7-12 attendess) or Bay Care Home (6-er less attendees)—	Assisted Living Facility
		Zt	.06 noitoe	s	070.	080

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material.				U-385
FIRST, read down to find use THEN, across (or REGUL ATIONS		Special Remilations	(See also General Regulations)	 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. c. A six-loot high fence is required along the property lines adjacent to the outside play areas fer rethe sebects and malat day case 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 are may be required depending on the number of attendess 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). A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. If a nurshing home use is combined with an assisted living facility. If a nurshing home use is combined with an assisted living units and ing unit. Total dwelling units may not access between the two uses. For density purposes, two assisted living units shall constitute one dwelling units allowed on the subject property. Through Process lib, Chapter 152 KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the subject property. Through Process lib, 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 me: a. Project will not create impacts that are substantially divelopment. The assisted living facility shall provide usable recreat
luseTHEN, a		Required Parking Spaces	S)	See KZC 105.25. 1.7 per indeperent unit. 1 per assisted ilving unit.
fine	,	n Categor) se Ch. 100)	95) Sig	Δ 4
down to	Landscape Category (See Ch. 95)			ф ф
FIRST, rea	MAXIMUMS	Height of	onacenie	If the development contains at least 1 acre, then the lower of: 4 stories or 40′ above average building elevation. If the development contains at least 1 acre, then the lower of: 4 stories or 40′ above average building elevation. Otherwise, 30′ above average building elevation.
NS:	MA	overage		%09
DIRECTIONS:		ARDS 15)	Rear	10,
	MINIMOMS	REQUIRED YARDS (See Ch. 115)	Side	side yards musl equal at least 15'.
	MIL	RE	Front	20'
		Lot Size		3,600 sq. 1t.
		Required Review Process		None
S	US REGULATIONS			Mini-school or mini-day-care (7 12 attendes) or Bay-Care (10 or loce attendes). Assisted Living Facility
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N	SS			MI	NIMUMS	DIREC		S: FIRST, re	ad dow	n-to-fi	nd useTHEN, a	cross for REGULATIONS
Section 60.52	A BEGULATIONS	Required Review Process	Lot Size	RE	QUIRED YA	0.000	Coverage		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
S				Front	Side	Rear	Fo		L S	Sig S.S.	(See Ch. 105)	(See also General Regulations)
	Mini-school or mini-day-care (7 12 attendees) or Bay Gare Home (5 er less attendees). Assisted Living Facility	None	3,600 sq. ft.	20'	5', but 2 side yards must equal al teast 15'.	10'	60%	30' above average building elevation.	D	A	1.7 per indepen- dent unit.	 May locate on the subject property only if: 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-toot high tence 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 are 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 shell 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). 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 tacility 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 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:

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SFIRST, read down to find useTHEN, across for REGULATIONS	このでは、「「「「「「「「「「「」」」」となる。「「「「」」」「「「」」「「」」「「」」「「」」「「」」「「」」「「」」「「	Special Beardations	(See also General Regulations)	 May locate on the subject property only it: 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. A six-loot high fence is required along the property lines adjacent to the outside play areas fer mini cehools and mini day care centars 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. 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 abuilting 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 Tite 388). 	 A lacility 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 feast 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 11/2 times the number of Stacked Dwelling Units allowed on the subject property may be approved if the following criteria are met. Project is of superior design, and Project soll not create impacts that are substantially different than would be created by a permitted multifarmity development. The assisted living facility shall provide usable recreational space of at least 100 square feet per unit, in the aggregale, 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. 				
EN, a		5 _	02)						
TH		Required Parking Spaces	(See Ch. 105)	201 02	iff. ssisted				
o no	*. ·	5 g v	(See	See KZC 105.25.	1.7 per independent unit. 1 per assisted living unit.				
nito) fil	,	n Category e Ch. 100)	95) Bis	ш	∢				
adidow		sudscape Sategory See Ch. 95)))	D .					
3ST, re	KIMUMS	Height of	amo	If adjoining a low den- sity zone other than RSX, then RSX, then average building elevation. Otherwise, 30′ above building elevation.					
SFE	VXIM								
STION	MA)	9ps19vo	2 10 J	%09					
SNOILDEISIG		ARDS 15)	Rear	10,					
	MINIMUMS	REQUIRED YARDS (See Ch. 115)	Side	5', bul 2 side yards must equal at least 15'.					
	WIN	REQ (S	Front	20. 50.					
		Lot Size	·	3,500 sq. ft.					
		Required Review Process		None					
	© REGULATIONS			.050 Mini-school or mini-day-care or Day Care or Day Care Home (6 or lace attendoce).	Assisted Living Facility				
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	FIRST, read down to find use THEN, across for PEGULATIONS		Snecial Remilations	(See also General Regulations)	 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 pessenger 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 tacitities for staff persons. A six-foot high tenes for minh othered and minh day eare context ently the outside play areas for minh othered and minh day eare context ently ment of Social and Health Services (WAC Title 388). 	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 fiving facility. 3. If a nursing home use is combined with an assisted fiving facility use in order to provide a continu. In order 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 dwell-ing 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 11/2 times the number of Stacked Dwelling Units allowed on the subject property may be approved if the following criteria are met: a. Project will not create impacts that are substantially different than would be created by a permitted mutitlamity 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.
	find useTHEN, a		Required Parking Spaces	(See Ch. 105)	See KZC 105.25.	1.7 per independent unit. 1 per assisted living unit.
	vn to		n Category	bis	<u>co</u>	<
	adido		andscape Sategory ee Ch. 95)	Τ,	ш .	٥
		MAXIMUMS Covered Height of Structure			1 adjoining a low density zone other than RSX, then 25 above everage building elevation. Otherwise, 30 above building elevation.	
	DIRECTIONS:			i ki		
٠			4RDS 15)	Rear	0 7	
		MINIMUMS	REQUIRED YARDS (See Ch. 115)	Side	5', bul 2 side yards must equal at teast 15'.	
,		MIR	RE	Front	50,	
			Lol		3,600 sq. ft.	
			Required Review Process		None	
		SNOI	Ç REGULATI	介	Mini-school or mini-day-care (7 12 ettendoos)- or Bay-Gare Home (9 or tees- attendees)-	Assisted Living Facility
		29	ection 60.	ę _	080	060:



