

ORDINANCE O-4948

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING, AND LAND USE AND AMENDING THE KIRKLAND ZONING CODE RELATED TO VEHICLE AND BICYCLE PARKING REGULATIONS, INCLUDING CHAPTERS 5, 15, 20, 25, 30, 35, 40, 45, 50, 51, 52, 53, 54, 55, 56, 57, 105, 111, 113, 115, AND 162; FILE NO. CAM26-00009.

1 WHEREAS, Washington State passed Senate Bill (SB) 5184, codified as
2 RCW 35A.21.445, requiring cities with over 30,000 residents to adopt regulations that limit the
3 number of on-site vehicle parking spaces that can be required; and
4

5 WHEREAS, on April 7, 2026, the City Council adopted Ordinance O-4935 amending
6 Chapter 105 of the Kirkland Zoning Code (KZC) to immediately implement the minimum
7 parking limitations in RCW 35A.21.445 and superseding any conflicting parking requirements
8 in the KZC, while reserving for a later date the detailed updates to the preexisting parking
9 regulations in the remaining KZC chapters that would be necessary to avoid confusing code
10 language and that would be important to fully implement Council's direction; and
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12 WHEREAS, the pre-existing parking regulations throughout the KZC in each individual
13 zone use development chart were superseded by Ordinance O-4935 and were rendered
14 obsolete; and
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16 WHEREAS, related to the subsequent updates to the parking regulations, the City
17 Council has received a recommendation from the Planning Commission to amend Chapters
18 5, 15, 20, 25, 30, 35, 40, 45, 50, 51, 52, 53, 54, 55, 56, 57, 105, 111, 113, 115, and 162 of the
19 KZC as set forth in the staff memorandum dated August 28, 2026, bearing Kirkland Planning
20 and Building Department File No. CAM26-00009; and
21

22 WHEREAS, prior to making the recommendation to amend the KZC and following
23 noticing requirements of KMC 22.04.050, the Planning Commission held a public hearing on
24 August 27, 2026, on the amendment proposals and considered the comments received at the
25 public hearing; and
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27 WHEREAS, pursuant to the State Environmental Policy Act (SEPA), a SEPA
28 Addendum to the City of Kirkland 2035 Comprehensive Plan Update and Totem Lake Planned
29 Action Ordinance Final Environmental Impact Statement (EIS), the NE 85th St. Station Area
30 Planned Action Final Supplemental EIS, and the 2044 Comprehensive Plan Update Final
31 Supplemental EIS, including supporting environmental documents, will be issued by the
32 responsible official pursuant to WAC 197-11-625 prior to adoption of this ordinance and held
33 in Kirkland Planning and Building Department File No. SEP26-00708; and
34

35 WHEREAS, at the public meeting on September 15, 2026, the City Council considered
36 the SEPA determination made by the City's SEPA Responsible Official, together with the report
37 and recommendation of the Planning Commission; and
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39 WHEREAS, the recommended KZC amendments include removal of the obsolete
40 parking regulations in each individual zone use development chart and additional minor
41 amendments for purposes of clarity, including amendments to existing bicycle parking
42 requirements; and
43

WHEREAS, the City Council recognizes that these new regulations and changes are consistent with the Comprehensive Plan land use policies and that these provisions are necessary in order to complete the implementation of the requirements of RCW 35A.21.445.

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

Section 1. Section 5.10.142 of the Kirkland Zoning Code (KZC) is amended to read as follows, with the new text shown in underline, deletions shown in ~~strikethrough~~, and the intentional omission of unchanged sections or parts of tables indicated with three asterisks (***); all other provisions of these sections remain unchanged and in full force, and these provisions for identifying changes apply throughout this ordinance:

5.10.142 Commercial Use.

A place of employment or a commercial enterprise that meets the definition of office use, retail establishment, restaurant or tavern, or entertainment, cultural and/or recreational facility, but not including industrial or institutional uses.

Section 2. KZC 5.10.395 is amended to read as follows:

5.10.395 Industrial Use.

~~The uses allowed in the industrial zones and not permitted in any other zones.~~

Activities involving wholesale trade, construction related services, and/or the manufacturing, processing, fabrication, assembly, or storage of goods and raw materials. This includes uses such as, but not limited to, manufacturing, wholesale, hazardous waste treatment and storage facility, industrial laundry facility, packaging of prepared materials, recycling center, warehouse storage service, or contracting services in building construction, plumbing, electrical, landscaping, or pest control.

Section 3. A new section entitled "Senior Housing Unit" is hereby created, to be added to Chapter 5 of the KZC and codified as KZC 5.10.833, which shall read as follows:

5.10.833 Senior Housing Unit.

A rental or occupant-owned dwelling unit designated for residents aged 55 years or older. This does not include uses that meet the definition of Assisted Living Facility in KZC 5.10.040.5, Convalescent Center in KZC 5.10.172, or Nursing Home in KZC 5.10.572.

Section 4. KZC 5.10.930.6 is amended to read as follows:

5.10.930.6 Transit-Oriented Development (TOD) Zone.

The following zones: CMU, CVU, NMU, UF, and YBD-1, and PR 1.8 zoned parcels abutting the south side of NE 132nd Street right-of-way.

Section 5. KZC 15.05 is amended to read as follows:

15.05 User Guide.

Step 6. Find the Use of interest in the Development Standards Table in KZC 15.40 and read across the columns. Note the standards (Landscape Category, and Sign Category, ~~and~~

Required Parking Spaces) and Special Regulations that are applicable. There are links to the Special Regulations listed immediately following the table (DS-1, DS-2, DS-3, etc.).

Section 6. KZC 15.05.020 is amended to read as follows:

15.05.020 Common Code References.

10. Chapter 105 KZC contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

Section 7. KZC 15.40, entitled "Development Standards Table – Low Density Residential Zones," is hereby amended to repeal the "Required Parking Spaces" column and all corresponding footnotes numbered DS-1, DS-7, DS-8, DS-12, and DS-13.

Section 8. KZC 20.05 is amended to read as follows:

20.05 User Guide.

Step 6. Find the Use of interest in the Development Standards Table in KZC 20.40 and read across the columns. Note the standards (Landscape Category, and Sign Category, and Required Parking Spaces) and Special Regulations that are applicable. There are links to the Special Regulations listed immediately following the table (DS-1, DS-2, DS-3, etc.).

Section 9. KZC 20.05.020 is amended to read as follows:

20.05.020 Common Code References.

12. Chapter 105 KZC contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

Section 10. KZC 20.40, entitled "Development Standards Table – Medium Density Residential Zones," is hereby amended to repeal the "Required Parking Spaces" column and the corresponding footnotes, numbered DS-4, DS-5, DS-14, and DS-15.

Section 11. KZC 20.40.060, entitled "Detached, Attached or Stacked Dwelling Units," is hereby amended to recodify footnote DS-3 within the same section by adding it to the "Use" column, and further amended to read as follows:

20.40.060 Development Standards (DS) Special Regulations - DS-3:

DS-3. In PLA 17, The parking area shall also include a designated location and facilities to serve on-site residents as they wash or otherwise service their personal vehicles. These facilities shall be so located, improved, and furnished to prevent surface water contaminants, such as detergents, oils and debris, from entering the lake or wetlands.

Section 12. KZC 25.05 is amended to read as follows:

25.05 User Guide.

Step 6. Find the Use of interest in the Development Standards Table in KZC 25.40 and read across the columns. Note the standards (Landscape Category, and Sign Category, ~~and Required Parking Spaces~~) and Special Regulations that are applicable. There are links to the Special Regulations listed immediately following the table (DS-1, DS-2, DS-3, etc.).

Section 13. KZC 25.05.020 is amended to read as follows:

25.05.020 Common Code References.

10. Chapter 105 KZC contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

Section 14. KZC 25.40, Development Standards Table – High Density Residential Zones, is hereby amended to repeal the "Required Parking Spaces" column and all corresponding footnotes, numbered DS-2, DS-7, DS-8, and DS-9.

Section 15. KZC 30.05 is amended to read as follows:

30.05 User Guide.

Step 6. Find the Use of interest in the Development Standards Table in KZC 30.40 and read across the columns. Note the standards (Landscape Category, and Sign Category, ~~and~~

Required Parking Spaces) and Special Regulations that are applicable. There are links to the Special Regulations listed immediately following the table (DS-1, DS-2, DS-3, etc.).

Section 16. KZC 30.05.020 is amended to read as follows:

30.05.020 Common Code References.

7. Chapter 105 KZC contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

Section 17. KZC 30.20.295 is amended to read as follows:

30.20.295 Government Facility Parking Garage

Permitted Uses Table – Office Zones

USE		Required Review Process:						
		I = Process I, Chapter 145 KZC			DR = Design Review, Chapter 142 KZC None = No Required Review Process			
		IIA = Process IIA, Chapter 150 KZC						
		IIB = Process IIB, Chapter 152 KZC						
		NP = Use Not Permitted						
# = Applicable Special Regulations (listed after the table)								
		PO	PR, PRA	PLA 5B	PLA 5C	PLA 6B	PLA 15A	PLA 17A

30.20.295	Government Facility Parking Garage	NP	None in PR 1.8 TOD zone 40 <u>Otherwise.</u> <u>NP</u>	NP	NP	NP	NP	NP

Section 18. KZC 30.40, entitled "Development Standards Table – Office Zones," is amended to repeal the "Required Parking Spaces" column and the corresponding footnotes numbered DS-3, DS-7, DS-8, DS-9, DS-11, DS-14, and DS-17.

Section 19. KZC 30.40.060, entitled "Detached, Attached or Stacked Dwelling Units," is amended to recodify footnote DS-2 within the same section by adding it to the "Use" column, and is further amended to read as follows:

30.40.060 Development Standards (DS) Special Regulations – DS-2:

DS-2. In the PLA 17A zone, if the subject property contains eight or more units, then the parking area shall also include a designated location and facilities to serve on-site residents as they wash or otherwise service their personal vehicles. These facilities shall be so located, improved, and furnished to prevent surface water contaminants, such as detergents, oils, and debris, from entering the lake or wetlands.

Section 20. KZC 35.05 is amended to read as follows:

35.05 User Guide.

Step 6. Find the Use of interest in the Development Standards Table in KZC 35.40 and read across the columns. Note the standards (Landscape Category, and Sign Category, and Required Parking Spaces) and Special Regulations that are applicable. There are links to the Special Regulations listed immediately following the table (DS-1, DS-2, DS-3, etc.).

Section 21. KZC 35.05.020 is amended to read as follows:

35.05.020 Common Code References.

8. Chapter 105 KZC contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

Section 22. KZC 35.10.030 is amended to read as follows:

35.10.030 BC 1, BC 2 Zones.

7. In the BC 1 zone, the following requirements shall apply to all development that includes Attached Dwelling Units, or where the maximum allowed height of the structure is 75 feet above average building elevation:

g. Development shall comply with the following requirements for short-term and long-term bicycle parking:

Use	Short-Term Bicycle Parking Rate (spaces per suite/unit/bed or per sq. ft. of gross floor area)	Long-Term Bicycle Parking Rate (spaces per suite/unit/bed or per sq. ft. of gross floor area)
~~Residential: Residential Suites, Attached or Stacked Dwelling Units~~	0.25/suite or unit	1/suite or unit
~~Residential: Assisted Living Facility~~	0.25/unit	0.08/unit
~~Residential: Convalescent Center~~	0.25/bed	0.08/bed
~~Commercial: General~~	0.60/1,000 SF GFA	0.33/1,000 SF GFA
~~Commercial: Office~~	0.07/1,000 SF GFA	0.33/1,000 SF GFA
~~Institutional~~	~~As determined by City Transportation Engineer under KZC 105.25~~	~~As determined by City Transportation Engineer under KZC 105.25~~

1) The required number of bicycle parking spaces shall be rounded up to the nearest whole number.

2) The Planning Official may modify the required amount of bicycle parking according to size of development and anticipated pedestrian and bicycle activity as determined by the City Transportation Engineer. Lack of existing bicycle and pedestrian activity shall not be considered sufficient criteria to provide less than the minimum required amount of bicycle parking.

13) Developments providing 10 or more long-term bicycle parking spaces shall install wayfinding signage identifying the direction and distance to the nearest public bicycle route, greenway, transit stop, and on-site bicycle parking areas. Signage shall be located at primary bicycle access points and key decision points within the site (e.g., at site entrances, path intersections, or parking areas). Signage shall be designed to be visible and durable, and must comply with Chapter 100 KZC.

2.4) Bicycle parking facilities shall be consistent with building design and materials (e.g., matching building accent colors, unique design that mimics building patterns) and reviewed during Design Review.

5) Final design and location of bike parking is subject to approval by the Public Works Official.

Section 23. KZC 35.10.060 is amended to read as follows:

35.10.060 HENC 1, HENC 3 Zones.

~~3. Reserved. In the HENC 1 zone north of NE 68th Street, for properties developed under the Houghton Village Development Plan adopted by City Council, minimum parking requirements are established in the adopted Development Plan.~~

Section 24. KZC 35.40, entitled "Development Standards Table – Commercial Zones," is hereby amended to repeal the "Required Parking Spaces" column and the corresponding footnotes, numbered DS-2, DS-3, DS-7, DS-8, DS-9, DS-12, DS-13, DS-15, DS-16, and DS-17.

Section 25. KZC 35.40.210, entitled "Retail Establishment providing vehicle or boat sales or vehicle or boat service or repair," is amended to recodify footnote DS-11 within the same section by adding it to the "Use" column with no further amendments.

Section 26. KZC 40.05 is amended to read as follows:

40.05 User Guide.

Step 6. Find the Use of interest in the Development Standards Table in KZC 40.40 and read across the columns. Note the standards (Landscape Category, and Sign Category, and Required Parking Spaces) and Special Regulations that are applicable. There are links to the Special Regulations listed immediately following the table (DS-1, DS-2, DS-3, etc.).

Section 27. KZC 40.05.020 is amended as follows:

40.05.020 Common Code References.

6. Chapter 105 KZC contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

Section 28. KZC 40.40, entitled "Development Standards Table – Industrial Zones," is amended to repeal the "Required Parking Spaces" column and the corresponding footnotes numbered DS-6, DS-8, DS-9, DS-10, DS-12, DS-13, and DS-15.

Section 29. KZC 40.40.040, entitled "Breweries, Wineries, and Distilleries," is amended to recodify footnote DS-4 within the same section by adding it to the "Use" column with no further amendments.

Section 30. KZC 40.40.260, entitled "Vehicle or Boat Repair, Services, Storage, or Washing," is amended to recodify footnote DS-14 within the same section by adding it to the "Use" column with no further amendments.

Section 31. KZC 45.05 is amended to read as follows:

45.05 User Guide.

Step 6. Find the Use of interest in the Development Standards Table in KZC 45.40 and read across the columns. Note the standards (Landscape Category, and Sign Category, and Required Parking Spaces) and Special Regulations that are applicable. There are links to the Special Regulations listed immediately following the table (DS-1, DS-2, DS-3, etc.).

Section 32. KZC 45.05.020 is amended as follows:

45.05.020 Common Code References.

6. Chapter 105 KZC contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

Section 33. KZC 45.40, entitled "Development Standards Table – Institutional Zones," is amended to repeal the "Required Parking Spaces" column and the corresponding footnotes numbered DS-1, DS-5, DS-6, DS-13, and DS-14.

Section 34. KZC 45.40.070, entitled "Professional Football, Baseball, or Soccer Practice or Play Facility," is amended to recodify footnotes DS-11 and DS-12 within the same section by adding them to the "Use" column with no further amendments.

Section 35. The "Required Parking Spaces" column of the Use Zone Charts is repealed from the following sections of the KZC: 50.12, 50.17, 50.27, 50.32, 50.35, 50.38, 50.42, 50.47, 50.52, 51.10, 51.20, 51.30, 52.12, 52.17, 52.22, 52.27, 52.32, 52.42, 53.12, 53.84, 54.06, 54.12, 54.18, 54.24, 54.30, 54.36, 54.42, 55.09, 55.15, 55.21, 55.27, 55.33, 55.39, 55.45, 55.51, 55.57, 55.61, 55.64, 55.69, 55.75, 55.81, 55.87, 55.93, 55.99, 56.10, and 56.20.

Section 36. Chapter 50 of the Kirkland Zoning Code is amended as set forth in Exhibit A to this ordinance and incorporated by reference, including amending Sections 50.10, 50.12, 50.15, 50.17, 50.25, 50.27, 50.30, 50.32, 50.34, 50.35, 50.37, 50.38, 50.40, 50.42, 50.45, 50.47, 50.50, 50.52, and 50.60.

412 Section 37. Chapter 51 of the Kirkland Zoning Code is amended as set forth in Exhibit B
413 to this ordinance and incorporated by reference, including amending Sections 51.08, 51.10,
414 51.18, 51.20, 51.28, and 51.30.

415
416
417 Section 38. Chapter 52 of the Kirkland Zoning Code is amended as set forth in Exhibit C
418 to this ordinance and incorporated by reference, including amending Sections 52.10, 52.12,
419 52.15, 52.17, 52.20, 52.22, 52.25, 52.27, 52.30, 52.32, 52.40, and 52.42.

420
421
422 Section 39. Chapter 53 of the Kirkland Zoning Code is amended as set forth in Exhibit D
423 to this ordinance and incorporated by reference, including amending Sections 53.12, 53.82,
424 and 53.84.

425
426
427 Section 40. Chapter 54 of the Kirkland Zoning Code is amended as set forth in Exhibit E
428 to this ordinance and incorporated by reference, including amending Sections 54.04, 54.06,
429 54.10, 54.12, 54.16, 54.18, 54.22, 54.24, 54.28, 54.30, 54.34, 54.36, 54.40, and 54.42.

430
431
432 Section 41. Chapter 55 of the Kirkland Zoning Code is amended as set forth in Exhibit F
433 to this ordinance and incorporated by reference, including amending Sections 55.07, 55.09,
434 55.13, 55.15, 55.19, 55.21, 55.25, 55.31, 55.33, 55.37, 55.39, 55.43, 55.45, 55.49, 55.51,
435 55.55, 55.57, 55.60, 55.61, 55.63, 55.64, 55.67, 55.69, 55.73, 55.75, 55.79, 55.81, 55.85,
436 55.87, 55.91, 55.97, and 55.99.

437
438
439 Section 42. Chapter 56 of the Kirkland Zoning Code is amended as set forth in Exhibit G
440 to this ordinance and incorporated by reference, including amending Sections 56.08, 56.10,
441 56.18, and 56.20.

442
443
444 Section 43. Chapter 57 of the Kirkland Zoning Code is amended as set forth in Exhibit H
445 to this ordinance and incorporated by reference, including amending Sections 57.05.070,
446 57.25.060 and 57.25.070.

447
448
449 Section 44. Chapter 105 of the Kirkland Zoning Code is amended as set forth in
450 Exhibit I to this ordinance and incorporated by reference including amending Sections 105.05,
451 105.15, 105.20, 105.22, 105.23, 105.25, 105.30, 105.32, 105.34, 105.45, and 105.103.

452
453
454 Section 45. Chapter 111 of the Kirkland Zoning Code is amended as set forth in
455 Exhibit J to this ordinance and incorporated by reference including amending Section 111.25.

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457
458 Section 46. Chapter 113 of the Kirkland Zoning Code is amended as set forth in
459 Exhibit K to this ordinance and incorporated by reference, including amending Section 113.25.

460
461
462 Section 47. Chapter 115 of the Kirkland Zoning Code is amended as set forth in
463 Exhibit L to this ordinance and incorporated by reference, including amending Sections 115.07,
464 115.24, 115.62, 115.65, 115.106, and 115.115.

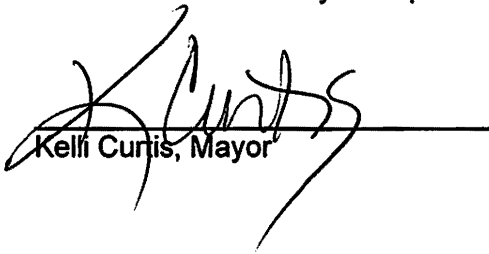
466 Section 48. Chapter 162 of the Kirkland Zoning Code is amended as set forth in
467 Exhibit M to this ordinance and incorporated by reference, including amending Section 162.35.
468

469
470 Section 49. If any provision of this ordinance or its application to any person or
471 circumstance is held invalid, the remainder of the ordinance or the application of the provision
472 to other persons or circumstances is not affected.
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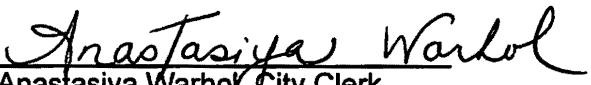
474
475 Section 50. This ordinance shall be in force and effect five days from and after its
476 passage by the Kirkland City Council and publication as required by law, in the summary form
477 attached to the original of this ordinance and by this reference approved by the City Council.
478

479 Passed by majority vote of the Kirkland City Council in open meeting this 15th day of
480 September, 2026.
481

482 Signed in authentication thereof this 15th day of September, 2026.

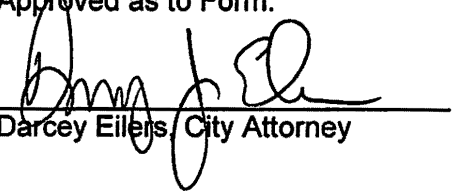

Kelli Curtis, Mayor

Attest:


Anastasiya Warhol, City Clerk

Approved as to Form:

Publication Date: September 21, 2026


Darcey Eilers, City Attorney

PUBLICATION SUMMARY
OF ORDINANCE NO. O-4948

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING, AND LAND USE AND AMENDING THE KIRKLAND ZONING CODE RELATED TO VEHICLE AND BICYCLE PARKING REGULATIONS, INCLUDING CHAPTERS 5, 15, 20, 25, 30, 35, 40, 45, 50, 51, 52, 53, 54, 55, 56, 57, 105, 111, 113, 115, AND 162; FILE NO. CAM26-00009.

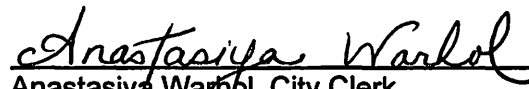
1 SECTIONS 1-48. Amend Chapters 5, 15, 20, 25, 30, 35, 40, 45, 50, 51, 52, 53, 54,
2 55, 56, 57, 105, 111, 113, 115, and 162 of the Kirkland Zoning Code to remove obsolete vehicle
3 parking requirements, consolidate vehicle and bicycle parking regulations, revise bicycle
4 parking requirements, and make related clarifying and technical amendments.
5

6 SECTION 49. Provides a severability clause for the ordinance.
7

8 SECTION 50. Authorizes publication of the ordinance by summary and establishes the
9 effective date as five days after publication of summary.
10

11 The full text of this Ordinance will be mailed without charge to any person upon request
12 made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City
13 Council at its meeting on the 15th day of September, 2026.
14

15 I certify that the foregoing is a summary of Ordinance O-4948 approved by the Kirkland
16 City Council for summary publication.


Anastasiya Warhol, City Clerk

PARKING CODE AMENDMENTS – FILE NO. CAM26-00009

The following code subsections are amended to read as follows, with the new text shown in underline, deletions shown in ~~striethrough~~, and the intentional omission of unchanged sections or parts of tables indicated with three asterisks (***) ; all other provisions of these sections remain unchanged and in full force, and these provisions for identifying changes apply throughout this ordinance. Any subsections of the KZC not shown are not proposed to be amended.

Chapter 50

CENTRAL BUSINESS DISTRICT (CBD) ZONES

50.10

General Regulations – CBD 1 Zones.

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

7. Chapter 105 KZC contains regulations regarding vehicle and bicycle parking spaces for all uses. KZC 105.23 contains special parking provisions applicable in the CBD 1A, 1B, 2, and 8 zones.

50.12 Use Zone Chart – CBD 1 Zones.

Section 50.12	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						

.030	Hotel or Motel	D.R., Chapter 142 KZC	None	0'	0'	0'	100%	CBD 1A – 45' above each abutting right-of- way. CBD 1B – 55' above each abutting right-of- way.	D	E	~~One for each room. See Spec. Reg. 2 and 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. ~~The parking requirement for hotel or motel use does not include parking requirements for ancillary meetings and convention facilities. Additional parking requirements for ancillary uses shall be determined on a case by case basis.~~ <u>Reserved.</u>	
.040	Entertainment, Cultural and/or Recreational Facility										~~See KZC 50.60 and 105.25.~~		
.060	Private Club or Lodge									B	~~See KZC 50.60 and 105.25.~~		
.070	Office Use									D	~~One per each 350 sq. ft. of~~		

Section 50.12	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
										gross floor area. See KZC 50.60.	a. The ancillary assembled or manufactured goods are subordinate to and dependent on this office use; and		
.080	Stacked or Attached Dwelling Units								A	See KZC 50.60.	b. The outward appearance and impacts of this office use with ancillary assembly and manufacturing activities must be no different from other office uses. 2. 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 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 D.R. and building permit applications. d. A veterinary office is not permitted if the subject property contains dwelling units.		

Section 50.12	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
.090	School, Day-Care Center or Mini School or Day-Care Center	D.R., Chapter 142 KZC	None	0'	0'	0'	100%	CBD 1A – 45' above each abutting right-of-way. CBD 1B – 55' above each abutting right-of-way.	D	B	~~See KZC 50.60 and 105.25.~~	1. A six-foot-high fence is required along all property lines adjacent to outside play areas. 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 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. Reserved.~~	
.100	Assisted Living Facility									A	~~1.7 per independent unit.~~ ~~1 per assisted living unit.~~ ~~See KZC 50.60.~~	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility: a. One parking stall shall be provided for each bed.	

Section 50.12	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape	Sign	Required	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure	Category	Category		Parking Spaces
					Front	Side	Rear			(See Ch. 95)	(See Ch. 100)		(See Ch. 105)
.110	Public Utility, Government Facility, or Community Facility							D See Special Reg. 1.	B	See KZC 50.60 and 105.25.	1. Landscape Category B or C may be required depending on the type of use on the subject property and the impacts associated with the use on nearby uses.		
.120	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.											

50.15

General Regulations – CBD 2 Zones.

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

8. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses. KZC 105.23 contains special parking provisions applicable in the CBD 1A, 1B, 2, and 8 zones.

50.17 Use Zone Chart – CBD 2 Zones.

Section 50.17	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
.010	A Retail Establishment, other than those specifically listed, limited, or prohibited in this zone, selling goods or providing services, including banking and related financial services	D.R., Chapter 142 KZC	None	0'	0'	0'	100%	28' above the abutting right-of-way measured at the midpoint of the frontage of the subject property on each right-of-way.	D	E	One per each 350-sq. ft. of gross floor area. See KZC 50.60.	1. The following provisions, which supersede any conflicting provisions of this chapter, apply only if the subject property is within 200 feet of or includes a portion of Lake Washington: a. Chapter 83 KZC contains regulations regarding shoreline setbacks and public pedestrian walkways. b. No structure, other than moorage structures, may be waterward of the ordinary high water mark. For regulation regarding moorages, see the moorage	
.020	Entertainment, Cultural and/or	See KZC 50.60 and 105.25.									See KZC 50.60 and 105.25.		

Section 50.17	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)		
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure	
					Front	Side	Rear							
	Recreational Facility										listings in this zone and Chapter 83 KZC.			
.030	Hotel or Motel	One for each room. See Spec. Reg. 4 and KZC 50.60.											One for each room. See Spec. Reg. 4 and KZC 50.60.	2. The following uses are not permitted in this zone: a. Vehicle service stations. b. The sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers; provided, that motorcycle sales, service, or rental is permitted if conducted indoors.
.040	Restaurant or Tavern	One per each 125 sq. ft. of gross floor area. See KZC 50.60.											One per each 125 sq. ft. of gross floor area. See KZC 50.60.	c. Drive-in facilities and drive- through facilities. d. Retail establishments providing storage services

Section 50.17	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
												unless accessory to another permitted use. 3. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or 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 assembly or manufacturing activities must be no different from other retail uses.	

Section 50.17	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
												4. The parking requirement for hotel or motel use does not include parking requirements for ancillary meetings and convention facilities. Additional parking requirements for ancillary uses shall be determined on a case-by-case basis. <u>Reserved.</u>	
.050	School, Day-Care Center, or Mini School or Day-Care Center	D.R., Chapter 142 KZC	None	0'	0'	0'	100%	28' above the abutting right-of-way measured at the midpoint of the frontage of the subject property on each right-of-way.	D	E	See KZC 50.60 and 105.25.	1. The following provisions, which supersede any conflicting provisions of this chapter, apply only if the subject property is within 200 feet of or includes a portion of Lake Washington: a. Chapter 83 KZC contains regulations regarding	

Section 50.17	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
												shoreline setbacks and public pedestrian walkways. b. No structure, other than moorage structures, may be waterward of the ordinary high water mark. For regulations regarding moorages, see the moorage listings in this zone and Chapter 83 KZC. 2. A six-foot-high fence is required along all property lines adjacent to outside play areas. 3. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.	

Section 50.17	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARDS (See Ch. 115)		Lot Coverage	Height of Structure				
					Front	Side						
												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. <u>Reserved.</u>
.060	Assisted Living Facility See Spec. Reg. 4.	D.R., Chapter 142 KZC	None	0'	0'	0'	100%	28' above the abutting right-of-way measured at the midpoint of the frontage of the subject property on each right-of-way.	D	A	1.7 per independent unit. 1 per assisted living unit. See KZC 50.60.	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. If a nursing home use is included, the following parking standard

Section 50.17	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
												shall apply to the nursing home portion of the facility: a. One parking stall shall be provided for each bed. 3. The following provisions, which supersede any conflicting provisions of this chapter, apply only if the subject property is within 200 feet of or includes a portion of Lake Washington: a. Chapter 83 KZC contains regulations regarding shoreline setbacks and public pedestrian walkways. b. No structure, other than moorage structures, may be waterward of the ordinary high water mark. For	

Section 50.17	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
													regulations regarding moorages, see the moorage listings in this zone and Chapter 83 KZC. 4. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning and Building 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

50.25

General Regulations – CBD 3 Zones.

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

5. Chapter 105 KZC contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

50.27 Use Zone Chart – CBD 3 Zones.

Section 50.27	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
.010	Entertainment, Cultural, and/or Recreational Facility	D.R., Chapter 142 KZC	None	20'	0'	0'	80%	41' above average building elevation.	D See Spec. Reg. 3.	E	See KZC 105.25.	1. Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other alternative exists.	
.020	Hotel or Motel			See Spec. Reg. 4.			See Spec. Reg. 4.				One for each room. See Spec. Reg. 2.	2. The parking requirement for hotel or motel use does not include parking requirements for ancillary meetings and convention facilities. Additional parking requirements for ancillary uses shall be determined on a case- by-case basis. <u>Reserved.</u> 3. Landscape Category B is required if the subject property is adjacent to Planned Areas 6D or 6J. 4. The required front yard for this use shall be zero feet for one story at street level. No parking may encroach into the required 20- foot front yard. If this use provides a zero-foot	

Section 50.27	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
											front yard, the lot coverage for the entire property shall be 100 percent.		
.030	Restaurant or Tavern									~~One per each 125 sq. ft. of gross floor area.~~	1. Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other alternative exists. 2. Drive-in facilities and drive-through facilities are not permitted in this zone. 3. Landscape Category B is required if the subject property is adjacent to Planned Areas 6D or 6J. 4. The required front yard for this use shall be zero feet for one story at street level. No parking may encroach into the required 20-foot front yard. If this use provides a zero-foot front yard, the lot coverage for the entire property shall be 100 percent.		

Section 50.27	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						

.090	Faith-Based Facility	D.R., Chapter 142 KZC	None	20' See Spec. Reg. 4.	0'	0'	80%	41' above average building elevation.	D See Spec. Reg. 3.	B	~~One per every four people based on maximum occupancy of any area of worship. See Spec. Reg. 2.~~	1. Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other alternative exists. 2. ~~No parking is required for day care or school ancillary to the use.~~ <u>Reserved.</u> 3. Landscape Category C is required if the subject property is adjacent to Planned Areas 6D, or 6J. 4. Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure.	
.100	School, Day-Care Center, or Mini-School			20'					D		~~See KZC 105.25.~~	1. A six-foot-high fence is required along all property lines adjacent to outside play areas.	

Section 50.27	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
	or Day-Care Center			See Spec. Reg. 5.							2. Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other alternative exists. 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.~~ <u>Reserved.</u> 5. Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure.		

Section 50.27	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
.110	Assisted Living Facility See Special Regulation 3.	D.R., Chapter 142 KZC	None	20'	0'	0'	80%	41' above average building elevation.	D	A	~~1.7 per independent unit.~~ ~~1 per assisted living unit.~~	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility: a. One parking stall shall be provided for each bed. 3. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning and Building 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	

Section 50.27	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
												and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension. This special regulation shall not apply along portions of State Street and Second Avenue South not designated as pedestrian-oriented streets. 4. Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure.	
.120	Public Utility			20'					C			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 nearby uses. 2. Landscape Category C is required if the subject property is adjacent to Planned Areas 6D, or 6J.	
.130	Government Facility or			See Spec. Reg. 3.					D				

Section 50.27	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
	Community Facility											3. Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure.	
.140	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.											

50.30

General Regulations – CBD 4 Zones.

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

8. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

50.32 Use Zone Chart – CBD 4 Zones.

Section 50.32	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
.010	Restaurant or Tavern	D.R., Chapter 142 KZC	None	0'	0'	0'	100%	54' above average building elevation or existing grade.	D	E	One per each 125 sq. ft. of gross floor area.	1. No aspect or component of this use, including open dining areas, may be oriented towards Second Avenue South. 2. Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other alternative exists. 3. Drive-in or drive-through facilities are prohibited.	
.020	Entertainment, Cultural or Recreational Facility										See KZC 50.60 and 105.25.	1. No aspect or component of this use, including hotel/motel rooms and open dining areas, may be oriented toward Second Avenue South.	

Section 50.32	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 405)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
.030	Hotel or Motel									~~One for each room. See Spec. Reg. 3.~~	2. Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other alternative exists. 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-case basis. Reserved.~~		
.040	Any Retail Establishment, other than those specifically listed, limited, or prohibited in this zone, selling goods									~~One per each 350 sq. ft. of gross floor area.~~	1. The following uses are not permitted in this zone: a. Vehicle service stations. b. The sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers; provided, that		

Section 50.32	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage			Height of Structure		Parking Spaces
					Front	Side	Rear						(See Ch. 105)
	or providing services including banking and related financial services										motorcycle sales, service, or rental is permitted if conducted indoors. c. Drive-in facilities and drive-through facilities. d. Retail establishments providing storage services unless accessory to another permitted use. 2. Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other alternative exists. 3. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are directly related to and dependent upon this use and are		

Section 50.32	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (~~See Ch. 105~~)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
											available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.		
.050	Private Lodge or Club			10'						B	~~See KZC 105-25.~~	1. Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other alternative exists.	
.060	Office Use	D.R., Chapter 142 KZC	None	10'	0'	0'	100%	54' above average building elevation	D	D	~~One per each 350 sq. ft. of gross floor area.~~	1. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property.	