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A Company of the Comp	S: FIRST, read down to find useTHEN, across for REGULATIONS		Special Regulations	(See also General Regulations)	 May locate on the subject property it: It will serve the immediate neighborhood in which it is located; or It will serve the immediate neighborhood in which his located. It will not be detrimental to the character of the neighborhood in which his located. A six-loot high fence is required only along the property lines adjacent to the outside pay areas for mint sehele and mint day ears senters entry residential uses. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. Siructured 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 toading areas shall be designed to reduce impacts on any nearby residential uses. Electrical signs are not permitted. Size of signs may be limited to be compatible with nearby residential uses. May include accessory living facilities for stall persons. These uses are subject to the requirements established by the Department of Sorial and Health Sarving Man. Time stall. 	f. Femily day sere previder must be licensed by the state to operate a family entited day sere here. 2. A case passenger to ading area as certified by the cisio office of child eare policy licenser shall be provided: 3. Those uses are cubject to the requirements established by the Department of Secial and Houlth Services (WAC Title 388).	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.
	indiuseTHEN,		Required Parking Spaces	(Se	See KZC 105.25.	E.O per unit.	See KZC 105.25.	
	n to f	,	n Category ee Ch. 100)		B Spec. Reg. 7.	k	В	
	adidov		andscape Category ee Ch. 95)	S) T			A	C See Spec. Reg. 1.
	: FIRST, re	XIMUMS	Height of		25' above average building elevation.			
	TIONS	MA	overage	107	20%		70%	
	DIRECTION		4RDS 15)	Rear	10,		20.	10,
		MINIMUMS	REQUIRED YAROS (See Ch. 115)	Side	5, but 2 side yards must equal at least 15'.		20' on each side	10' on each side
		M	8 .	Front	20.			
			Lot Size		5,000 sq. ft.		None	
\			Required Review Process		Process I, Chapter 145 KZC.	Hone	See Gen- eral Regu-	lanons.
	Ş	SNO	REGULATI	企	Mini-Day-Gare	Family Dey- Care Hame	060 Public Utility	Government Facility or Community Facility
		Section 60.67				95	090	.070

Kirkland Zoning Code 410



					0-3852
FIRST, read down to find useTHEN, across for REGULATIONS		Special Regulations	(See also General Regulations)	 May focate on the subject property only if: 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 areas for mini enhance and mini day earn centure any residential uses. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. Siructured play areas must be setback from all property lines by 5 feet. Siructured 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). 	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted fiving facility. 2. If a riursing home use is combined with an essisted 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 consiltute one dwelling unit. Total dwelling units may not exceed the number of Stacked Dwelling Units allowed on the subject property. Through Process till, 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 fiving facility shall provide usable recreational space of all 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 oper unit located outside. 5. Chapter 15 KZC conclains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
eTHEN, a		Required Parking Spaces	(See Ch. 105)	See KZC 105.25.	depen-
sn p		₩ <u> </u>	(See	89 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	1.7 per Indent unit. 1 per ass ing unit.
n to fin	1	n Catego <i>r</i> y	es) 6is	m.	A
ad down		andscape Category ee Ch. 95)	S)) 	ш	٠.
	KIMUMS	Helght of		If adjoining a low density zone other than HSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	
IONS	MAXII	overage		%09	
DIRECTIONS		RDS 5)	Rear	, ,	
	MINIMOMS	REQUIRED YARDS (See Ch. 115)	Side	5', bur 2 side yards must equal at least 15'.	
	MIN	RE(Front	50,	
		Lot Size		3,600 sq. ft.	
		Required Review Process		None	If between 1,800 and 3,600 sq. ft. of lot area per unit, then Process 1, Clapter 145 KZC. If 3,600 sq. ft. of lot area per unit or more, then None.
	© REGULATIONS			Mini-school or mini-day-care (7-12 attendoos) or Day Gare- Home (6 attend- ees or less)-	Assisted Living Facility
	27	ection 60.	s	C	090



S: FIRST, read down to find useTHEN, across for REGULATIONS		Special Regulations	(See also General Regulations)	 May locate on the subject property only it: a. It will serve the immediate neighborhood in which it is located; or b. It will not be defrimental 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 sehools and mini day ears centers ently the outside play. Hours of operation may be limited by the City to refuse imparts on nearby. 	 	 May Include accessory fiving 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. 	The required review process is as follows: a. If the subject property, including all configuous 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 fild, Chapter 150 KZC. b. If the subject property, including all configuous 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 diamensions, roadways, utility locations, land uses within the Master Plan area, parking location, builering 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.
find useTHEN, a		Required Parking Spaces	(See Ch. 105)	See KZC 105.25.				ľ		
vn to		n Category	gi2	B See Spec.	6 10 10 10 10 10 10 10 10 10 10 10 10 10				<u>m</u>	
vob bas		andscape Category ee Ch. 95)	S))]	ш					∢	C Spec. Reg. 2.
s: FIRST, re	MAXIMUMS			25' above average building	elevanon.					
NOIL	MA	coverage	רסו כ	%09					70%	
DIRECTION		ARDS 15)	Rear	10,					Ŕ	10.
	MINIMOMS	REQUIRED YARDS (See Ch. 115)	Side	5', but 2 side yard: must equal	al least 10.				20' on each side	each side
	MIN	RE(Front	50,						
		Lot Size		3,600 sq. ft.			 		None	
P.		Required Review Process		None					See Spe- clal Regu-	alion 1.
	SNO	Z ☐ REGULATI	①	.040 Mini-school or mini-day-care (7-12 ettendees)	frome (6 or less- attendose)			1	Public Utility	Government Facility or Community Facility
	LL	ection 60.	S	040	' '	 <u></u>			.050	090.

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S. FIRST, read down to find use THEN, across for REGULATIONS		anolishma Talana	(See also General Regulations)	 May locate on the subject proparty only II: a. It will serve the immediate neighborhood in which it is located; or b. It will contain the detrimental to the character of the neighborhood in which it is located. b. It will not be detrimental to the character of the neighborhood in which it is located. A six-foot high fence is required only atong the property lines adjacent to the outside play area for mini sehable and mini day care contact only. A hours of operation may be limited by the City to reduce impacts on nearby restdential uses. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abuting right-of-way improvements. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abuting right-of-way improvements. An on-site passenger loading areas shall be designed to reduce impacts on any nearby residential uses. May include accessory tiving facilities for stalf persons. May include accessory tiving facilities for stalf persons. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). A facility that provides both independent dwelling units and assisted living units shall be intensive process between the two uses. 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 during units and would be created by a permitted multifamily development. The assisted living facility shall provide usable recreati	 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 pro- cess shall be the least intensive process between the two uses.
find useTHEN, a		Required Parking	Š.	See KZC 105.25. 1.7 per independent unit. 1 per assisted living unit.	1 for each bed.
n to	/	n Category		Φ <	B
ad dow		andscape Sategory See Ch. 95)	(S)) 	п . С	ပ
S: FIRST, re	MAXIMUMS	Height of Structure		li adjohing a low den- sity zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	
TION	/W	overage		%09	%02
- DIRECTION		ARDS 15)	Rear	10'	
	MINIMUMS	REQUIRED YARDS (See Ch. 115)	Side	Si, bul 2 side yards must equal at least 15.	10' on each side.
1	Σ	끮	Front	50.	
		Lot Size		3,600 sq. ft.	7,200 sq ft.
		Required Review Process		None	Process IIA, Chapter 150 KZC.
,	SNOI	REGULAT	①	Mini-school or mini-day-care (7 +0 attendese) or bay Care Home (8 or less attendess) - attendess) - Eacility	Convalescent Center or Nursing Home
	28.	09 noitos	s	090.	070.
					

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Section 60.87



	· ·						DIREC	TIONS: FIRS	T, read	down	to find useTl	HEN, across for REGULATIONS
187	NO NO		MINIMUMS			w	MAXIMUMS					
section 60.87	Ç ∰ G REGULATIONS	Required Review Process	V Lot		REQUIRED YARD (See Ch. 115)		Coverage	Height of Structure	andscape Category	In Category	Required Parking Spaces (See Ch. 105)	Special Regulations
	\Rightarrow	·		Front	t Side	Rear		Ou doi:](S)	Sig. Si	(See Ch. 105)	(See also General Regulations)
.110	Mini-day-care (7-12 attendess) See Special Regulation 7.		None	30'	o'	O'		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 tevels.		В	105.25.	 A six-foot high fence is required along the property lines adjacent to the outside play areas. Hours of operation may be limited to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines as follows: 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. 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 trallic 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). This use is permitted if accessory to a primary use, and:

		;					
	1.	.050	S	ection 60	.92		
or Day Caro Home (6 or less attendees)	mini-day-care (7-12 attendess)	,050 Minl-school or	Û	HEGULAT	ION	S	
	. <u></u>	None		Required Review Process			7
	sq. ft.	3,600		Lot Size			
		20′	Front	RE	M		
at least 15'.	must equal	5', but 2	Side	REQUIRED YARDS (See Ch. 115)	SWOWINIW		-
<u> </u>		10'	Rear	ARDS 15)		PIRE	
		60%	Lot C	Coverage	M.	CTION	
elevation.	average building	60% 25' above	Siruciale		MAXIMUMS	S. FIRST, I	
, <u></u>		rh!	L	andscape Category ee Ch. 95)	!	ead dow	
		В	Sig	n Categor e Ch. 100)		n to f	
		See KZC 105.25.	(See Ch. 105)	Required Parking Spaces		ind useTHEN,	
It is located. 2. 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.	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	-	(See	Special Regulations	-	HEN, across for REGULATIONS	