Section 50.32	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 405)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
								or existing grade.				b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the D.R. and building permit applications. d. A veterinary office is not permitted if the subject property contains dwelling units. 2. Ancillary assembly and manufacture of goods on premises may be permitted as part of an office use if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this office use; and	

Section 50.32	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
											b. The outward appearance and impacts of this office use with ancillary assembly and manufacturing activities must be no different from other office uses. 3. Primary vehicle access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other alternative exists.		
.070	Faith-Based Facility									B	~~One per every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 2.~~	1. Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other alternative exists. 2. ~~No parking is required for daycare or school ancillary to the use.~~ <u>Reserved.</u>	

Section 50.32	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
.080	Stacked or Attached Dwelling Units									A	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.		
.090	School, Day-Care or Mini-School or Day-Care Center	D.R., Chapter 142 KZC	None	10'	0'	0'	100%	54' above average building elevation	D	B	See KZC 105.25.	1. A six-foot-high fence is required along all property lines adjacent to outside play areas.	

Section 50.32	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
								or existing grade.				2. Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other alternative exists. 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. Reserved.~~	
.100	Assisted Living Facility									A	1.7 per independent unit. 1 per assisted living unit.	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. A nursing home use may be permitted as part of an assisted living facility use in order to provide a	

[illegible]

50.34

General Regulations – CBD 5 Zones.

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

7. Chapter 105 KZC contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

50.35 Use Zone Chart – CBD 5 Zones.

Section 50.35	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
.010	Restaurant or Tavern	D.R., Chapter 142 KZC	None	20'	0'	0'	80%	67' above average building elevation.	B	E	One per each 125 sq. ft. of gross floor area.	1. For restaurants with drive-in or drive-through facilities: a. One outdoor waste receptacle shall be provided for every eight parking stalls. b. Access for drive-through facilities shall be approved by the Public Works Department. Drive-through facilities shall be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served. c. Landscape Category A shall apply.	
.030	Entertainment, Cultural and/or Recreational Facility										See KZC 105.25.	1. The parking requirements for hotel or motel use do not include parking requirements for ancillary meetings and convention facilities. Additional parking requirements for ancillary uses shall be determined on a case-by-case basis. <u>Reserved.</u>	
.040	Hotel or Motel										One per each room. See Spec. Reg. 1.		
.050	Any Retail Establishment, other than those										One per each 350 sq. ft. of	1. The following uses are not permitted in this zone:	

Section 50.35	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
	specifically listed, limited, or prohibited in the zone, selling goods, or providing services including banking and related financial services											gross floor area: a. Vehicle service stations. b. The sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers; provided that motorcycle sales, service, or rental is permitted if conducted indoors. c. Retail establishments providing storage services unless accessory to another permitted use. 2. Access for drive-through facilities must be approved by the Public Works Department. 3. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or 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 assembly or manufacturing activities must be no different from other retail uses.	
.060	Private Lodge or Club								C	B	See KZC 105.25.		

Section 50.35	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
.070	Office Use	D.R., Chapter 142 KZC	None	20'	0'	0'	80%	67' above average building elevation. See Spec. Reg. 3.	C	D	One per each 350 sq. ft. of gross floor area.	1. Ancillary assembly and manufacture of goods on premises may be permitted 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 office uses. 2. The following regulations apply to veterinary office 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 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 D.R. and building permit applications. d. A veterinary office is not permitted if the subject property contains dwelling units.	

Section 50.35	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
											3. For property adjoining Peter Kirk Park, 80 feet above average building elevation, if following is provided: a. At least 50 percent of gross floor area is office use. b. A minimum 54-foot-wide improved easement street from Parkplace to Kirkland Way which meets the requirements for the Park Promenade in the Parkplace Master Plan. The design must be approved by the Planning and Building Department and the Public Works Department. c. The street level of all buildings shall be limited to one or more of the following uses: Retail; Restaurant or Tavern; Banking and Related Financial Services; Entertainment, Cultural and/or Recreational Facility; Parks; Government Facility; or Community Facility. At least one of the street level tenant spaces must be a minimum area of 9,000 square feet. The required uses shall have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building on the Park Promenade). The Planning Official may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of		

Section 50.35	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
												existing or proposed improvements and that the design of the retail frontage will maximize visual interest. Lobbies for office uses may be allowed within this space subject to applicable design regulations. d. A minimum 2,000-square-foot public plaza that relates to Kirkland Way, the Kirkland Performance Center and Peter Kirk Park. The design must be approved by the Planning Official. e. Public art on site valued at a minimum of \$10,000. The art must be reviewed and approved by the Kirkland Cultural Arts Commission. f. The project shall be designed, built and certified to achieve or exceed the high performing building standards described in KZC 115.62.	
.080	Faith-Based Facility	D.R., Chapter 142 KZC	None	20'	0'	0'	80%	67' above average building elevation.	C	D	One per every four people based on maximum occupancy of any area of worship.	1. No parking is required for day-care or school ancillary to the use. <u>Reserved.</u>	

Section 50.35	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				Category (See Ch. 95)
					Front	Side	Rear						
.090	School, Day-Care Center, or Mini-School or Day-Care Center								D		See KZC 105.25.	1. A six-foot-high fence is required along all property lines adjacent to outside play areas. 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 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. <u>Reserved.</u>	
.100	Assisted Living Facility See Spec. Reg. 3.	D.R., Chapter 142 KZC	None	20'	0'	0'	80%	67' above average building elevation.	C	A	1.7 per independent unit. 1 per assisted living unit.	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility: a. One parking stall shall be provided for each bed. 3. This use only allowed: a. On properties with frontage on Second Avenue.	

Section 50.35	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
												b. For property adjoining Peter Kirk Park, if the following are provided: 1) A minimum 54-foot-wide improved easement street from Parkplace to Kirkland Way which meets the requirements for the Park Promenade in the Parkplace Master Plan. The design must be approved by the Planning and Building Department and the Public Works Department. 2) The street level of all buildings shall be limited to one or more of the following uses: Retail; Restaurant or Tavern; Banking and Related Financial Services; Entertainment, Cultural and/or Recreational Facility; Parks; Government Facility; or Community Facility. At least one of the street level tenant spaces must be a minimum of 9,000 square feet. The required uses shall have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building on the Park Promenade). The Planning Official may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the retail frontage will maximize visual interest. Lobbies	

[illegible]

50.37

General Regulations – CBD 5A Zones.

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

4. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

50.38 Use Zone Chart – CBD 5A Zones.

Section 50.38	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				Category (See Ch. 95)
					Front	Side	Rear						
.010	Mixed Use Development Containing Office, Retail and Restaurant Uses. See Spec. Regs. 1, 2, 3 and 4.	D.R., Chapter 142 KZC. See Spec. Reg. 1.	None	See Plate 5, Chapter 180 KZC.			100%	See Spec. Reg. 5 and Plates 6 and 7, Chapter 180 KZC.	None	E See Spec. Reg. 6.	See Spec. Reg. 7.	1. Development under this use shall be pursuant to the Parkplace Master Plan and Design Guidelines contained in Chapter 3.30 KMC. Compliance with the Master Plan and Design Guidelines shall be determined through DR, Chapter 142 KZC. 2. The gross floor area of retail and restaurant uses in this zone shall be equal to or greater than 186,000 gross square feet. Retail uses may include accessory short term drop-off children's play facilities. 3. The following additional uses are allowed subject to restrictions listed: a. Hotel or Athletic Club. Accessory retail or restaurant uses shall be included as retail uses under Special Regulation 2, provided they are open to the public.	

Section 50.38	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
											b. Movie theater. This use may be included as a retail use under Special Regulation 2; provided, that the gross floor area of this use shall not count toward more than 25 percent of the required minimum gross floor area of retail and restaurant uses. c. Private Lodge or Club; Faith-Based Facility; School, Day-care Center, or Mini-School or Day-care Center; Public Utility, Government Facility, or Community Facility; Public Park. d. Assisted Living Facility (including a nursing home if part of the facility); provided, that the gross floor area does not exceed 10 percent of the total gross floor area for the Master Plan; and Stacked or Attached Dwelling Units; provided, that the gross floor area does not exceed 30 percent of the total gross floor area for the Master Plan. 4. The following uses are prohibited:		

Section 50.38	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
											a. Any retail establishment exceeding 70,000 square feet. b. At grade drive-through facilities. Exception: One drive-through facility for banking or related financial services is permitted if the facility does not compromise the pedestrian orientation or traffic circulation of the development. The drive-through shall be on the eastern portion of the site accessed from 6th Street. The location and design of the facility requires Planning Official and Public Works Department approval. c. The outdoor storage, sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers. 5. Rooftop appurtenances may exceed the applicable height limitation by a maximum of 16 feet if the area of all appurtenances and screening does not exceed 25 percent of the total area of the building rooftop. All other		

Section 50.38	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage	Height of Structure				Category (See Ch. 95)
					Front	Side	Rear						
												regulations for rooftop appurtenances in Chapter 115 KZC shall apply. 6. Prior to installation of permanent signs, the development must submit and receive approval of a Master Sign Plan pursuant to Chapter 100 KZC. 7. The following establishes the number of parking spaces required: a. Residential uses must provide: i. 1.2 per studio unit; 1.3 per 1 bedroom unit; 1.6 per 2 bedroom unit; 1.8 per 3 or more bedroom unit; ii. See KZC 105.20 for visitor parking requirements; and iii. One parking space for each assisted living unit.	

Section 50.38	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage	Height of Structure				Category (See Ch. 95)
					Front	Side	Rear						
												b. Restaurants and taverns must provide one parking space for each 125 square feet of gross floor area. c. All other uses must provide one parking space for each 350 square feet of gross floor area. A mix of uses with different peak parking times makes a project eligible for applying a shared parking methodology to parking calculations. Further parking reductions may be appropriate through a transportation management plan (TMP) and parking management measures. The development may propose and the Planning Official may permit a reduction in the required number of parking spaces based on a demand and utilization study prepared by a licensed transportation engineer. The study shall include an analysis of shared parking demonstrating that the proposed parking supply is adequate to meet the peak parking demand of all uses operating at the same time. A TMP and parking management measures shall be incorporated into the analysis. An analysis of the	

Section 50.38	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
											~~effectiveness of the TMP and parking management measures shall be provided for City review. The City's transportation engineer shall approve the scope and methodology of the study as well as the effectiveness of the TMP and parking management measures.~~ <u>Reserved.</u>		

50.40

General Regulations – CBD 6 Zones.

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

5. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

50.42 Use Zone Chart – CBD 6 Zones.

Section 50.42	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage				
	Front	Side			Rear							

.030	Any Retail Establishment, other than those specifically listed, limited or prohibited in this zone, selling goods or providing services, including banking and related financial services	D.R., Chapter 142 KZC	None	20'	10'	10'	80%	54' above average building elevation.	D See Spec. Reg. 7.	E	~~One per each 350 sq. ft. of gross floor area.~~	1. These uses are only permitted south of Sixth Avenue. Subterranean parking for these uses may be located north of 6th Avenue; provided, that the parking structures are not visible from 7th Avenue or 5th Street north of 6th Avenue. 2. The sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers is not permitted. Motorcycle sales,

Section 50.42	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
	Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure						
		Front		Side			Rear					
	See Spec. Regs. 1, 2, and 3.										service, or rental is permitted if conducted indoors.	
.040	Hotel or Motel See Spec. Reg, 1.									One for each room. See Spec. Reg. 8.	3. Retail establishments providing storage services are not permitted unless accessory to another permitted use.	
.050	Entertainment, Cultural and/or Recreational Facility See Spec. Reg, 1.									See KZC 105.25.	4. Vehicular access for these uses and components of these uses, including subterranean parking, must be on Central Way or Fifth or Sixth Streets south of Sixth Avenue. The applicant may be required to install traffic diverters or	
											employ other mechanisms to direct nonresidential traffic associated with subject	

Section 50.42	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage				
	Front	Side			Rear							
											property away from areas north of Sixth Avenue. 5. Ancillary assembly and manufacture of goods on premises may be permitted as part of a retail establishment if: a. The assembled or 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 assembly or manufacturing activities must	

Section 50.42	USE	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
	↓		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
												be no different from other retail uses. 6. Access for drive-through facilities must be approved by the Public Works Department. 7. Landscape Category C is required if the subject property is located adjacent to the RS 5.0, or Planned Areas 7B or 7C zones. 8. The parking requirement for hotel or motel use does not include parking requirements for ancillary meeting and convention facilities. Additional parking requirements for ancillary uses shall be	

Section 50.42	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage				
	Front	Side			Rear							

.090	School, Day-Care, or Mini-School or Day-Care Center	D.R., Chapter 142 KZC	None	20'	10'	10'	80%	54' above average building elevation. See also Spec. Reg. 2.	D See Spec. Reg. 3.	B	See KZC 105.25.	1. For any portion of a structure on the subject property within 40 feet of Seventh Avenue of Fifth Street north of Sixth Avenue that does not exceed 30 feet above average building elevation, the minimum required side yards

Section 50.42	USE	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
	↓		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
												are five feet but two side yards must equal at least 15 feet. 2. No portion of a structure on the subject property within 40 feet of Seventh Avenue may exceed 25 feet above the elevation of Seventh Avenue as measured at the midpoint of the frontage of the subject property on Seventh Avenue. No portion of a structure on the subject property within 40 feet of Fifth Street north of Sixth Avenue may exceed 30 feet above the elevation of Fifth Street as measured at the midpoint of the frontage of the subject property on Fifth Street.	

Section 50.42	USE	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
	↓		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
				</									

Section 50.42	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
	Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage	Height of Structure						
		Front		Side			Rear					
												~~abutting right-of-way improvements. Reserved.~~ 7. Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure.
.100	Assisted Living Facility See Spec. Reg. 3.	D.R., Chapter 142 KZC	None	20'	10'	10'	80%	54' above average building elevation. See Spec. Reg. 6.	D See Spec. Reg. 7.	A	1.7 per independent unit. 1 per assisted living unit.	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. A nursing home use may be permitted as part of an assisted living facility use in

Section 50.42	USE	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
	↓		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
												order to provide a continuum of care for residents. If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility: a. One parking stall shall be provided for each bed. 3. Along Central Way, this use is only permitted above the ground floor. 4. For any portion of a structure on the subject property within 40 feet of Seventh Avenue or fifth Street north of Sixth Avenue that does not exceed 30 feet in height above average building	

Section 50.42	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
	Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage	Height of Structure						
		Front		Side			Rear					
elevation, the minimum required side yards are five feet but two side yards must equal at least 15 feet. 5. The development shall provide significant openness adjacent to Sixth Street. 6. No portion of a structure on the subject property within 40 feet of Seventh Avenue may exceed 25 feet above the elevation of Seventh Avenue as measured at the midpoint of the frontage of the subject property on Seventh Avenue. No portion of a structure on the subject property within 40 feet of Fifth Street north of Sixth Avenue may exceed 30 feet												

Section 50.42	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
	Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage	Height of Structure						
		Front		Side			Rear					
above the elevation of Fifth Street as measured at the midpoint of the frontage of the subject property on Fifth Street. 7. Landscape Category C is required if the subject property is located adjacent to the RS 5.0, or Planned Area 7B or 7C zones. 8. Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure.												

Section 50.42	USE	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
	↓		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
												9. Along Seventh Avenue, buildings shall be designed with predominantly sloped roof forms. 10. Within 40 feet of Seventh Avenue, the maximum length of any facade is 50 feet and a minimum 50 percent of this area shall be open space.	
.110	Faith-Based Facility	D.R., Chapter 142 KZC	None	20'	10'	10'	80%	54' above average building elevation. See also Spec. Reg. 2.	D See Spec. Reg. 3.	B	See KZC 105.25. See Spec. Reg. 5.	1. For any portion of a structure on the subject property within 40 feet of Seventh Avenue or Fifth Street north of Sixth Avenue that does not exceed 30 feet above average building elevation, the minimum required side yards	
.120	Public Utility, Government Facility, or			See Spec. Regs. 1 and 6.					D		See KZC 105.25.		

Section 50.42	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage				
	Front	Side			Rear							
	Community Facility							See Spec. Regs. 3 and 4.				are five feet, but two side yards must equal at least 15 feet. 2. No portion of a structure on the subject property within 40 feet of Seventh Avenue may exceed 25 feet above the elevation of Seventh Avenue as measured at the midpoint of the frontage of the subject property on Seventh Avenue. No portion of a structure on the subject property within 40 feet of Fifth Street north of Sixth Avenue may exceed 30 feet above the elevation of Fifth Street as measured at the midpoint of the frontage of the subject property on Fifth Street.

Section 50.42	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
	Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage	Height of Structure																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
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Section 50.42	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage				
	Front	Side			Rear							
											front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure.	
.130	Public Park		Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.									

50.45

General Regulations – CBD 7 Zones.

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

5. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

50.47 Use Zone Chart – CBD 7 Zones.

Section 50.47	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
.010	Vehicle Service Station	D.R., Chapter 142 KZC	22,500 sq. ft.	20'	15'	15'	80%	41' above average building elevation.	B See Spec. Reg. 3.	E	See KZC 105.25.	1. May not be more than two vehicle service stations at any intersection. 2. Gas pump islands must be set back at least 20 feet from all property lines. Canopies and covers over gas pump islands may not be more than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See KZC 115.105, Outdoor Use, Activity, and Storage, for further regulations. 3. Landscape Category A is required if the subject property is adjacent to Planned Area 7B.	
.020	Restaurant or Tavern			20'	0'	0'			80%		D See Spec. Reg. 1.	1 per each 125 sq. ft. of gross floor area.	1. Landscape Category B is required if the subject property is adjacent to Planned Area 7B, unless drive-in or drive-through facilities are present in

Section 50.47	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
which case Landscape Category A shall apply. 2. The required front yard for this use shall be zero feet for one story at street level. No parking may encroach into the required 20-foot front yard. If this use provides a zero-foot front yard, the lot coverage for the entire property shall be 100 percent. 3. For restaurants with drive-in or drive-through facilities: a. One outdoor waste receptacle shall be provided for every eight parking stalls. b. Access for drive-through facilities shall be approved by the Public Works Department. Drive-through facilities shall be designed so that vehicles will not													

Section 50.47	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
.040	Entertainment, Cultural and/or Recreational Facility		20'	0'	0'	80%		D		See KZC 105.25.	1. The parking requirement for hotel or motel use does not include parking requirements for ancillary meetings and convention facilities. Additional parking requirements for ancillary uses shall be determined on a case-by-case basis. <u>Reserved.</u>		
.050	Hotel or Motel		See Spec. Reg. 3.			See Spec. Reg. 3.		See Spec. Reg. 2.		One for each room. See Spec. Reg. 1.	2. Landscape Category B is required if the subject property is adjacent to Planned Area 7B. 3. The required front yard for this use shall be zero feet for one story at street level. No parking may encroach into the required 20-foot front yard. If this use provides a zero-foot front yard, the lot coverage for the entire property shall be 100 percent.		

Section 50.47	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
.060	Any Retail Establishment, other than those listed, limited, or prohibited in this zone, selling goods or providing services, including banking and related financial services	D.R., Chapter 142 KZC	None	20'	0'	0'	80%	41' above average building elevation.	D See Spec. Reg. 5.	E	1 per each 350 sq. ft. of gross floor area.	1. Access for drive-through facilities must be approved by the Public Works Department. 2. Ancillary assembly and manufacture of goods on premises may be permitted only if: a. The assembled or 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 assembly or manufacturing activities must be no different from other retail uses. 3. The sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers is not permitted.	

Section 50.47	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
.070	Private Lodge or Club			20'	0'	0'	80%		D	B	See KZC 105.25.	1. No parking is required for daycare or school ancillary to the use. <u>Reserved.</u>	

Section 50.47	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
	See Spec. Reg. 3.								See Spec. Reg. 2.			2. Landscape Category C is required if the subject property is adjacent to Planned Area 7B.	
.080	Faith-Based Facility See Spec. Reg. 3.										One per every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	3. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning and Building Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension.	
.090	Office Use	D.R., Chapter 142 KZC	None	20'	0'	0'	80%	41' above average	D	D	4 per each 350 sq. ft. of	1. Ancillary assembly and manufacture of goods on premises may be permitted as part of office use if:	

Section 50.47	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
	See Spec. Reg. 4.							building elevation.	See Spec. Reg. 3.		gross floor area.	a. The ancillary assembled or manufactured goods are subordinate to and dependent upon this office use; and b. The outward appearance and impacts of this office use with ancillary assembly or manufacturing activities must be no different from other office uses. 2. 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 noise from this use will not be audible off the subject property. A certification to this effect signed by an acoustical engineer	

Section 50.47	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
												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. 3. Landscape Category C is required if the subject property is adjacent to Planned Area 7B. 4. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning and Building 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	

Section 50.47	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
											potential foot traffic as would compliance with the required dimension.		
.100	School, Day-Care Center, or Mini-School or Day-Care Center See Spec. Reg. 4.								D	B	~~See KZC 105.25.~~ 1. A six-foot-high fence is required along all property lines adjacent to outside play areas. 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 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. Reserved.~~ 4. This use may be located on the Central Way level of a building only if there is an intervening retail storefront between this use and the right-of-way.		

Section 50.47	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
.110	Assisted Living Facility See Spec. Reg. 3.	D.R., Chapter 142 KZC	None	20'	0'	0'	80%	41' above average building elevation.	D	A	~~1.7 per independent unit.~~ ~~1 per assisted living unit.~~	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility: ~~a. One parking stall shall be provided for each bed.~~ 3. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning and Building Director may approve a reduction to the depth requirement for the retail space if the	

Section 50.47	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape	Sign Category (See Ch. 100)	Required	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage	Height of Structure		Category (See Ch. 95)		Parking Spaces
					Front	Side	Rear						(See Ch. 105)
											applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension.		
.120	Stacked or Attached Dwelling Units See Spec. Reg. 1.									~~1.2 per studio unit.~~ ~~1.3 per 4 bedroom unit.~~ ~~1.6 per 2 bedroom unit.~~ ~~1.8 per 3 or more bedroom unit.~~ ~~See KZC 105.20 for visitor~~	1. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning and Building Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension. This		

Section 50.47	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage			Height of Structure		Parking Spaces
					Front	Side	Rear						(See Ch. 105)
										parking requirements.	special regulation shall not apply on Fourth Avenue.		
.130	Public Utility, Government Facility, or Community Facility	D.R., Chapter 142 KZC	None	20'	0'	0'	80%	41' above average building elevation.	D See Spec. Reg. 1.	B	See KZC 105.25.	1. Landscape Category C is required if the subject property is adjacent to Planned Area 7B. 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 nearby uses.	
.140	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.											

50.50

General Regulations – CBD 8 Zones.

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

9. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses. KZC 105.23 contains special parking provisions applicable in the CBD 1A, 1B, 2, and 8 zones.

50.52 Use Zone Chart – CBD 8 Zones.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
Section 50.52	USE ↓	REGULATIONS ↓	Required Review Processes	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required & Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
.010	Restaurant or Tavern See Special Regulation 1.	D.R., Chapter 142 KZC	None	0'	0'	0'	100%	30 feet above the elevation of 3rd Avenue or 4th Avenue as measured at the projected midpoint of the frontage of the subject property on the nearest applicable right-of- way.	D See Spec. Reg. 3.	E	~~One per each 125 sq. ft. of gross floor area. See KZC 50.60.~~	1. This use is permitted only if the subject property abuts Central Way. The site and building must be designed so that this use is primarily oriented towards Central Way. No aspect or component of this use may be located on or oriented towards Third Avenue between First Street and Second Street or Fourth Avenue. If the subject property abuts Third Avenue between First Street and Second Street or Fourth Avenue, the site and buildings must be designed to provide residential character and scale adjacent to	

Section 50.52	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
			Required Review Processes	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required & Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARDs (See Ch. 115)		Lot Coverage	Height of Structure				
					Front	Side						
											Third Avenue and Fourth Avenue. 2. Drive-in facilities and drive-through facilities are not permitted in this zone. 3. Landscape Category B is required if the subject property is adjacent to the Planned Areas 7A or 7B or PR 3.6 zones.	
.030	Entertainment/Cultural and/or Recreational Facility See Special Regulation 1.									~~See KZC 50.60 and 105.25.~~	1. This use is permitted only if the subject property abuts Central Way. The site and building must be designed so that this use is primarily oriented towards Central Way. No aspect or component of this use may be located on or oriented towards Third Avenue between	
.040	Hotel and Motel See Special Regulation 1.									~~One per each room. See Spec. Reg. 2~~		

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
Section 50.52	USE ↓	REGULATIONS ↓	Required Review Processes	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required & Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
											and KZC 50.60.	First Street and Second Street or Fourth Avenue. If the subject property abuts Third Avenue between First Street and Second Street or Fourth Avenue, the site and buildings must be designed to provide residential character and scale adjacent to Third Avenue and Fourth Avenue. 2. The parking requirements for hotel or motel use do not include parking requirements for ancillary meeting rooms and convention facilities. Additional parking requirements for ancillary uses shall be determined on a	

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
Section 50.52	USE ↓	REGULATIONS ↓	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required & Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
												~~case-by-case basis. Reserved.~~ 3. Landscape Category B is required if the subject property is adjacent to the Planned Areas 7A or 7B or PR 3.6 zones.	

.080	Faith-Based Facility See Special Regulation 1.	D.R., Chapter 142 KZC	None	10'	0'	0'	100%	30 feet above the elevation of 3rd Avenue or 4th Avenue as measured at the projected midpoint of the frontage of the subject	D See Spec. Reg. 3.	B	~~1 per every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 2 and Section 60 of this Chapter.~~	1. This use is permitted only if the subject property abuts Central Way. If the subject property abuts Third Avenue between First Street and Second Street or Fourth Avenue, the site and buildings must be designed to provide residential character and scale adjacent to Third Avenue and Fourth Avenue.	

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
Section 50.52	USE ↓	REGULATIONS ↓	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
.090	School, Day-Care Center or Mini- School or Day- Care Center			0'	0'	0'			D	See KZC 50.60 and 105.25.	1. If the subject property abuts Third Avenue between First Street and Second Street, or Fourth		

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
Section 50.52	USE ↓	REGULATIONS ↓	Required Review Processes	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required & Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
												Avenue, the site and buildings must be designed to provide residential character and scale adjacent to Third Avenue and Fourth Avenue. 2. A six-foot-high fence is required along all property lines adjacent to outside play areas. 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.~~ <u>Reserved.</u>	

Section 50.52	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Processes	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required & Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
.100	Assisted Living Facility See Spec. Reg. 3.	D.R., Chapter 142 KZC	Non	10'	0'	0'	100%	30 feet above the elevation of 3rd Avenue or 4th Avenue as measured at the projected midpoint of the frontage of the subject property on the nearest applicable right-of-way.	D	A	~~1.7 per independent unit.~~ ~~1 per assisted living unit.~~ ~~See KZC 50.60.~~	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. ~~If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility:~~ ~~a. One parking stall shall be provided for each bed.~~ 3. This use may be located on the street level floor of a building only if	

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
Section 50.52	USE ↓	REGULATIONS ↓	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required & Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
												there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning and Building Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension. 4. This use is not permitted on the	

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
Section 50.52	USE ↓	REGULATIONS ↓	Required Review Processes	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required & Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
.110				10'	0'	0'							

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
Section 50.52	USE ↓	REGULATIONS ↓	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required & Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
				See Spec. Reg. 3.									
	Stacked or Attached Dwelling Units									1.7 per unit. See KZC 50.60.		1. This use is not permitted on the street level floor adjacent to Central Way. 2. If the subject property abuts Third Avenue between First Street and Second Street, or Fourth Avenue, the site and buildings must be designed to provide residential character and scale adjacent to Third Avenue and Fourth Avenue. 3. Ground floor porches and similar entry features may encroach into the front yard, provided the total horizontal dimension of such elements may not exceed 25 percent of the length of the facade of the structure.	

Section 50.52	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required & Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
.120	Public Utility, Government Facility, or Community Facility	D.R., Chapter 142 KZC	None	0'	0'	0'	100%	30 feet above the elevation of 3rd Avenue or 4th Avenue as measured at the projected midpoint of the frontage of the subject property on the nearest applicable right-of-way.	D See Spec. Reg. 1.	B	See KZC 50.60 and 105.25.	1. Landscape Category C is required if the subject property is adjacent to Planned Areas 7A or 7B, or PR 3.6 zones. 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 nearby uses.	
.130	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.											

50.60 Reserved.**~~Special Parking Provisions in the CBD 1A, 1B, 2, and 8 Zones.~~**

~~1. *General.* The provisions of this section govern parking for uses in the CBD 1A, 1B, 2, and 8 Zones. To the extent that these provisions conflict with the provisions of Chapter 105 KZC, the provisions of this section prevail. Where no conflict exists, the provisions of Chapter 105 KZC apply to parking for uses in the CBD 1A, 1B, 2, and 8 Zones.~~

~~2. *Number of Spaces.* To the extent that subsections (3) and (4) of this section require that uses in the CBD 1A, 1B, 2, and 8 Zones provide parking, the following establishes the number of spaces required:~~

~~a. Residential uses must provide a minimum of 1.2 stalls per studio unit, 1.3 stalls per one (1) bedroom unit, 1.6 stalls per two (2) bedroom unit, and 1.8 stalls per three (3) or more bedroom unit. One (1) parking space is required for each assisted living unit. See KZC 105.20 for visitor parking requirements.~~

~~b. Restaurants and taverns must provide one (1) parking space for each 125 square feet of gross floor area, except as provided in subsection (3)(a) of this section.~~

~~c. All other uses must provide one (1) parking space for each 350 square feet of gross floor area.~~

~~3. *Certain Floor Area Exempt from Parking Requirements.* The following paragraphs establish several situations under which properties within the CBD 1A, 1B, 2, and 8 Zones are exempt in whole or in part from providing parking spaces:~~

~~a. Regardless of use, the owner need not increase the number of parking spaces for any existing floor area; provided, that the owner may not decrease the number of parking stalls on the subject property below the number of stalls that was required by any previous development permit, unless the owner complies with the provisions of subsection (4) of this section. Any new floor area is subject to the parking standards in subsection (2) of this section.~~

~~b. The parking obligation of the subject property is reduced as follows:~~

~~1) If new floor area was created or existing floor area converted to a more parking intensive use between September 20, 1976, and October 4, 1982, the number of stalls required for the subject property is reduced by the amount of the subject property's assessment under LID #119 divided by \$2,300.~~

~~2) If new floor area is created or existing floor area is converted to a more parking intensive use after October 4, 1982, the number of stalls required for the subject~~

~~property is reduced by the amount of the subject property's assessment under LID #119 divided by \$6,000.~~

~~3) If the subject property was vacant as of September 18, 1978, the number of parking stalls required for the subject property is reduced by one (1) for each 350 square feet of gross floor area created on the ground floor of the subject property.~~

~~c. Any property that paid into the special parking fund specified in subsection (4) of this section shall be credited toward any parking obligations incurred in the future in the amount of one (1) stall for each stall originally paid into the fund.~~

~~4. *Options for Meeting Parking Obligations.* The applicant may meet his/her parking obligation, computed using subsection (2) of this section, by providing the required number of parking stalls in the building or on the building site containing the primary use conducted on the subject property. The applicant may propose to meet all or a portion of the parking obligation by paying a fee in lieu of parking for each required parking stall or fraction of a stall into a special fund that will be used to provide and upgrade municipal off-street parking within the CBD, Planned Areas 6 or 7 Zones, or park/public use zones located adjacent to the CBD. The per-stall fee shall be \$20,000 in 2006 dollars and shall be adjusted annually in November of each subsequent year based on the "Engineering News-Record" Construction Cost Index 20-City average (ENR CCI) for November. The actual fee-in-lieu amount shall be established at the time of payment.~~

~~The City may consider the applicant's proposal and shall base its decision whether to grant approval on whether the City has current plans or programs in place to provide or upgrade municipal off-street parking within the CBD, Planned Area 6 or 7 Zones, or park-public use zones located adjacent to the CBD. Plans and programs shall include capital improvement program projects for future off-street parking. The City's decision will be made by the Planning and Building Director as part of the permit process for the applicant's project. The Director may approve the request, reject the request, or approve a lesser number of in-lieu parking stalls than requested.~~

PARKING CODE AMENDMENTS – FILE NO. CAM26-00009

The following code subsections are amended to read as follows, with the new text shown in underline, deletions shown in ~~striketrough~~, and the intentional omission of unchanged sections or parts of tables indicated with three asterisks (***) ; all other provisions of these sections remain unchanged and in full force, and these provisions for identifying changes apply throughout this ordinance. Any subsections of the KZC not shown are not proposed to be amended.

Chapter 51

MARKET STREET CORRIDOR (MSC) ZONES

51.08 General Regulations – MSC 1 and MSC 4 Zones.

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. Developments creating four or more new dwelling units shall provide at least 10 percent of the units as affordable housing units as defined in Chapter 5 KZC. Two additional units may be constructed for each affordable housing unit provided. In such cases, the minimum lot size listed in the Use Regulations shall be used to establish the base number of units allowed on the site, but shall not limit the size of individual lots. See Chapter 112 KZC for additional affordable housing incentives and requirements.
3. For structures located within 30 feet of a parcel in a low density zone (or a low density use in PLA 17), KZC 115.136 establishes additional limitations on structure size.
4. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.
5. The Giant Sequoia on the corner of 17th Avenue West and Market Street shall be retained. Prior to issuance of a development permit the Planning Official may require site plan adjustments that exceed the modifications otherwise authorized by KZC 95.32 in order to protect the Giant Sequoia.
6. Chapter 105 KZC contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

51.10 Use Zone Chart – MSC 1 and MSC 4 Zones

Section 51.10	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						

.060	Faith-Based Facility				20' on each side.	20'			C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use. <u>Reserved.</u>	
.070	School or Day-Care Center	D.R., Chapter 142 KZC	7,200 sq. ft.	10' in MSC 4, otherwise 20'	5' but 2 side yards must equal at least 15'.	10'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation. See Spec. Reg. 5.	D	B	See KZC 105.25.	1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. 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. <u>Reserved.</u> 3. May include accessory living facilities for staff persons. 4. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking	

Section 51.10	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
												and passenger loading areas relocated. <u>Reserved.</u> 5. For school use, structure height may be increased, up to 35 feet, if: a. The school can accommodate 200 or more students; and b. The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements.	
.080	Mini-School or Mini-Day-Care	D.R., Chapter 142 KZC	3,600 sq. ft.	10' in MSC 4, otherwise 20'	5' but 2 side yards must equal at least 15'.	10'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average	E	B	See KZC 105.25.	1. A six-foot-high fence is required along the property lines adjacent to the outside play areas. 2. An on-site passenger loading area may be required depending on the number of attendees and the extent	

Section 51.10	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
								building elevation.				of the abutting right-of-way improvements. <u>Reserved.</u> 3. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated. <u>Reserved.</u> 4. Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses. 5. May include accessory living facilities for staff persons.	