			
.060 F			Section
Assisted Living Facility	mini-day-care f7-12-allendose er-bay-Care Home (Bor less attendess)	П	
	<u> </u>		REGU
Process IIA, Chapter 150 KZC.	NO.		Review Process
2 acres	sq. ft.	8 .	Lot Size
	20	Front	
	at least 15"		(See Ch. 115)
	ē	Rear	15)
	90	Lot	Coveraç
	average building elevation.	-	Height of Structure
D D See Spec.		L	.andsca Catego See Ch.
A	0	Sig	gn Cate
1.7 per hidependent unit. 1 per assisted fiving unit.	Second VZV and	(See C	Required Parking Spaces
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). 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 lacility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process in 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. 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. Buildings may not be closer than 40 test of any low density zone. 6. Must provide the buffer described in Buffering Standard 2 in Chapter 95 of the property adjoins a low density zone. 7. Chapter 115 KZC contains requirations recarding home occupations and	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. It is located. 2. 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. 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 abuttling dight-of-way improve-		Special Regulations

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S. FIRST, read down to find useTHEN, across for REGULATIONS		Snecial Regulations	(See also General Regulations)	 May locate on the subject property only II: 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 tence is required only atong the property lines adjacent to the outside play area for mini seheals and mini day eare senters any residential uses. 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 thing facilities for staff persons. 8. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 	 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 dwelting units allowed on the subject property may be approved if the following criteria are met: Project is of superior design, and Project will not create impacts that are substantially different than would be created by a permitted multitamily development. The assisted living facility shall provide usable recreational space of at least 100 square feel 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. 		
IndiuseTHEN,		Required Parking Spaces	୍ଷ୍ଠ 	See KZC 105.25.	1.7 per independent unit. 1 per assisted living unit.		
n,to.f	. /		6iS	m	∢		
ad dow		andscape Sategory ee Ch. 95)	(S)) ! ! !	ш	Q		
S. FIRST, re	MAXIMUMS			30' above average building efevation.			
NOIT	Z Soverage			%09			
DIRECTION	MINIMUMS	4RDS 15)	Rear	.0			
		REQUIRED YARDS (See Ch. 115)	Side	5', but 2 side yards must equal at least 15'.			
Par .			Front	22			
*		Lot Size		3,600 sq. ft.	3,600 sq. ft.		
	Required			None	Process IIA, Chapter 150 KZC.		
гиопталиоээн Д			Û	Mini-school or mini-day-care (7-12 extendeso) or Bay Gare Home (For less attendeses).	Assisted Living Facility		
76.03 noitoa2			s	6	090		

Kirkland Zoning Code

0-3852

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RST, read down to find useTHEN, across for REGULATIONS		Special Regulations	(See also General Regulations)	 May locate on the subject property only if: 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-loot high fence is required only along the property lines adjacent to the outside play area fer mint celeotes and mint day care centers only. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. Succlured play areas must be setback from all property tines by five feet. An on-site passenger loading area may be required depending on the mumber of attendees and the extent of the abuilting 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). 	 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. If a nursing home use is combined with an assisted living facility use in order to provide a conlineurm 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 units allowed on the subject property. Through Process IIB, Chapter 152 KZC, up to 11/2 times the number of stacked dwelling units allowed on the subject property may be approved if the following criteria are meria. 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.
nd useTHEN, a		Required Parking Spaces	(See Ch. 105)	See KZC 105.25.	4.7 per independent unit, 1 per assisted living unit,
<u>.</u>		n Category se Ch. 100)	s) 6is	a	∢
adidowr		andscape Category ee Ch. 95)	s)	ш	c
	MAXIMUMS	Soverage Height of	5	Il adjoining a low density zone other than RSX, then 25° above average building elevation. Otherwise, 30° above average building elevation.	
DIRECTIONS: F	Σ	9063970	101	%09	
	MINIMUMS	REQUIRED YARDS (See Ch. 115)	Reat	\$	
			Side	Si, but 2 side yards must equal at least 157,	
j,		##	Front	.02	
1		Lot Size		sq. ft.	sq. ft.
	Required Review Process			None	
Ä☐> REGULATIONS			介	Mini-school or mini-day-care (7 featendoos) or Day Gare- Home (6 or loss altendoos)—	Assisted Living Facility
	102	.09 noitse	s	050	090:



O SECOND AS A SECOND THE WAY OF THE PROPERTY AND THE PROPERTY AND THE PROPERTY OF THE PROPERTY			Special Regulations	(See also General Regulations)	 May locate on the subject property only It: 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. A six-fool high fence is required only along the property lines adjacent to the outside play area for mini seheels and miniday care centers only. A burs 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 feat. Structured play areas must be setback from all property lines by five leat. 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 staft persons. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 	1. A facility that provides both independent dwelling units and assisted fiving units shall be processed as an assisted living facility. 2. If a nursing home use is combined with an assisted living facility. 3. For density burposes, two assisted living units shall constitute one dwelling units allowed on the subject property. Through Process IIB, Chapter 152 KZC, up to 172 times the number of stacked dwelling units allowed on the subject property. Through Process IIB, Chapter 152 KZC, up to 172 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 tiving tackity shall provide usable recreational space of at least 100 square feet per unit, in the aggregate, for both assisted tiving 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.
Maint South	ijoluseinav.		Required Parking Spaces	§)	See KMC 105.25.	1.7 per independent unit. 1 per assisted living unit.
	03:0		n Category		മ	<
	ANO 0 0 0		andscape Category ee Ch. 95)	s)) 7	IШ	Q
Stationer		HDS Height of Structure			30' above average buliding elevation.	
					%09	
Diperation	JANIU.				10,	
معادر إلى المراسعة المهيد	•	MINIMUMS	REQUIRED YARDS (See Ch. 115)	Side	5', but 2 slde yards must equal at least 15'.	
	310	Z	HE HE	Front	50,	
	English L	Lot Size			sq. ft.	
7		Required Review Process			None	
	SI	NOI	EGULAT	介	Mint-school or mint-day-care (7 12 attendes) or Day Gare- tlome (8 et lece attendese)	Assisted Living Facility
		104	.03 noitoe	S	050	090.