51.18 General Regulations – MSC 2 Zone.

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. For structures located within 30 feet of a parcel in a low density zone (or a low density use in PLA 17), KZC 115.136 establishes additional limitations on structure size.
3. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.
4. The following commercial frontage requirements shall apply to all development that includes dwelling units or assisted living uses:

- a. The street level floor of all buildings shall be limited to one or more of the following uses: Retail; Restaurant or Tavern; Entertainment, Cultural and/or Recreational Facility; or Office. These uses shall be oriented toward Market Street and have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building along Market Street).

The Planning Official may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the commercial frontage will maximize visual interest.

- b. The commercial floor shall be a minimum of 13 feet in height. The height of the structure may exceed the maximum height of structure by three feet for a three-story building with the required 13-foot commercial floor.
 - c. Other uses allowed in this zone and parking shall not be located on the street level floor unless an intervening commercial frontage is provided between the street and those other uses or parking subject to the standards above. Lobbies for residential or assisted living uses may be allowed within the commercial frontage provided they do not exceed 20 percent of the building's linear commercial frontage along Market Street.
5. Surface parking areas shall not be located between the street and building unless no feasible alternative exists. Parking areas located to the side of the building are allowed; provided, that the parking area and vehicular access occupies less than 30 percent of the property frontage and design techniques adequately minimize the visibility of the parking.
 6. Where Landscape Category B is specified, the width of the required landscape strip shall be 10 feet and all other provisions of Chapter 95 KZC shall apply.
 7. Developments may elect to provide affordable housing units as defined in Chapter 5 KZC subject to the voluntary use provisions of Chapter 112 KZC.
 8. Chapter 105 KZC contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

51.20 Use Zone Chart – MSC 2 Zone.

Section 51.20	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						

.060	Faith-Based Facility			20'	10' on each side	10'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See also Spec. Reg. 2.	1. May include accessory living facilities for staff persons. 2. No parking is required for day care or school ancillary to this use. <u>Reserved.</u>	
.070	School or Day-Care Center			0' along Market Street, otherwise 20'				If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation. See Spec. Reg. 6.	B See Gen. Reg. 6.		See KZC 105.25.	1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. 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. <u>Reserved.</u>	

Section 51.20	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
												4. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. <u>Reserved.</u> 5. May include accessory living facilities for staff persons. 6. For school use, structure height may be increased, up to 35 feet, if: a. The school can accommodate 200 or more students; and b. The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements.	
.080	Mini-School or Mini-Day-Care	D.R., Chapter 142 KZC	None	0' along Market Street, otherwise 20'	10' on each side	10'	80%	If adjoining a low density zone, then 25' above average building elevation.	B See Gen. Reg. 6.	B	See KZC 105.25.	1. A six-foot-high fence is required along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 3. An on-site passenger loading area may be required depending on the number of attendees	

51.28 General Regulations – MSC 3 Zone.

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. For structures located within 30 feet of a parcel in a low density zone (or a low density use in PLA 17), KZC 115.136 establishes additional limitations on structure size.
3. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.
4. The following commercial frontage requirements shall apply to all development that includes dwelling units or assisted living uses:

- a. The street level floor of all buildings shall be limited to one or more of the following uses: Retail; Restaurant or Tavern; Hotel or Motel; Entertainment, Cultural and/or Recreational Facility; or Office. These uses shall be oriented toward Market Street and have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building along the street).

The Planning Official may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the commercial frontage will maximize visual interest. The Planning Official may modify the frontage requirement where the property abuts residential zones in order to create a more effective transition between uses.

- b. The commercial floor shall be a minimum of 13 feet in height. The height of the structure may exceed the maximum height of structure by three feet for a three-story building with the required 13-foot commercial floor.

- c. Other uses allowed in this zone and parking shall not be located on the street level floor unless an intervening commercial frontage is provided between the street and those other uses or parking subject to the standards above. Lobbies for residential or assisted living uses may be allowed within the commercial frontage provided they do not exceed 20 percent of the building's linear commercial frontage along the street.

5. Surface parking areas shall not be located between the street and building unless no feasible alternative exists. Parking areas located to the side of the building are allowed provided that the parking area and vehicular access occupies less than 30 percent of the property frontage and design techniques adequately minimize the visibility of the parking.

6. Chapter 105 KZC contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

51.30 Use Zone Chart – MSC 3 Zone.

Section 51.30	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						

.040	Hotel or Motel	D.R., Chapter 142 KZC	None	0'	0'	0'	80%	30' above average building elevation. See Gen. Reg. 4.b.	C	E	~~1 per each room. See also Spec. Reg. 2.~~	1. May include ancillary meeting and convention facilities. ~~2. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis. Reserved.~~ 3. Prior to issuance of a development permit, documentation must be provided by a qualified acoustical consultant, for approval by the Planning Official, verifying that the expected noise to be emanating from the site adjoining any residentially zoned property complies with the standards set forth in WAC 173-60-040(1) for a Class B source property and a Class A receiving property.	

.080	Faith-Based Facility	D.R., Chapter 142 KZC	None	0'	0'	0'	80%	30' above average building elevation. See Gen. Reg. 4.b.	C	B	~~1 for every 4 people based on maximum occupancy load of any area of worship.~~	1. May include accessory living facilities for staff persons. ~~2. No parking is required for day-care or school ancillary to this use. Reserved.~~	

Section 51.30	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARDS (See Ch. 115)		Lot Coverage	Height of Structure				
					Front	Side						
										See also Spec. Reg. 2.		
.090	School or Day-Care Center							D		See KZC 105.25.	1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. 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. <u>Reserved.</u> 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 nearby residential uses. <u>Reserved.</u>	
.100	Mini-School or Mini-Day-Care										1. A six-foot-high fence is required along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.	

[illegible]

PARKING CODE AMENDMENTS – FILE NO. CAM26-00009

The following code subsections are amended to read as follows, with the new text shown in underline, deletions shown in ~~striketrough~~, and the intentional omission of unchanged sections or parts of tables indicated with three asterisks (***) ; all other provisions of these sections remain unchanged and in full force, and these provisions for identifying changes apply throughout this ordinance. Any subsections of the KZC not shown are not proposed to be amended.

Chapter 52

JUANITA BUSINESS DISTRICT (JBD) ZONES

52.10 General Regulations – JBD 1 Zones.

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

5. Chapter 105 KZC contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

52.12 Use Zone Chart – JBD 1 Zones.

Section 52.12	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
.010	Vehicle Service Station. See Spec. Reg. 1.	D.R., Chapter 142 KZC	22,500 sq. ft.	0'	0'	0'	80%	30' above average building elevation.	A	E	See KZC 105.25.	1. May not be more than two vehicle service stations at any intersection. 2. Gas pump islands must be setback at least 20 feet from all property lines. Canopies and covers over gas pump islands may not be closer than 10 feet to any property line. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.	
.020	Automotive Service Center See Spec. Reg. 1.			None	0'	0'					0'	1 per each 250 sq. ft. of gross floor area. See Spec. Reg. 3.	1. This use specifically excludes new or used vehicle sales or rentals. 2. No openings (i.e., doors, windows which open, etc.) shall be permitted in any facade of the building adjoining a residential use. Windows are permitted if they are triple- paned and unable to be opened. 3. Ten (10) percent of the required parking spaces on site must have a minimum dimension of 10 feet wide by 30 feet long for motor home/travel trailer use. <u>Reserved.</u> 4. Storage of used parts and tires must be conducted entirely within an enclosed structure. Outdoor vehicle parking or storage areas must be buffered as required for

Section 52.12	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
											a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations. 5. Prior to occupancy of the structure, documentation must be provided and stamped by a licensed professional verifying that the expected noise to be emanating from the site adjoining to any residential use complies with the standards set forth in WAC 173-60-040(1) for a Class B source property and a Class A receiving property.		
.030	Retail Establishment providing boat sales, service, or repair. See Spec. Reg. 1.									See KZC 105.25.	1. Boat rental and used boat sales are allowed as part of this use. 2. Storage of parts must be conducted entirely within an enclosed structure. 3. Outdoor boat parking and storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations.		
.040	Restaurant or Tavern							D		1-per each 100 sq. ft. of gross floor area.	1. For restaurants with drive-in or drive through facilities: a. These facilities are permitted only if they do not compromise the pedestrian orientation of the		

Section 52.12	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
												development. The location and specific design of the facilities require Planning Official approval. b. Access for drive-through facilities shall be approved by the Public Works Department. Drive-through facilities shall be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served. c. One outdoor waste receptacle shall be provided for every eight parking stalls. d. Landscape Category B shall apply.	

.080	Office Use	D.R., Chapter 142 KZC	None	0'	0'	0'	80%	30' above average building elevation.	D	D	If a Medical, Dental or Veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300	1. 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 noise from this use will not be audible off the subject property. A certification to	

Section 52.12	USE ⇓	⇓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
										~~sq. ft. of gross floor area.~~	this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. d. A veterinary office is not permitted if the subject property contains dwelling units. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use; and b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.		
.090	Attached or Stacked Dwelling Unit See Special Regulation 1.									A	~~1.2 per studio unit.~~ ~~1.3 per 1 bedroom unit.~~ ~~1.6 per 2 bedroom unit.~~	1. 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. 2. The development must be designed to limit potential impacts from surrounding commercial uses on residents of the subject property.	

Section 52.12	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
.100	Faith-Based Facility								B	1 per every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 2.	1. May include accessory living facilities for staff persons. 2. No parking is required for day care or school ancillary to the use. <u>Reserved.</u>		
.110	Hotel or Motel								E	1 per each room. See Spec. Reg. 2.	1. May include ancillary meeting and convention facilities. 2. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for		

Section 52.12	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
											these ancillary uses shall be determined on a case-by-case basis. ~~Reserved.~~		
.120	Development containing two or more of the following uses: – Retail Establishments, including Restaurants and Taverns – Office Uses – Stacked or Attached Dwelling Units See Special Regulations 1 and 2.	If the development exceeds 30' above average building elevation, then Process IIA, Chapter 150 KZC, otherwise D.R., Chapter 142 KZC.	See Spec. Reg. 3	0'	0'	0'	80%	See Spec. Regs. 4 and 12.	See Spec. Reg. 5.	See Spec. Regs. 6 and 7.	For residential: ~~1.2 per studio unit.~~ ~~1.3 per 1 bedroom unit.~~ ~~1.6 per 2 bedroom unit.~~ ~~1.8 per 3 or more bedroom unit.~~ ~~See KZC 105.20 for visitor parking requirements.~~	1. A development which includes two or more of the uses specifically listed in this “use” column may also include one or more of the other uses allowed in this zone. 2. The following uses are not permitted in this zone: a. Retail establishments providing storage services unless accessory to another permitted use. b. Automobile sales and/or rental facilities. c. Outdoor storage of bulk commodities, except in the following circumstances: 1) If the square footage of the storage area is less than 20 percent of the total square footage of the retail structure; or 2) If the commodities represent growing stock in connection with horticultural nurseries, whether the stock is in open ground, pots, or containers.	

Section 52.12	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
										For other uses see KZC 105.25. d. Storage and operation of heavy equipment, except delivery vehicles associated with retail uses. 3. The minimum lot size for this use is eight acres. Lot size requirements for this use do not require that the entire subject property be under one ownership, as long as the entire development is approved at one time as a Master Plan. 4. The maximum height of structures on the subject property is as follows: a. If the subject property contains at least 11 acres: 1) On the northern portion of the site, structures may not exceed 78 feet above average building elevation; and 2) On the southern portion of the site, structures may not exceed 30 feet above average building elevation. b. If the subject property contains more than eight acres, but less than 11 acres: 1) On the northern portion of the site, structures may not exceed 52 feet above average building elevation; and			

Section 52.12	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
												2) On the southern portion of the site, structures may not exceed 30 feet above average building elevation. 5. Chapter 95 KZC applies to the development of the subject property. The City will determine required buffers for the proposed development as part of the approval process based on the following: a. The buffering should integrate development of the subject property with compatible development on adjoining property to provide a unified appearance to the business district. Development containing two or more of the following uses: – Retail Establishments, including Restaurants and Taverns – Office Uses – Stacked or Attached Dwelling Units b. The buffering should provide some separation and visual relief for present or reasonably anticipated residential use on adjoining property.	

Section 52.12	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
											c. The buffering should provide a linkage to Juanita Beach Park, rather than a separation from the park. 6. Any development approved under this provision must include a master sign plan for all signs on the subject property. 7. If the development contains restaurant, tavern, or retail use, then sign category E applies. Otherwise, sign category D applies. 8. Drive-in and drive-through facilities are permitted only if these facilities do not compromise the pedestrian orientation of the development. The location and specific design of the facilities requires Planning Official approval. 9. Restaurants, taverns, and retail establishments selling goods and services should be the predominant use on the ground floor of structures. Other permitted uses, including dwelling units, may be allowed on the ground floor of structure if this does not compromise the desired mixed use character of the development. 10. The subject property must contain landscaped public open space in conjunction with a pedestrian path or series		

Section 52.12	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
											of pedestrian paths that link the East Ridge to the subject property and the subject property to Juanita Beach Park. 11. The subject property must have access points from at least two public rights-of-way. 12. Buildings exceeding 35 feet above average building elevation shall be permitted only if design techniques are used to minimize perceived building mass and achieve superior architectural and human scale from abutting rights-of-way and public open spaces. In meeting this requirement, buildings shall exceed the design requirements of KZC 92.16, and will normally include terracing of upper floors and modulation of front facades. 13. The applicant shall comply with the Special and General Regulations established in this Chapter for the uses that are proposed to be included on the subject property unless the City determines that they conflict with regulations applicable to this use listing. 14. The City may approve the proposed development only if it contains public amenities such as plazas, sculptures, fountains, water fountains, and pocket parks.		

Section 52.12	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
												Development containing two or more of the following uses: – Retail Establishments, including Restaurants and Taverns – Office Uses – Stacked or Attached Dwelling Units 15. Buildings exceeding 30 feet above average building elevation shall demonstrate compliance with the design regulations of Chapter 92 KZC and the provisions of the Juanita Business District Chapter of the Comprehensive Plan. The City will use Process IIA, Chapter 152 KZC, to determine compliance.	
.130	Private Lodge or Club	D.R., Chapter 142 KZC	None	0'	0'	0'	80%	30' above average building elevation.	D	B	1 per each 300-sq.-ft. of gross floor area.		
.140	School or Day-Care Center										See KZC 105.25.	1. A six-foot-high fence is required along all property lines adjacent to the outside play areas. 2. An on-site passenger-loading area must be provided. The City shall determine the appropriate size of the	

Section 52.12	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
												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. <u>Reserved.</u> 3. May include accessory living facilities for staff persons.	
.150	Mini-School or Mini-Day-Care	D.R., Chapter 142 KZC	None	0'	0'	0'	80%	30' above average building elevation.	D	B	See KZC 105.25.	1. A six-foot-high fence is required along all property lines adjacent to the outside play areas. 2. 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. <u>Reserved.</u> 3. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. <u>Reserved.</u> 4. May include accessory living facilities for staff persons.	
.160	Assisted Living Facility									A	1.7 per independent unit.	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility.	

Section 52.12	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
	See Special Regulation 3.									1 per assisted living unit.	2. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses. 3. This use may not be located on the ground floor of a structure within 120 feet of 98th Avenue NE, NE 120th Place, or Juanita Drive NE. 4. The development must be designed to limit potential impacts from surrounding commercial uses on residents of the subject property. 5. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.		
.170	Convalescent Center or Nursing Home								B	1 for each bed.	1. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.		
.180	Public Utility, Government Facility, and							D		See KZC 105.25.	1. Landscape Category B or C may be required depending on the type of use on the subject property and the impacts associated with the use on nearby uses.		

Section 52.12	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
	Community Facility							See Spec. Reg. 1.					
.190	Public Parks		Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

52.15 General Regulations – JBD 2 Zones.

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

6. Chapter 105 KZC contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

52.17 Use Zone Chart – JBD 2 Zones.

Section 52.17	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
.010	Vehicle Service Station See Spec. Reg. 1.	D.R., Chapter 142 KZC	22,500 sq. ft.	0'	0'	0'	80%	26' above average building elevation.	A	E	See KZC 105.25.	1. May not be more than two vehicle service stations at any intersection. 2. Gas pump islands must be setback at least 20 feet from all property lines. Canopies and covers over gas pump islands may not be closer than 10 feet to any property line. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.	
				See Spec. Reg. 2.									
.020	Automotive Service Center See Spec. Reg. 1.		None	0'	0'	0'					4 per each 250 sq. ft. of gross floor area. See Spec. Reg. 3.	1. This use specifically excludes new or used automobile sales or rentals. 2. No openings (i.e., doors, windows which open, etc.) shall be permitted in any facade of the building adjoining a residential use. Windows are permitted if they are triple-paned and unable to be opened. 3. Ten percent of the required parking spaces on site must have a minimum dimension of 10 feet wide by 30 feet long for motor home/travel trailer use. <u>Reserved.</u> 4. Storage of used parts and tires must be conducted entirely within an enclosed structure. Outdoor vehicle parking or storage areas must be buffered as required for a parking area	

Section 52.17	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
.030	Retail Establishment providing boat sales, service, or repair. See Spec. Reg. 1.										See KZC 105.25.	1. Boat rental and used boat sales are allowed as part of this use. 2. Storage of parts must be conducted entirely within an enclosed structure. 3. Outdoor boat parking and storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations.	
.040	Restaurant or Tavern								D		1 per each 100 sq. ft. of gross floor area.	1. For restaurants with drive-in or drive-through facilities: a. One outdoor waste receptacle shall be provided for every eight parking stalls.	