Kirkland Zoning Code



DIRECTIONS: FIRST, read down to find useTHEN, across for HEGULATIONS		Special Regulations	(See also General Regulations)	 May locate on the subject property only fi: a. It will serve the immediate nelghborhood in which it is located; or b. It will not be detrimental to the character of the neighborhood in which its located. 2. A six-loot 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 feat if this use can accommodate 50 or more students or children. b. 10 feat if this use can accommodate 13 to 49 students or children. c. Otherwise, five feet. f. 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 abuting right-of-way improvements of alterndees and the extent of the abuting right-of-way improvements or other means may be required to reduce traiting right-of-way improvements or other means may be required to reduce traitic inpacts 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). 	 A six-foot high fence is required only along the property tines adjacent to the outside play area for mini schools and mini day care contors 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 feel. 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 tiving facilities for staff persons. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 			
nd useTHEN,		Required Parking Snaces	(See Ch. 105)	See KZC 105.25.				
ı to fi	,	n Category e Ch. 100)	es) Bis	ω				
wob:be		stegory ee Ch. 95)	•		ш			
Si FIRST, re	MAXIMUMS Lot Coverage Structure			If adjoining a low density zone other than RSX, then 25' above average elevation. Otherwise, 30' above average building elevation.				
TION	MA	overage	Lot C	20%	%09			
DIREC		ARDS (5)	Rear	or chil- 50' 50' 20' 10'	10,			
	MINIMUMS	MINIMUMS REQUIRED YARDS (See Ch. 115) Int Side Reg		If this use can accommodate 50 or more students or children, then: 50′ 50′ on 50′ on 50′ 11 this use can accommodate 13 to 49 students or children, then: 20′ 20′ on 20′ on 20′ 4ach side 9ach side 9ach side 13 to 49 students or children, then: 20′ 20′ on 20′ on 30′ 4ach side 4	5, but 2 side yards must equal at least 15.			
		#	Front	11 this use of dren, then: 50	50,			
	Lot			sq. ft.	3,600 sq. ft.			
	pa			Process IIA, Chapler 150 KZC.	None			
	SNO	Ä ⊏ REGULATI	分	Care Center	Mini-school or mini-day-care (7 18 ellendoos) or Bey-Gare- tiome (6 or lass- altendoes) -			
	211	.09 noito		740.	050.			
	211	,		O40. Car	Inim Property of the Property			



CHART ZONE USE

	S. FIRST, read down to find useTHEN, across for REGULATIONS		Special Regulations	(See also General Regulations)	See KZC 105.25. 1. A six-toot high fence is required only along the property lines adjacent to the outside play area fermini exhaps 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.
	Ind useTHEN,		Required Parking Spaces	Š	See KZC 105.25.
	ın to f	,	n Category ee Ch. 100)	es) 6!s	Ф
	лор рв		andscape Category ee Ch. 95)	S)) 	ш
	3. FIRST, re	XIMUMS	Height of	almoning	Il adjoining a low density zone other than RSX, then 25' above average average elevation. Otherwise, 30' above average building elevation.
		MA	overage	Lot	%09
	DIRECTION		ARDS 115)	Rear	
	, 5	MINIMUMS	REQUIRED YARDS (See Ch. 115)	Side	5', but 2 side yards must equal at least 15'.
		M	RE	Front	20,
			Lot Size		sq. ft.
	*		Required Review Process		None
	S	NOI	Ä ⊏> REGULATI	企	060 Mini-school or mini-day-care (7 12 attendos) or Day Gare Homs (5 er less- attendoss).
į		211	oction 60.	 	090

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V USE ZONE

CHART

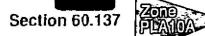
	DIRECTIONS: FIRST, read down to find useTHEN, across for REGULATIONS		Special Regulations	(See also General Regulations)	See KZC 105.25. 1. A six-foot high lence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. Structured play areas must be setback from all property lines as follows: a. 20 feet if this use can accommodate 13 to 49 students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. c. Otherwise, it we 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, fight-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses. 5. 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). 7. A six-foot high fence is required only along the property lines adjacent to the outside play areas must be setback from all property lines by five feet. 8. Structured play areas must be setback from all property lines by five feet. 9. An on-site passenger loading area may be required endered depending on the number of attendees and the extent of the abutting right-of-way improvements. 9. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 9. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 9. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 9. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).	
	lind useTHEN,		Required Parking Spaces	Š	See KZC 105.25.	
	nito			6) 6)5	æ	
	wop pe		andscape Category ee Ch. 95)	S) } 	Ω W	
	: FIRST, rei	XIMUMS Height of Structure			Il adjoining a fow density zone other than RSX, or detached detached walling untit in Planned Area 7C, then 25' above average elevation. Otherwise, 30' above elevation.	
	TIONS	MA	Coverage	Lot (70% 60%	
	DIREC		ARDS 15)	Rear	or chil- 50' 50' 10' 10'	
		MINIMUMS	REGUIRED YARDS (See Ch. 115)	Side	If this use can accommodate 50 or more students or children, then: 50' 50' on 50' each side 13 to 49 students or children, then: 20' 20' on 20' on 20' or each side Otherwise, 20' 5', but 2 10' side yards must equal at least 15'. 20' 5', but 2 10' side yards must equal at least 15'.	
		MIE	RE	Front	11 this use of 50 or more dren, then: 50' 50' 50' 50' 50' 13 to 49 st then: 20' 20' 20' 20' 20' 20' 20' 20' 20' 20'	
			Lot Size		7,200 sq. ft. 3,600 sq. ft.	
A	A. J. W.		Required Review Process	· · · · · · · ·	Process IIA, Chapter 9 150 KZC.	-
	\$	NOI	Ä TAJUĐ∃H	Î	Oschool or Day-Care Center Care	
		122	.09 noito	~	0.050	