Section 52.17	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
												b. Access for drive-through facilities shall be approved by the Public Works Department. Drive-through facilities shall be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served. c. Landscape Category B shall apply.	
.060	Entertainment, Cultural and/or Recreational Facility										See KZC 105.25.		

.090	Attached or Stacked Dwelling Unit See Spec. Reg. 1.	D.R., Chapter 142 KZC	None	0'	0'	0'	80%	26' above average building elevation.	D	A	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit.	1. For properties abutting 98th Avenue NE, this use may be located on the street level floor of a building only if there is an intervening retail storefront or office between this use and the abutting 98th Avenue NE right-of-way. 2. The development must be designed to limit potential impacts from surrounding commercial uses on residents of the subject property.	

Section 52.17	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
										1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.		
.100	Faith-Based Facility									B	1 per every four people based on maximum occupancy load of any area of worship. See Special Reg. 2.	1. May include accessory living facilities for staff persons. 2. No parking is required for day care or school ancillary to the use. <u>Reserved.</u>	
.110	Hotel or Motel									E	1 per each room. See Spec. Reg. 2.	1. May include ancillary meeting and convention facilities. 2. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirements for these	

Section 52.17	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
											ancillary uses shall be determined on a case-by-case basis. ~~Reserved.~~		
.120	Private Lodge or Club									B	1 per each 300 sq. ft. of gross floor area.		
.130	School or Day-Care Center	D.R., Chapter 142 KZC	None	0'	0'	0'	80%	26' above average building elevation.	D	B	~~See KZC 105.25.~~	1. A six-foot-high fence is required along all property lines adjacent to the outside play areas. 2. 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. ~~Reserved.~~ 3. May include accessory living facilities for staff persons. 4. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. ~~Reserved.~~	

[illegible]

52.20 General Regulations – JBD 3 Zones.

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

7. Chapter 105 KZC contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

52.22 Use Zone Chart – JBD 3 Zones.

Section 52.22	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
.010	Office Use		D.R., Chapter 142 KZC	None	0'	0'	0'	80%	26' above average building elevation.	C	D	If a Medical, Dental or Veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	1. The following regulations apply 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 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. d. A veterinary office is not permitted if the subject property contains dwelling units. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use; and

Section 52.22	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
											b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.		
.020	Detached, Attached or Stacked Dwelling Unit		3,600 sq. ft. with a minimum of 2,400 sq. ft. per unit						D	A <			

Section 52.22	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
.030	Faith-Based Facility		None						C	B	1 per every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 2.	1. May include accessory living facilities for staff persons. 2. No parking is required for day care or school ancillary to the use. <u>Reserved.</u>	
.040	School or Day-Care Center	D.R., Chapter 142 KZC	None	0'	0'	0'	80%	26' above average building elevation.	D	B	See KZC 105.25.	1. A six-foot-high fence is required along all property lines adjacent to the outside play areas. 2. 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. <u>Reserved.</u> 3. May include accessory living facilities for staff persons.	

[illegible]

52.25 General Regulations – JBD 4 Zones.

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

8. Chapter 105 KZC contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

52.27 Use Zone Chart – JBD 4 Zones.

Section 52.27	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						

.060	Office Use	D.R., Chapter 142 KZC	None	0'	0'	0'	80%	26' above average building elevation.	C	D	If a Medical, Dental or Veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	1. The following regulations apply 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 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. d. A veterinary office is not permitted if the subject property contains dwelling units. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:	

Section 52.27	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
												a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use; and b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.	
.070	Detached, Attached or Stacked Dwelling Unit		3,600 sq. ft. with a minimum of 1,800 sq. ft. per unit.						D	A	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.	

Section 52.27	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
.080	Faith-Based Facility		None						C	B	1 per every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 2.	1. May include accessory living facilities for staff persons. 2. No parking is required for day care or school ancillary to the use. <u>Reserved.</u>	
.090	Hotel or Motel								B	E	1 per each room. See Spec. Reg. 2.	1. May include ancillary meeting and convention facilities. 2. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis. <u>Reserved.</u>	
.100	Private Lodge or Club								C	B	1 per each 300 sq. ft. of gross floor area.		
.110	School or Day- Care Center		None	0'	0'	0'	80%	26' above average	D	B	See KZC 105.25.	1. A six-foot-high fence is required along all property lines adjacent to the outside play areas.	

[illegible]

52.30 General Regulations – JBD 5 Zones.

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

6. Chapter 105 KZC contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

52.32 Use Zone Chart – JBD 5 Zones.

Section 52.32	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						

.060	Office Use	D.R., Chapter 142 KZC	None	0'	0'	0'	80%	26' above average building elevation.	C	D	If a Medical, Dental or Veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	1. The following regulations apply 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 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. d. A veterinary office is not permitted if the subject property contains dwelling units. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:	

Section 52.32	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
											a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use; and b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.		
.070	Detached, Attached or Stacked Dwelling Unit		3,600 sq. ft. with a minimum of 1,800 sq. ft. per unit.						D	A	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.	

Section 52.32	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
											parking requirements.		
.080	Faith-Based Facility		None						C	B	1 per every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 2.	1. May include accessory living facilities for staff persons. 2. No parking is required for day care or school ancillary to the use. <u>Reserved.</u>	
.090	Private Lodge or Club										1 per each 300 sq. ft. of gross floor area	1. Gross floor area for this use may not exceed 10,000 square feet.	
.100	School or Day- Care Center	D.R., Chapter 142 KZC	None	0'	0'	0'	80%	26' above average building elevation.	D	B	See KZC 105.25.	1. A six-foot-high fence is required along all property lines adjacent to the outside play areas. 2. 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,	

Section 52.32	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 405)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
											~~staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses.~~ <u>Reserved.</u>		
.110	Mini-School or Mini-Day-Care										~~1. A six-foot-high fence is required along all property lines adjacent to the outside play areas.~~ ~~2. 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.~~ <u>Reserved.</u> ~~3. May include accessory living facilities for staff persons.~~		

52.40 General Regulations – JBD 6 Zones.

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

5. Chapter 105 KZC contains regulations regarding the required number of vehicle and bicycle and parking spaces for all uses.

52.42 Use Zone Chart – JBD 6 Zones.

Section 52.42	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						

.050	Office Use	D.R., Chapter 142 KZC	None	0'	0'	0'	80%	26' above average building elevation.	C	D	If a Medical, Dental or Veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	1. The following regulations apply 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 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. d. A veterinary office is not permitted if the subject property contains dwelling units. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use; and	

Section 52.42	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
											b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.		
.060	Detached, Attached or Stacked Dwelling Unit		3,600 sq. ft. with a minimum of 1,800 sq. ft. per unit.						D	A 			

Section 52.42	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
.070	Faith-Based Facility		None						C	B	1-per every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 2.	1. May include accessory living facilities for staff persons. 2. No parking is required for day care or school ancillary to the use. <u>Reserved.</u>	
.080	Private Lodge or Club. See Spec. Reg. 1.										1-per each 300 sq. ft. of gross floor area.	1. Gross floor area for this use may not exceed 10,000 square feet.	
.090	School or Day- Care Center	D.R., Chapter 142 KZC	None	0'	0'	0'	80%	26' above average building elevation.	D	B	See KZC 105.25.	1. A six-foot-high fence is required along all property lines adjacent to the outside play areas. 2. 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. <u>Reserved.</u>	

[illegible]

PARKING CODE AMENDMENTS – FILE NO. CAM26-00009

The following code subsections are amended to read as follows, with the new text shown in underline, deletions shown in ~~strike through~~, and the intentional omission of unchanged sections or parts of tables indicated with three asterisks (***); all other provisions of these sections remain unchanged and in full force, and these provisions for identifying changes apply throughout this ordinance. Any subsections of the KZC not shown are not proposed to be amended.

Chapter 53 ROSE HILL BUSINESS DISTRICT (RHBD) ZONES

53.12 Use Zone Chart.

Section 53.12	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						

.060	School, day-care center, mini-school or mini-day-care center	D.R., Chapter 142 KZC	None	10' Otherwise 20' adjoining a residential zone	0'	0'	80%	35' above average building elevation	D	B	See Chapter 105.25 KZC.	1. A six-foot high fence is required only along the property lines adjacent to the outside play areas. 2. 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. <u>Reserved.</u>	

[illegible]

53.82 General Regulation – RH 8 Zone.

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

15. Chapter 105 KZC contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

53.84 Use Zone Chart – RH 8 Zone.

Section 53.84	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						

.050	Stacked Dwelling Units See Spec. Reg. 1.	D.R., Chapter 142 KZC	None	10' adjacent to NE 85th St., otherwise 20'.	0'	15'	70%	30' above average building elevation. See Gen. Regs. 3 and 5.	A	A	~~1-2 per studio unit.~~ ~~1-3 per 1 bedroom unit.~~ ~~1-6 per 2 bedroom unit.~~ ~~1-8 per 3 or more bedroom unit.~~ See KZC ~~105.20 for visitor parking requirements.~~	1. At least 60% of the linear frontage of the property along NE 85th Street shall only include commercial use. The commercial use shall be at the street level floor and oriented toward NE 85th Street. Commercial uses shall have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building along the street). Stacked Dwelling Units are not permitted on the street level floor within 30 feet of the property line along NE 85th Street. The Planning Official may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and the design of the retail frontage will maximize visual interest. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.	
.060	Assisted Living Facility, Convalescent Center or Nursing Home See Spec. Reg. 1.										~~Independent unit: 1-7 per unit.~~ Assisted living facility: 1 per unit.	1. At least 60% of the linear frontage of the property along NE 85th Street shall only include commercial use. The commercial use shall be at the street level floor and oriented toward NE 85th Street. Commercial uses shall have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building along the street). Assisted Living, Convalescent Center or Nursing Home is not permitted on the street level floor within 30 feet of the property line along NE 85th Street. The Planning and	

Section 53.84	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
.070	Faith-Based Facility										Gen/valerecent Center or Nursing Home: 1 per each bed.	Building Director or Design Review Board may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and the design of the retail frontage will maximize visual interest. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.	
											1 per every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day care or school ancillary to the use. <u>Reserved.</u>	
.080	School, Day-Care Center, Mini-School or Mini-Day-Care Center	D.R., Chapter 142 KZC	None	10' adjacent to NE 85th St., otherwise 20'.	0'	15'	70%	30' above average building elevation. See Gen. Regs. 3 and 5.	A	B	See KZC 105.25.	1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. 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. <u>Reserved.</u>	

Section 53.84	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
												3. May include accessory living facilities for staff persons. 4. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated. 5. For school use, structure height may be increased, up to 35 feet, if: a. The school can accommodate 200 or more students; and b. The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements.	
.090	Public Utility											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.	
.100	Government Facility Community Facility								C See Spec. Reg. 1.				

PARKING CODE AMENDMENTS – FILE NO. CAM26-00009

The following code subsections are amended to read as follows, with the new text shown in underline, deletions shown in ~~striketrough~~, and the intentional omission of unchanged sections or parts of tables indicated with three asterisks (***); all other provisions of these sections remain unchanged and in full force, and these provisions for identifying changes apply throughout this ordinance. Any subsections of the KZC not shown are not proposed to be amended.

Chapter 54

NRH BUSINESS DISTRICT (NRHBD) ZONES

54.04 General Regulations – NRHBD 1A Zone.

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

6. Chapter 105 KZC contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

54.06 Use Zone Chart – NRHBD 1A Zone.

Section 54.06	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						

.050	Hotel or Motel								4 stories above abutting right-of- way.		1-per each room. See Spec. Reg. 2.	1. May include ancillary meeting and convention facilities. 2. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis. <u>Reserved.</u>	

.070	Automotive Service Center See Spec. Regs. 1, 2, 3, 5 and 6.								A		1-per each 250-sq. ft. of gross floor area. See Spec. Reg. 4.	1. This use specifically excludes new or used vehicle or boat sales or rentals, and any vehicle or boat body work. 2. This use may not exceed 60,000 sq. ft. of gross floor area.	

Section 54.06	USE	REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
	↓		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
												3. No openings (i.e., doors, windows which open, etc.) shall be permitted in any facade of the building adjoining a residential use. Windows are permitted if they are triple-paned and unable to be opened. 4. ~~Ten percent of the required parking spaces on-site must have a minimum dimension of 10 feet wide by 30 feet long for motor home/travel trailer use.~~<u>Reserved.</u> 5. Storage of used parts and tires must be conducted entirely within an enclosed structure. Outdoor vehicle parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations. 6. Site must be designed so noise from this use adjoining to any residential use complies with the standards set forth in WAC 173-60-040(1) for a Class B source property and a Class A receiving property. A certification to this effect, stamped by an Acoustical Engineer, must be submitted with the development permit application.	

.100	Faith-Based Facility				10'	0'	0'	80%	30' above average	C	B	4 for every four people	1. May include accessory living facilities for staff persons.

Section 54.06	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure			
					Front	Side	Rear					
	See Spec. Reg. 1								building elevation.		based on maximum occupancy load of any area of worship. See Spec. Reg. 2.	2. No parking is required for day care or school ancillary to this use. <u>Reserved.</u>
.110	School or Day-Care Center See Spec. Regs. 2 and 4.								2 stories above abutting right-of- way. See Spec. Reg. 1.	D	See KZC 405.25. See Spec. Regs. 3 and 5.	1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. 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. <u>Reserved.</u> 4. May include accessory living facilities for staff persons.

Section 54.06	USE ↓	REGULATION ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure			
					Front	Side	Rear					
												5. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. <u>Reserved.</u>
.120	Mini-School or Mini-Day-Care See Spec. Regs. 2 and 5.	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	2 stories above abutting right-of-way. See Spec. Reg. 1.	D	B	See KZC 105.25. See Spec. Regs. 3 and 4.	1. A six-foot-high fence is required only along the property lines adjacent to the outside play area. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 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. <u>Reserved.</u> 4. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. <u>Reserved.</u> 5. May include accessory living facilities for staff persons.

54.10 General Regulations – NRHBD 1B Zone.

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

6. Chapter 105 KZC contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

54.12 Use Zone Chart – NRHBD 1B Zone.

Section 54.12	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure			
					Front	Side	Rear					

.050	Automotive Service Center See Spec. Regs. 1, 2, 3, 5 and 6.	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	2 stories above abutting right-of- way.	A	D	1 per each 250 sq. ft. of gross floor area. See Spec. Reg. 4.	1. Gross floor area for this use may not exceed 10,000 square feet. 2. This use specifically excludes new or used vehicle or boat sales or rentals, and any vehicle or boat body work. 3. No openings (i.e., doors, windows which open, etc.) shall be permitted in any facade of the building adjoining a residential use. Windows are permitted if they are triple-paned and unable to be opened. 4. Ten percent of the required parking spaces on-site must have a minimum dimension of 10 feet wide by 30 feet long for motor home/travel trailer use. <u>Reserved.</u> 5. Storage of used parts and tires must be conducted entirely within an enclosed structure. Outdoor vehicle parking or storage areas must be buffered as required for

Section 54.12	USE	REGULATION S	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
	↓		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations. 6. Site must be designed so noise from this use adjoining to any residential use complies with the standards set forth in WAC 173-60-040(1) for a Class B source property and a Class A receiving property. A certification to this effect, stamped by an Acoustical Engineer, must be submitted with the development permit application.

.080	Faith-Based Facility See Spec. Reg. 1.	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	30' above average building elevation.	C	B	1 for every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 2.	1. May include accessory living facilities for staff persons. 2. No parking is required for day care or school ancillary to this use. <u>Reserved.</u>	

Section 54.12	USE ↓	REGULATION NS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure			
					Front	Side	Rear					
.090	School or Day-Care Center See Spec. Regs. 2 and 4.								2 stories above abutting right-of- way. See Spec. Reg. 1.	D	See KZC 105-25. See Spec. Regs. 3 and 5.	1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. ~~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. Reserved.~~ 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 nearby residential uses. Reserved.
.100	Mini-School or Mini- Day-Care										See KZC 105-25.	1. A six-foot-high fence is required only along the property lines adjacent to the outside play area.

Section 54.12	USE ↓	REGULATION NS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)		Lot Coverage	Height of Structure					
					Front	Side	Rear						
	See Spec. Regs. 2 and 5.										See Spec. Regs. 3 and 4.	2. Hours of operation may be limited to reduce impacts on nearby residential uses. 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. <u>Reserved.</u> 4. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. <u>Reserved.</u> 5. May include accessory living facilities for staff persons.	