CHART ZONE USE

				- 204 	DIRECTIONS	IONS	FIRST, re	ad down	to fine	luseTHEN, ac	FIRST, read down to find useTHEN, across for HEGULATIONS
			MIN	MINIMUMS		MAX	MAXIMUMS				
ction 60.1	Required Review Process	Lot	REQ (%	REQUIRED YARDS (See Ch. 115)	RDS 5)	overage	Height of	andscape Sategory ee Ch. 95)	n Category se Ch. 100)	Required Parking Spaces	Special Regulations
Î			Front	Sláe	Rear			s)) T	es)	(See Ch. 105)	(See also General Regulations)
.090 School or Day- Care Center	None	sq. ft.	200, 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	5', but 2 side yards must equal at least 15'.	,0	70% a a b b b b b b b b b b b b b b b b b	30' above average building elevation.	Q	m	See KZC 105.25.	1. A six-toot high tence 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, live 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 abuting 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 tiving 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).
'00 Mini-school or mini-day.care (7-12 attendes) - or Day.Care Home (6 or less attend-		3,600 sq. ft.						ш			 A six-toot high fence is required only along the property lines adjacent to the outside play areas for mini echesia and mini day ears conforcently. Structured play areas must be setback from all property lines by five feet. An on-site passenger hading area may be required, depending on the number of attendees and the extent of the abuilting 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).



	(0)					DIRECT	ONS.	FIRST, real	i down	to fine	useTHEN, ac	ross for REGULATIONS
132	ATIONS			MIN	NIMUMS		MA	AXIMUMS				
Section 60.132	REGULATI	Required Review Process	Lot Size		QUIRED YA (See Ch. 11		Coverage	Height of	Landscape Category (See Ch. 95)	. ea	Required Parking Spaces	Special Regulations
່ ທັ				Front	Side	Rear	Let		 1,0 (0)	Sign (See	(See Ch. 105)	(See also General Regulations)
0.000	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'		25' above average building elevation.	Ε	В		 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. A six-foot high tence is required only along the property lines adjacent to the outside play areas fer mini schools and mini day sare conterembly. Hours of operation may be limited 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. 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).
998	F amily Doy Sare Homo-	None	0,500 sq . II		5'; but 2- side yerds must equal at least 15'.					*	2:0 per unit:	Family day care provider must be licensed by the state to operate a family child day care home. P. A safe passenger loading area as certified by the state office of child care policy licenser shall be provided. B. These uses are subject to the requirements cotablished by the Department of Social and Health Services (WAS Title 088).
ł		Process IIA, Chapter 150 KZC.	7,200 sq. fi.		10' on each side.		70%		С	В	1 for each bed.	

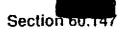




	10		2. 4. 3			DIREC	MOIT	S: FIRST, r	ead dov	ın to f	ind useTHEN,	across for REGULATIONS
137	NO NO			IIM	NIMUMS		MA	XIMUMS				
Section 60.137	C S S S S S S S S S S S S S S S S S S S	Required Review Process	Lot Size	(251000000000000000000000000000000000000	QUIRED YA (See Ch. 11	and the second s	Coverage	Height of Structure	andscape Category see Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
Ū	⇨			Front	Side	Rear	P		(8) 	giS.	(See Ch. 105)	(See also General Regulations)
.070	Care Center	Process IIA, Chapter 150 KZC.	None		5', but 2 side yards must equal at least 15'.	10'		30' above average building elevation.	E	В		 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: 20 feet if this use can accommodate 50 or more students or children. 31 to feet if this use can accommodate 13 to 49 students or children. 42 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. 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). 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 Depart-
.090	Public Utility Government Facility or Community Facility				10' on each side				A C See Spec. Reg. 1.			ment of Social and Health Services (WAC Title 388). 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.



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142	Š Š			MII	NIMUMS		MA	XIMUMS				
Section 60.142	C ⊆ G G G G G G G G G G G G G G G G G G	Required Review Process	Lot Size		QUIRED YA (See Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
Š	\Rightarrow			Front	Side	Rear	Lot	Situcione	700	Sig)	(See Ch. 105)	(See also General Regulations)
.040	Mini-school or mini-day-care (7 12 attendess) artendess)	None	7,200 sq. ft.		5', but 2 side yards must equal at least 15'.	t 0°		Il adjoining a tow den- sity zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	В		 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: 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. 11 feet if this use can accommodate 13 to 49 students or children. 12 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 lacilities 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). Secondary access is permitted to 120th Avenue NE if available. A six-foot high tence is required along the property lines adjacent to the outside play areas must be selback from all property lines by live 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.





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60.147	<u>Š</u>			MI	NIMUMS		MA	XIMUMS		. ,		
Section 60.	REGULATIONS	Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1	15)	t 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)
	\Rightarrow			Front	Side	Rear	Ę) S	(See Cil. 103)	(See also Gelieral negulations)
.040		Process IIA, Chapter 150 KZC.	3,600 sq. ft.		5', but 2 side yards must equal at least 15'.	10'		If adjoining a low den- sily zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	В		 No structure, roadway or land surface modification is allowed on any regulated slope. Only one access point to NE 124th is permitted. This access must be aligned with an access point adjacent to the north. 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. 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. A six-toot high fence is required along the property lines adjacent to the outside play area for mint schools and mini day eare 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).



FIRST, read down to find useTHEN, across for REGULATIONS		Special Regulations	es)	 A six-fool high fence is required along the property lines adjacent to the outside play area for min! sethects and min! day one ocnters only: Hours of operation may be limited to reduce impacts in nearby residential uses. Structured play areas must be setback from all property lines by 5 feet. An on-sile 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). 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. 	May include accessory living facilities for staff persons. No parking is required for day-care or school anciltary to the use. d	May include accessory living facilities for staff persons. Outdoor storage must be located as far as possible from the adjoining residential zones and the freeway.	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.						
find useTHE		Required Parking Spaces	S S	See KZC 105.25.	I for every 4 people based on maximum occupancy load of any area of worship. See Special Regula- tion 2.	See K2C 105.25.	1							
oj u	,	n Category se Ch. 100)	es) 6!s	m		ш	<u>-</u>							
eadidov		andscape Category ee Ch. 95)	S)) T	۵	O	∢		C See Spec. Reg. 1.						
DIRECTIONS FIRST,	MAXIMUMS	Height of		Il 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.										
) JEC	-	Coverage	רסו כ	70%										
异)		/ARDS 15)	Rear	ò										
	MINIMUMS	REQUIRED YARDS (See Ch. 115)	Side	ò										
	MIN	REQI (Si	Front	30.										
, 4		Lot Size		sq. ft.	-		None							
		Required Review Process		Chapter 145 KZC, Process I.	Chapter 150 KZC, Process IIA.	Chapter 145 KZC, Process I.		None						
	SNOI	Z ☐> TAJUĐ∃R	介	Mini-day-care (7-12 attendees) See Spedal Regulation 8.	.120 Church	A retail establishment providing storage services	Public Utility	Government Factity or Community Factity						
	125	.09 noitoe	95	110	.120	.130	.140	.150						



	(0					DIREC	TIONS	S: FIRST, re	ad dow	n to f	nd useTHEN, e	acrossifor REGULATIONS
162	SNO			MIM	NIMUMS		MA	XIMUMS		,		,
Section 60.162	Ç ∰ REGULATIONS	Required Review Process	Lot Size		QUIRED YA (See Ch. 11		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Parking Spaces	
	\Rightarrow			Front	Side	Rear	Lot		_ =	SS SS	(See Ch. 105)	(See also General Regulations)
	School or Day- Care Center Mini-School or		1 . 1	50 or mo then: 50' If this us 13 to 49 then: 20' Otherwis	e can accoming the students of side e can accoming students or can accoming the students of can accompanie the students of can acc	r children, 50' modate		If adjoining a low density zone other than RSX, then 25' above average elevation. Otherwise, 30' above average building elevation.	Đ	В		 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: 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. Cotherwise, 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).
	Mini-School or Mini-Day-Care (7-12 attendees) or Day Caro Homo-(6 or loss attendees)		3,600 sq. f t.		5', bul 2 side yards must equal at least 15'.	10′	7,0%		E			 A six-foot high fence is required only along the property lines adjacent to the outside play areas for mini beheele and mini day ears centere 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).

CHART ZONE USE



DIRECTIONS: FIRST, read down to find useTHEN, across for REGULATIONS		Special Bourtations	(See also General Regulations)	 If the studied property adoptins a low density use, the minimum setback of any structure from the fol containing that low density use is equal to the helpful 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: Structured play areas must be setback from all property lines as follows: Other if this use can accommodate 50 or more students or children. Other if this use can accommodate 13 to 49 students or children. Otherwise, live feet. An on-site pessenger 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 altendees and the extent of the abutting right-of-way limprovements. Carpooling, staggered loading/unloading time, right-of-way limprovements or other means may be required to reduce traffic impacts on any nearby residential uses. May include accessory fiving facilities for staff persons. 	1. 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). 1. A six-foot high fence is required along the property lines adjacent to the outside play areas must be setback from all property lines by tive feet. 2. Structured play areas must be setback from all property lines by tive 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).
ind useTHEN, 8		Required Parking Spaces	Se (Se	286 KZC 105.25.	
D O	,	n Category e Ch. 100)	95) Bis	n	
ad dowr		ee Ch. 95) Sategory ee Ch. 95)	S)) !T	2	
S: FIRST, re	MAXIMUMS Coverage Lot Structure			in adjoining a low density of the control of the co	
Į į	Σ		J 10 I	5	
DIREC		ARDS 15)	Rear	or chil- 50′ 50′ 20′ on 1.	10,
	MINIMUMS	REQUIRED YARDS (See Ch. 115)	Side	in insuse can accommodate for the form, then: 50' 50' on each 50' side 13 to 49 students or children, then: 20' 5', on side 20' yards must equal at least 15'. See Special Regulation 1.	5', but 2 side yard: must equal at least 15'.
	Σ	E	Front	in insurance of the control of the c	20,
		Lot Size		11 th	3,600 sq. ft.
		Required Review Process			
s	NOI	Z □> REGULAT	Û	Care Center	Mini-School or Mini-School or Mini-Pay-Care of Day-Care of Day-Care Home (6 or less aftendees)—
<u></u>	<u> 191</u>	oction 60.	- - -		.080