54.16 General Regulations – NRHBD 2 Zone.

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

3. Chapter 105 KZC contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

54.18 Use Zone Chart – NRHBD 2 Zone.

Section 54.18	USE ↓	REGULATION NS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure			
					Front	Side	Rear					

.040	Faith-Based Facility	D.R., Chapter 142 KZC	None	20'	5' but 2 side yards must equal at least 15'.	10'	70%	30' above average building elevation.	C	B	1 for every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to the use. <u>Reserved.</u>
.050	School or Day-Care Center See Spec. Regs. 2 and 4.							30' above average building elevation. See Spec. Reg. 1.	D		See KZC 105.25. See Spec. Regs. 3 and 5.	1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. 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

Section 54.18	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure			
					Front	Side	Rear					
												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. <u>Reserved.</u> 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 nearby residential uses. <u>Reserved.</u>
.060	Mini-School or Mini-Day-Care See Spec. Regs. 2 and 4.								E	B See Spec. Reg. 6.		1. A six-foot-high fence is required only along the property lines adjacent to the outside play area. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 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. <u>Reserved.</u> 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. <u>Reserved.</u>

Section 54.18	USE	REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
	↓												
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
												6. Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses.	

54.22 General Regulations – NRHBD 3 Zone.

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

3. Chapter 105 KZC contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

54.24 Use Zone Chart – NRHBD 3 Zone.

Section 54.24	USE ↓	REGULATION NS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure			
					Front	Side	Rear					

.040	Faith-Based Facility	D.R., Chapter 142 KZC	None	20'	5' but 2 side yards must equal at least 15'.	10'	70%	30' above average building elevation.	C	B	1-for every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to the use. <u>Reserved.</u>

Section 54.24	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)		Lot Coverage	Height of Structure					
					Front	Side	Rear						
.050	School or Day-Care Center See Spec. Regs. 2, 5, and 7.	D.R., Chapter 142 KZC	None	20' See Spec. Reg. 3.	5' but 2 side yards must equal at least 15' See Spec. Reg. 3.	10' See Spec. Reg. 3.	70%	30' above average building elevation. See Spec. Reg. 1.	D	B	See KZC 105.25. See Spec. Regs. 4 and 6.	1. A six-foot-high fence is required only along the property lines adjacent to outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. Structured play areas must be setback from all property lines as follows: a. 20 feet if this use can accommodate 50 or more students or children.	

Section 54.24	USE ↓	REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARDS (See Ch. 115)		Lot Coverage	Height of Structure				
					Front	Side	Rear					
												b. 10 feet if this use can accommodate 13 to 49 students or children. c. Otherwise, five feet. 4. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce

Section 54.24	USE ↓	REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARDS (See Ch. 115)		Lot Coverage	Height of Structure				
					Front	Side	Rear					
												traffic impacts on nearby residential uses. <u>Reserved.</u> 5. May include accessory living facilities for staff persons. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. <u>Reserved.</u>
.060	Mini-School or Mini-Day-Care See Spec. Regs. 2, 5, and 7.								E	B See Spec. Reg. 7.		1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas.

Section 54.24	USE ↓	REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARDS (See Ch. 115)		Lot Coverage	Height of Structure				
					Front	Side	Rear					
												2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. Structured play areas must be setback from all property lines by five feet. 4. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. <u>Reserved.</u> 5. May include accessory living facilities for staff persons. 6. The location of parking and passenger loading areas shall be

Section 54.24	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													designed to reduce impacts on any nearby residential uses. <u>Reserved.</u> 7. Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses.

54.28 General Regulations – NRHBD 4 Zone.

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

3. Chapter 105 KZC contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

54.30 Use Zone Chart – NRHBD 4 Zone.

Section 54.30	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						

.080	Hotel or Motel See Spec. Reg. 1.	D.R., Chapter 142 KZC	None	20'	0'	0'	80%	30' above average building elevation.	B	E	1-per each room. See Spec. Reg. 2.	1. May include ancillary meeting and convention facilities. 2. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis. <u>Reserved.</u>	
.090	A Retail Establishment providing entertainment, recreational or cultural activities.										1-per every 4 fixed seats.		
.100	Private Lodge or Club								C	B	1-per each 300 sq. ft. of gross floor area.		
.110	Stacked or Attached Dwelling Units (Stand Alone								35' above average building elevation.	D See Spec. Reg. 2	D	For residential: 1.2 per studio unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

Section 54.30	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
	or Mixed with Other Uses) See Spec. Regs. 1 and 2.									1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements. For other uses see KZC 105.25.	2. If this use is part of a mixed use development: a. Height of development determined by this use category, and b. Landscape Category B will apply, and c. A veterinary office is not permitted in any development containing dwelling units.		
.120	Faith-Based Facility See Spec. Reg. 1.						30' above average building elevation.	C	B	1 for every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 2.	1. May include accessory living facilities for staff persons. 2. No parking is required for day care or school ancillary to this use. <u>Reserved.</u>		

Section 54.30	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
.130	School or Day-Care Center See Spec. Regs. 2, 6, and 7.	D.R., Chapter 142 KZC	None	20'	0'	0'	80%	30' above average building elevation. See Spec. Reg. 1.	D	B	~~See KZC 105.25.~~ ~~See Spec. Regs. 4 and 5.~~	1. A six-foot-high fence is required only along the property lines adjacent to outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. Structured play areas must be setback from all property lines as follows: a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. c. Otherwise, five feet. 4. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right of way improvements. Carpooling, staggered loading/unloading time, right of way improvements or other means may be required to reduce traffic impacts on nearby residential uses. <u>Reserved.</u>	

[illegible]

54.34 General Regulations – NRHBD 5 Zone.

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

4. Chapter 105 KZC contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

54.36

Use Zone Chart – NRHBD 5 Zone.

Section 54.36	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						

.040	Faith-Based Facility	D.R., Chapter 142 KZC	None	10'	5' but 2 side yards must equal at least 15'	10'	70%	30' above average building elevation.	C	B	1 for every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to the use. <u>Reserved.</u>	
.050	School or Day-Care Center							30' above average	D	B	See KZC 105.25.	1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas.	

Section 54.36	USE ↓	↓ REGULATION NS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure			
					Front	Side	Rear					
	See Spec. Regs. 2 and 4.								building elevation. See Spec. Reg. 1.		See Spec. Regs. 3 and 5.	2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. <u>Reserved.</u> 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 nearby residential uses. <u>Reserved.</u>
.060	Mini-School or Mini- Day-Care See Spec. Regs. 2 and 4.								E	B See Spec. Reg. 6.		1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses.

Section 54.36	USE	REGULATION S	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
	↓											
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure			
					Front	Side	Rear					
												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. <u>Reserved.</u> 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. <u>Reserved.</u> 6. Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses.

54.40 General Regulations – NRHBD 6 Zone.

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

5. Chapter 105 KZC contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

54.42 Use Zone Chart – NRHBD 6 Zone.

Section 54.42	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure			
					Front	Side	Rear					

.040	Faith-Based Facility										1 for every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use. <u>Reserved.</u>
.050	School or Day-Care Center See Spec. Regs. 2 and 5.	D.R., Chapter 142 KZC	None	10'	5' but 2 side yards must	10'		70%	30' above average building elevation.	D	B See KZC 105-25. See Spec. Regs. 3 and 4.	1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses.

Section 54.42	USE ↓	↓ REGULATION NS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDs (See Ch. 115)		Lot Coverage	Height of Structure					
					Front	Side	Rear						
						equal at least 15'.			See Spec. Reg. 1.			3. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. <u>Reserved.</u> 4. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. <u>Reserved.</u> 5. May include accessory living facilities for staff persons.	
.060	Mini-School or Mini-Day-Care See Spec. Regs. 2 and 5.								E	B See Spec. Reg. 6.			1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses.

Section 54.42	USE ↓	↓ REGULATION NS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)		Lot Coverage	Height of Structure					
					Front	Side	Rear						
												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. <u>Reserved.</u> 4. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. <u>Reserved.</u> 5. May include accessory living facilities for staff persons. 6. Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses.	

PARKING CODE AMENDMENTS – FILE NO. CAM26-00009

The following code subsections are amended to read as follows, with the new text shown in underline, deletions shown in ~~striketrough~~, and the intentional omission of unchanged sections or parts of tables indicated with three asterisks (***) ; all other provisions of these sections remain unchanged and in full force, and these provisions for identifying changes apply throughout this ordinance. Any subsections of the KZC not shown are not proposed to be amended.

Chapter 55
TOTEM LAKE (TL) ZONES

55.07 General Regulations – TL 1A Zone.

8. Chapter 105 KZC contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

55.09 Use Zone Chart – TL 1A Zone.

Section 55.09	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						

.050	Faith-Based Facility	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	40' average building elevation. See Gen. Reg. 2 and Spec. Reg. 3.	C	B	~~1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 2.~~	1. May include accessory living facilities for staff persons. 2. ~~No parking is required for day-care or school ancillary to this use. Reserved.~~ 3. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.	
.060	School, Day-Care Center or Mini School or Mini- Day-Care	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	40' above average building elevation. See Gen. Reg. 2 and Spec. Reg. 4.	D	B	~~See KZC 105.25. See Spec. Reg. 3.~~	1. A six-foot-high fence is required along property lines adjacent to outside play areas. 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.	

Section 55.09	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
												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. <u>Reserved.</u> 4. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.	

55.13 General Regulations – TL 1B Zone.

6. Chapter 105 KZC contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

55.15 Use Zone Chart – TL 1B Zone.

Section 55.15	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						

.060	Faith-Based Facility	D.R., Chapter 142 KZC	None	10' See Spec. Reg. 4.	0'	0'	85 to 100% See Spec. Reg. 6.	30' to 45' above average building elevation. See Spec. Regs. 1 and 5.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 3.	1. Building height may exceed 30 feet up to 45 feet above average building elevation, if one of the following public improvements is provided: a. Dedication and improvement of new streets pursuant to General Regulation 4; or b. Where General Regulation 4 does not apply, development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with less than 25,000 square feet of gross floor area shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500 to 2,000	

Section 55.15	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
											square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval. This requirement does not apply to frontage along NE 132nd Street. 2. May include accessory living facilities for staff persons. 3. No parking is required for day care or school ancillary to this use.<u>Reserved.</u> 4. Twenty-foot yard required where properties abut NE 132nd Street. 5. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies. 6. Increases in lot coverage may be considered if:		

Section 55.15	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
												a. Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.	
.070	School, Day-Care Center or Mini-School or Mini-Day-Care	D.R., Chapter 142 KZC	None	10' See Spec. Reg. 2.	0'	0'	85 to 100% See Spec. Reg. 7.	30' to 45' above average building elevation. See Spec. Regs. 1 and 6.	D		See KZC 105.25. See Spec. Reg. 5.	1. Building height may exceed 30 feet up to 45 feet above average building elevation, if one of the following public improvements is provided: a. Dedication and improvement of new streets pursuant to General Regulation 4; or b. Where General Regulation 4 does not apply, development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with less than 25,000 square feet of	

Section 55.15	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				Category (See Ch. 95)
					Front	Side	Rear						
												gross floor area shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500 to 2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval. This requirement does not apply to frontage along NE 132nd Street. 2. Twenty-foot yard required where properties abut NE 132nd Street. 3. A six-foot high fence is required along property lines adjacent to outside play areas. 4. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.	

Section 55.15	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
												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. <u>Reserved.</u> 6. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies. REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE	
.070	School, Day-Care Center or Mini-School or Mini-Day-Care (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE 7. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian	

55.19 General Regulations – TL 2 Zone.

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

4. Chapter 105 KZC contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

55.21 Use Zone Chart – TL 2 Zone.

Section 55.21	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						

.050	Office Use	D.R., Chapter 142 KZC	Less than 1.5 acres.	0'	0'	0'	80%	30' above average building elevation.	B	D	See Spec. Reg. 4.	1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are subordinate to and are dependent upon this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing must be no different from other office uses. 3. The following regulations apply to veterinary offices only:	

Section 55.21	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
												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 noise from this use is not audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. d. A veterinary office is not permitted if the subject property contains dwelling units. ~~4. If a medical, dental or veterinary office, then one per each 200 square feet of gross floor area. Otherwise, one per 300 square feet of floor area. A reduction in the number of parking stalls required will be considered per KZC 105.103, due to the proximity to the transit center.~~ <u>Reserved.</u>	

.080	Hotel or Motel			0'	0'	0'			D		1 per each room.	1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with	

Section 55.21	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
											~~See Spec. Reg. 3.~~	respect to signs, parking and pedestrian and vehicular access. 2. May include ancillary meeting and convention facilities. 3. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis. <u>Reserved.</u>	
.090	Faith-Based Facility	D.R., Chapter 142 KZC	Less than 1.5 acres.	0'	0'	0'	80%	30' above average building elevation.	D	B	~~See Spec. Reg. 3.~~	1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. 2. May include accessory living facilities for staff persons. 3. One for every four people based on maximum occupancy load of any area of worship. No parking is required for day-care or school ancillary to the use. <u>Reserved.</u>	
.100	School, Day-Care Center or Mini-			10'							~~See KZC 105.25.~~	1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with	

Section 55.21	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
	School or Mini- Day-Care											respect to signs, parking and pedestrian and vehicular access. 2. A six-foot high fence is required along property lines adjacent to outside play areas. 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 r-o-w improvements. <u>Reserved.</u>	

55.25 General Regulations – TL 3A, TL 3B, TL 3C and TL 3D Zones.

2. Chapter 105 KZC contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

55.31 General Regulations – TL 4A, TL 4B and TL 4C Zones.

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

8. Chapter 105 KZC contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

55.33 Use Zone Chart – TL 4A, TL 4B and TL 4C Zones.

Section 55.33	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						

.060	Office Use	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	65' above average building elevation. See Gen. Reg. 2.	C	D	If a medical, dental or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	1. The following regulations apply 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 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. d. A veterinary office is not permitted in any development containing dwelling units. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:	

Section 55.33	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
											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.		
.070	Hotel or Motel									E	1 per each room. See also Spec. Reg. 2.	1. May include ancillary meeting and convention facilities. 2. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis. Reserved.	

.110	Faith-Based Facility	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	65' above average building elevation.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See	1. May include accessory living facilities for staff persons. 2. No parking is required for day care or school ancillary to this use. Reserved.	

Section 55.33	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
											also Spec. Reg. 2.		
.120	School, Day-Care Center, Mini-School or Mini-Day-Care Center	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	65' above average building elevation.	D	B	See KZC 105.25.	1. A six-foot high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. 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. <u>Reserved.</u> 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 nearby residential uses. <u>Reserved.</u>	

55.37 General Regulations – TL 5 Zone.

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

10. Chapter 105 KZC contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

55.39 Use Zone Chart – TL 5 Zone.

Section 55.39	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						

.070	Office Use	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	35' above average building elevation. See Gen. Reg. 5.	C	D	If a medical, dental or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	1. The following regulations apply 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 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. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use.	

Section 55.39	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
												b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.	
.080	Hotel or Motel									E	1 per each room. See also Spec. Reg. 2.	1. May include ancillary meeting and convention facilities. 2. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis. ~~Reserved.~~	

.120	Faith-Based Facility	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	35' above average building elevation. See Gen. Reg. 5.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See also Special Reg. 2.	1. May include accessory living facilities for staff persons. 2. No parking is required for day care or school ancillary to this use. ~~Reserved.~~	
.130	School, Day-Care Center, Mini-School or	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	35' above average	D	B	See KZC 105.25.	1. A six-foot high fence is required only along the property lines adjacent to the outside play areas.	

Section 55.39	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
	Mini-Day-Care Center							building elevation.				2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case by case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. <u>Reserved.</u> 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 nearby residential uses. <u>Reserved.</u>	

55.43 General Regulations – TL 6A and TL 6B Zones.

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

11. Chapter 105 KZC contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

55.45 Use Zone Chart – TL 6A and TL 6B Zones.

Section 55.45	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						

.060	Office Use	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	65' above average building elevation. See Gen. Regs. 3 and 10.	C	D	If a medical, dental or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	1. The following regulations apply 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 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. d. A veterinary office is not permitted in any development containing dwelling units. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:	

Section 55.45	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
												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.	
.070	Hotel or Motel									E	1 per each room. See also Spec. Reg. 2.	1. May include ancillary meeting and convention facilities. 2. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis. <u>Reserved.</u>	

.120	Faith-Based Facility			10'	5' on each side	10'		45' above average building elevation. See Gen. Reg. 10.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See also Spec. Reg. 2.	1. May include accessory living facilities for staff persons. 2. No parking is required for day care or school ancillary to this use. <u>Reserved.</u>	

Section 55.45	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
.130	School, Day-Care Center, Mini-School or Mini-Day-Care Center				0'	0'			D		See KZC 105.25.	1. A six-foot high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. 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. <u>Reserved.</u> 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 nearby residential uses. <u>Reserved.</u>	

55.49 General Regulations – TL 7 Zone.

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

7. Chapter 105 KZC contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

55.51 Use Zone Chart – TL 7 Zone.

Section 55.51	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						

.150	Hotel or Motel	D.R., Chapter 142 KZC. See Gen. Reg. 3.	None	10'	0'	0'	80%	TL 7A: 80' above average building elevation. TL 7B: 45' above average building elevation.	B	E	1 per each room. See Spec. Reg. 2.	1. May include meeting and convention facilities. 2. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for those ancillary uses shall be determined on a case-by-case basis. <u>Reserved.</u>	

.180	Faith-Based Facility								C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 2.	1. May include accessory living facilities for staff persons. 2. No parking is required for day care or school ancillary to this use. <u>Reserved.</u> 3. The structure containing the use shall have been in existence on June 30, 2012, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building.	