12	SNS			MI	NIMUMS	DIREC	4	::FIRST,ire	ad dow	n to fii	rdiuseTHEN, a	crossitor REGULATIONS
Section 60.177	Ć S REGULATIONS	Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1		Coverage	Height of	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
<u>'</u> '∕ŏ	\Rightarrow			Front	Side	Rear	Lot	Structure	J (S)	Sig (Sig	(See Ch. 105)	(See also General Regulations)
.04	School or Day- Care Center	Process IIA, Chapter 150 KZC.	12,500 sq. ft.	50 or m dren, th 50' If this us 13 to 49 then: 20'	50' on each side se can accom students or of 20' on each side	or chil- 50' nmodate	50%	25' above average building elevation.	D	В	See KZC 105.25.	 May locate on the subject property only if: 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 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: 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 fiving tacilities 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).
.050	Mini-School or Mini-Day-Care Center (7-12- attendess) er- Day Gare-Heme (6-attendess er- less)	None			5', but 2 side yards must equal at least 15'.	10'			E .			 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 tines 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 tacilities 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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60.182	ATIONS			I	NIMUMS			XIMUMS	a . (c	Š ĝ		
section 6	USE 7	Required Review Process	Lot Size		QUIRED YA (See Ch. 11		overage	Height of	dscap tegory ch. 9	Category Ch. 100)	Required Parking	
Sec	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	110000	Size	Eront	Side	Boar	Lot Co	Structure	Cate (See (Sign (See	Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
	$\neg \neg$			Front		Rear						
.060	Mini-Day-Care Center (7-12 attendaes) or- Bay Care Home (6 attendees or less)		35,000 sq. ft.		5', but 2 side yards must equal at least 15'.	10'	50%	30' above average building elevation.	E	В		 May locate on the subject property only if: 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-schoole and mini-day-care conters 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.



		April 1994 - All States	en e	ин #2 (4.		DIREC	TIONS	::FIRST, re	ad dow	n to fl	ndiuseTHEN, aci	ross for REGULATIONS
192	0 80			Mi	NIMUMS		MA	XIMUMS				
section 60.192	Ç ∰ S	Required Review Process	Lot Size	-	QUIRED YA (See Ch. 11		Сочегаде	Height of Structure	andscape Category See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
1.0	\Rightarrow			Front	Side	Rear	į		7.6	Siç (S	(See Ch. 105)	(See also General Regulations)
.030	Office Use	Process IIA, Chapter 150 KZC.			5' but 2 side yards must at least equal 15'.	10′	80%	If adjoining a low den- sily zone, other than RSX, then 25' above average	С	D	One per 300 sq. It. of gross floor area.	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			1.41			building elevation. Otherwise, 30' above average building elevation.	D	В		 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: 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. 11 Cherwise, 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).
	Mini-School or Mini-Day- Care (7 - 12 attendees) or Day-Gare Home (6 or less attend		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).



CHART ZONE USE

		Ş			ก		DIREC	DIRECTIONS		ad dow	n to I	ind≀useTHEN,	FIRST, read down to find use THEN, across for REGULATIONS
None None	Z61	NOI			MI	NIMUMS		MAXI	MUMS		,		
None Side Hear C Side Hear C Side Ch. 105) None Sq. ft. Side yards at least 15. None Sq. ft. None None None None None None None None			Required Review Process	Lot Size	RE	OUIRED YA (See Ch. 11	RDS 5}				n Category se Ch. 100)	Required Parking Spaces	Special Regulations
None 7,200 20' 5', but 2 10' 80% 30' above D 8 See KZC 105.25. 1. State yards must equal at least 15' aretage building elevation. None None 7,200 20' 5', but 2 2.	 es	介			Front	Side	Rear				es) 6js	(See Ch. 105)	(See also General Regulations)
None 70% 4 33 2 1.1 2.5 6.5 6.5 6.5 6.5 6.5 6.5 6.5 6.5 6.5 6	.060 School Day-Ca Center			7,200 sq. ft.	30,	5, but 2 side yards must equal at least 15.	10		3' above verage illding evation.	۵		See KZC 105.25.	
None 70% 70% 70% 70% 70% 70% 70% 70% 70% 70%													
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70% 70% 7			<i>P.</i>										
70% 7 4 4 7 6 6		-							<u>.</u>				
ev. 4. 10. 00	070 Mini-Sc or Mini- Care († attender Day Ger Homes	Part to the second seco	•	None				70%	···	,			1
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ORDINANCE NO. <u>3852</u> PUBLICATION SUMMARY

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING, AND LAND USE AND AMENDING TITLE 23 OF THE KIRKLAND MUNICPAL 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.

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

Attest:

ICAOEXTSUMM73001