Section 55.51	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						

.210	Vehicle Service Station	D.R., Chapter 142 KZC. See Gen. Reg. 3.	22,500 sq. ft.	40'	15' on each side	10'	80%	TL 7A: 80' above average building elevation. TL 7B: 45' above average building elevation.	A		See KZC 105.25.	1. May not be more than two vehicle service stations at any intersection. 2. Gas pump islands may not be closer than 15 feet to any property line. Canopies or covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.	
.220	School or Day- Care Center See Spec. Reg. 6.	D.R., Chapter 142 KZC.	None	10'	0'	0'			D	B	See KZC 105.25.	1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. 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	

Section 55.51	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
											other means may be required to reduce traffic impacts on nearby residential uses. <u>Reserved.</u> 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 nearby residential uses. <u>Reserved.</u> 6. This use is not permitted in the TL 7B zone unless it is accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. It is integrated into the design of the building.		

55.55 General Regulations – TL 8 Zone.

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

11. Chapter 105 KZC contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

55.57 Use Zone Chart – TL 8 Zone.

[illegible]

55.60 General Regulations – TL 9A Zone.

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

5. Chapter 105 KZC contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

55.61 Use Zone Chart – TL 9A Zone.

Section 55.61	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						

.130	Day-Care Center See Spec. Reg. 1.	None	None	10'	0'	0'	80%	Same as primary use.	D	B	See KZC 105.25.	1. 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; b. The use is integrated into the design of the building. 2. A six-foot-high fence is required 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. An on-site passenger loading area may be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses. <u>Reserved.</u> 5. May include accessory living facilities for staff persons.	

Section 55.61	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
											6. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. <u>Reserved.</u>		
.140	Mini-Day-Care See Spec. Reg. 1.										1. 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; b. The use is integrated into the design of the building. 2. A six-foot-high fence is required along the property lines adjacent to the outside play areas. 3. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated. 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. <u>Reserved.</u> 5. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. <u>Reserved.</u> 6. May include accessory living facilities for staff persons.		

55.63 General Regulations – TL 9B Zone.

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

5. Chapter 105 KZC contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

55.64 Use Zone Chart – TL 9B Zone.

Section 55.64	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
.010	Detached Dwelling Units	Process IIA, Chapter 150 KZC	5,000 sq. ft.	20'	5'	10'	60%	30' above average building elevation.	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of the size of the lot. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.	

.030	Faith-Based Facility		7,200 sq. ft.		20'	20'	70%	30' above average building elevation.	C	B	1 for every 4 people based on maximum occupancy load of worship. See Spec. Reg. 2.	1. The property must be served by a collector or arterial street. 2. No parking is required for day care or school ancillary to the use. <u>Reserved.</u>	

.040	School or Day- Care Center	Process IIA, Chapter 150 KZC	7,200 sq. ft.	If this use can accommodate 50 or more students or children, then:			70%	30' above average	D	B	See KZC 105.25.	1. May locate on the subject property only if:	

Section 55.64	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
					50'	50' on each side	50'						
If this use can accommodate 13 to 49 students or children, then:													
	20'	20' on each side	20'										

a. It will not be materially detrimental to the character of the neighborhood in which it is located.
b. Site and building design must minimize adverse impacts on surrounding residential neighborhoods.
2. A six-foot-high fence is required only along the property line adjacent to the outside play areas.
3. Structured play areas must be set back from all property lines as follows:
a. Twenty feet if this use can accommodate 50 or more students or children.
b. Ten feet if this use can accommodate 13 to 49 students or children.
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. <u>Reserved.</u>

Section 55.64	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
												5. May include accessory living facilities for staff persons. 6. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated. 7. For school use, structure height may be increased, up to 35 feet, if: a. The school can accommodate 200 or more students; and b. The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements.	

Section 55.64	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
.050	Mini-School or Mini-Day-Care	Process IIA, Chapter 150 KZC	3,600 sq. ft.	20'	5', but 2 side yards must equal at least 15'.	10'	60%	30' above average building elevation.	D	B	See KZC 105.25.	1. 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. 2. A six-foot-high fence is required along the property line adjacent to the outside play areas. 3. Structured play areas must be set back 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. <u>Reserved.</u> 5. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated. <u>Reserved.</u> 6. May include accessory living facilities for staff persons.	

55.67 General Regulations – TL 10A Zone.

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

8. Chapter 105 KZC contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

55.69 Use Zone Chart – TL 10A Zone.

Section 55.69	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Catego ry (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						

.040	Any Retail Establishment other than those specifically listed in this zone, selling goods, or providing services including banking and related financial services. See Spec. Regs. 1 and 2.	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	55' above average building elevation.	C	E	1-per each 300 sq. ft. of gross floor area.	1. This use is only allowed on parcels with frontage on NE 124th Street. 2. The following uses and activities are prohibited: a. The sale, service, and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers are not permitted; provided, that motorcycle sales, service, or rental is permitted if conducted indoors. b. Retail establishments providing storage services unless accessory to another permitted use. c. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses. d. Outdoor storage of bulk commodities unless the square footage of the storage area is less than 10 percent of the retail structure. 3. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are subordinate to and dependent upon this use, and are available for purchase and removal from the premises.	

Section 55.69	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Catego ry (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
											b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.		
.050	Hotel or Motel									1-per each room. See also Spec. Reg. 3.	1. This use is only allowed on parcels with frontage on NE 124th Street. 2. May include ancillary meeting and convention facilities. 3. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis. <u>Reserved.</u>		
.060	Convalescent Center or Nursing Home See Spec. Reg. 2.							See Spec. Reg. 3.	A	1-per bed. See Spec. Reg. 2.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 2. Temporary, transitional housing may be developed as an accessory use to a convalescent center, so long as the center was in existence on the property on or before December 31, 2017. <u>Parking requirements for this accessory use shall be established pursuant to KZC 105.25.</u> 3. Maximum building height for this use is as follows: a. If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. b. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation.		

Section 55.69	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Catego ry (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
											c. Elsewhere in this zone, 55 feet above average building elevation.		
.070	School, Day-Care Center, Mini-School or Mini-Day-Care Center	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	See Spec. Reg. 5.	D	B	~~See KZC 105.25.~~ 1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. ~~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.~~ <u>Reserved.</u> 3. May include accessory living facilities for staff persons. 4. ~~The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.~~ <u>Reserved.</u> 5. Maximum building height for this use is as follows: a. If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. b. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. c. Elsewhere in this zone, 55 feet above average building elevation.		

Section 55.69	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Catego ry (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
.080	Faith-Based Facility				5' but 2 side yards must equal at least 15'.	10'		See Spec. Reg. 2.	C	1. for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1. 1. No parking is required for day care or school ancillary to the use. <u>Reserved.</u> 2. Maximum building height for this use is as follows: a. If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. b. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. c. Elsewhere in this zone, 55 feet above average building elevation.			

55.73 General Regulations – TL 10B Zone.

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

8. Chapter 105 KZC contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

55.75 Use Zone Chart – TL 10B Zone.

Section 55.75	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						

.090	High Technology	D.R., Chapter 142 KZC	None	10'	0'	0'	70%	55' above average building elevation.	C See Spec. Reg. 3.	D	If manufacturing, then 1 per each 1,000 sq. ft. of gross floor area. If office, then 1 per 300 sq. ft. of gross floor area. Otherwise, see KZC 105.25.	1. This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors. 2. Refer to KZC 115.105 for provisions regarding outside use, activity and storage. 3. Any outdoor storage area shall be buffered according to Landscape Category A.	
***													See KZC 105.25.
.100	Mini-Day-Care See Spec. Reg. 5.								D	B		1. A six-foot-high fence is required along the property lines adjacent to the outside play area.	

Section 55.75	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
												2. Hours of operation may be limited to reduce impacts on nearby residential uses. 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. <u>Reserved.</u> 4. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. <u>Reserved.</u> 5. May include accessory living facilities for staff persons. 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.	
.110	Faith-Based Facility		D.R., Chapter 142 KZC	None	10'	0'	0'	70%	55' above average building elevation.	C	B	1 for every 4 people based on maximum occupancy load of any area of	1. May include accessory living facilities for staff persons. 2. No parking is required for day care or school ancillary to the use. <u>Reserved.</u>

Section 55.75	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
											worship. See Spec. Reg. 2.		

.160	School or Day-Care Center	D.R., Chapter 142 KZC	None	10'	0'	0'	70%	55' above average building elevation.	C	B	See KZC 105.25.	1. A six-foot-high fence along the side and rear property lines is required only along the property lines adjacent to the outside play areas. 2. Hours of operation and maximum number of attendees at one time may be limited to reduce impacts on nearby residential uses. 3. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading area on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. <u>Reserved.</u> 4. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. <u>Reserved.</u>	

55.79 General Regulations – TL 10C Zone.

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

5. Chapter 105 KZC contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

55.81 Use Zone Chart – TL 10C Zone.

Section 55.81	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
.010	Attached or Stacked Dwelling Units See Spec. Reg. 1.	D.R., Chapter 142 KZC	None	10'	5' but 2 side yards must equal at least 15'. See Spec. Reg. 5.	10' See Spec. Reg. 6.	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, up to 65' above average building elevation. See Spec. Reg. 3.	D	A	~~1.2 per studio unit.~~ ~~1.3 per 1 bedroom unit.~~ ~~1.6 per 2 bedroom unit.~~ ~~1.8 per 3 or more bedroom unit.~~ See KZC 105.20 for visitor parking requirements.	1. This use is permitted only in Housing Incentive Area 4 (see Plate 37, Chapter 180 KZC). 2. For Attached or Stacked Dwelling Units, at least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 3. No portion of a structure may exceed the following heights above the elevation of NE 116th Street, as measured at the midpoint of the frontage of the subject property on NE 116th Street: a. Within 20 feet of NE 116th Street, 35 feet. b. Within 30 feet of NE 116th Street, 45 feet. c. Within 40 feet of NE 116th Street, 65 feet. 4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.	

Section 55.81	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
												5. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet. 6. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot. 7. ~~KZC 105.103(3)(c) provides a process to grant a decrease in the required number of parking spaces. Reserved.~~	

.100	School, Day-Care Center, Mini-School or Mini-Day-Care Center See Spec. Reg. 1.	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	Same as primary use.	D	B	See KZC 105.25.	1. 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; b. The use is integrated into the design of the building. 2. A six-foot-high fence is required along the property lines adjacent to the outside play areas.	

[illegible]

55.85 General Regulations – TL 10D Zone.

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

4. Chapter 105 KZC contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

55.87 Use Zone Chart – TL 10D Zone.

Section 55.87	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						

.100	Attached or Stacked Dwelling Units See Spec. Reg. 1.	D.R., Chapter 142 KZC	None	10'	5', but 2 side yards must equal at least 15'. See Spec. Reg. 5.	0'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 65' above average building elevation. See Spec. Reg. 1.	D	A	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	1. This use is permitted only in Housing Incentive Area 4 (see Plate 37, Chapter 180 KZC). 2. Developers and residents in this zone should be aware that this property lies within a district containing and allowing future development of uses of a light industry/office nature, and impacts typically associated with these uses, such as noise and odor, may be experienced by residents. 3. For Attached or Stacked Dwelling Units, at least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 5. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite	

Section 55.87	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
												side is not, the side that is not attached must provide a minimum side yard of five feet. 6. KZC 105.103(3)(c) provides a process to grant a decrease in the required number of parking spaces. <u>Reserved.</u>	
.110	Day-Care Center and Mini-Day-Care Center See Spec. Reg. 1.	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	Same as primary use.	D	B	See KZC 105.25.	1. 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; b. The use is integrated into the design of the building. 2. A six-foot-high fence is required 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. An on-site passenger loading area may be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required	

[illegible]

55.91 General Regulations – TL 10E Zone.

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

6. Chapter 105 KZC contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

55.97 General Regulations – TL 11 Zone.

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

4. Chapter 105 KZC contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

55.99 Use Zone Chart – TL 11 Zone.

Section 55.99	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage				
Front	Side	Rear										

.020	School or Day-Care Center	None	7,200 sq. ft.	If this use can accommodate 50 or more students or children, then:			70%	If adjoining a low density zone other than RSX, then 25' above average building elevation.	D	B	See KZC 105.25.	1. No structure, roadway or land surface modification is allowed on any regulated slope. 2. Only one access point to NE 124th Street is permitted. This access must be aligned with an access point adjacent to the north. 3. Vehicular circulation on the subject property must be designed to mitigate traffic impacts. The City may require on- and off-site traffic control devices, roadway improvements, or limit development, if necessary, to further reduce traffic impacts. 4. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 5. Structured play areas must be set back from all property lines as follows: a. Twenty feet if this use can accommodate 50 or more students or children.
			50'	50' on each side	50'							
			If this use can accommodate 13 to 49 students or children, then:									
			20'	20' on each side	20'		Otherwise, 30' above average building elevation. See Spec. Reg. 9.					

Section 55.99	USE ⇓	⇓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
												b. Ten feet if this use can accommodate 13 to 49 students or children. 6. ~~An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right of way improvements. Carpooling, staggered loading/unloading time, right of way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.~~<u>Reserved.</u> 7. May include accessory living facilities for staff persons. 8. ~~The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.~~<u>Reserved.</u> 9. For school use, structure height may be increased up to 35 feet, if: a. The school can accommodate 200 or more students; and b. The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.	

Section 55.99	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
.030	Mini-School or Mini-Day-Care	None	3,600 sq. ft.	20'	5', but 2 side yards must equal at least 15'	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	B	See KZC 105.25.	1. No structure, roadway or land surface modification is allowed on any regulated slope. 2. Only one access point to NE 124th is permitted. This access must be aligned with an access point adjacent to the north. 3. Vehicular circulation on the subject property must be designed to mitigate traffic impacts. The City may require on- and off-site traffic control devices, roadway improvements, or limit development, if necessary, to further reduce traffic impacts. 4. A six-foot-high fence is required along the property lines adjacent to the outside play area. 5. Structured play areas must be set back 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. <u>Reserved.</u>	

PARKING CODE AMENDMENTS – FILE NO. CAM26-00009

The following code subsections are amended to read as follows, with the new text shown in underline, deletions shown in ~~striketrough~~, and the intentional omission of unchanged sections or parts of tables indicated with three asterisks (***) ; all other provisions of these sections remain unchanged and in full force, and these provisions for identifying changes apply throughout this ordinance. Any subsections of the KZC not shown are not proposed to be amended.

**Chapter 56
YARROW BAY BUSINESS DISTRICT (YBD) ZONES**

56.08 General Regulations – YBD 1 zone.

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

3. Chapter 105 KZC contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

56.10 Use Zone Chart – YBD 1 zone.

Section 56.10	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required ~~Parking Spaces~~ (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
.010	Attached or Stacked Dwelling Units	D.R., Chapter 142 KZC	None	5' See Spec. Reg. 2.	0'	0'	100%	65' above average building elevation. See Spec. Reg. 11.	C	E See Spec. Reg. 15.	Residential: 1.1 per unit, plus guest parking: .05 per unit. Restaurant/tavern: 1 per each 125 sq.ft. of gross floor area. Retail: 1 per each 350 sq.ft. of gross floor area. Office: 1 per each 350 sq.ft. of gross floor area. Entertainment, cultural, recreational: KZC 105.25. See also KZC 105.103.	1. The required minimum front yard for any portion of the structure containing parking facilities shall be 10 feet. *** 18. <u>The p</u> Parking stalls <u>required</u> to serve the <u>s</u> use must be in addition to those provided as part of the <u>an</u> expansion of capacity for the Park and Ride facility.	

.050	Grocery Store, Drug Store, Laundromat, Dry Cleaners,	D.R., Chapter 142 KZCC	None	20'	5', but 2 side yards must equal at	10'	70%	30' above average building elevation.	C	E	~~1 per each 300 sq. ft. of gross floor area.~~	1. May not be located above the ground floor of a structure.	

Section 56.10	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage				
Front	Side	Rear										
	Barber Shop, or Shoe Repair Shop				least 15'.							2. Gross floor area cannot exceed 3,000 sq. ft.

.070	Faith-Based Facility				20' on each side					B	1 for every 4 people based on maximum occupant load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to the use. <u>Reserved.</u>
.080	School or Day-Care Center				5', but 2 side yards must equal at least 15'.				D		See KZC 105.25.	1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on

Section 56.10	USE ⇅	REGULATIONS ⇅	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required ~~Parking Spaces~~ (~~See Ch. 105~~)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
											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.<u>Reserved.</u> 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.<u>Reserved.</u>		

Section 56.10	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
.090	Mini-School or Mini-Day- Care	D.R., Chapter 142 KZC	None	20'	5', but 2 side yards must equal at least 15'.	10'	70%	30' above average building elevation.	E	B	See KZC 105.25.	1. A six-foot-high fence is required along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 3. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 4. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. <u>Reserved.</u>	

Section 56.10	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required ~~Parking Spaces~~ (~~See Ch. 105~~)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
												5. May include accessory living facilities for staff persons.	

56.18 General Regulations – YBD 2 and YBD 3 zones.

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

9. Chapter 105 KZC contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

56.20 Use Zone Chart – YBD 2 and YBD 3 zones.

Section 56.20	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landsc ape Categor y (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						

.040	Hotel or Motel	D.R., Chapter 142 KZC	None	0' adjacent to NE 38th Place and Northup Way. Otherwise, 20'.	0'	0'	80%	In YBD 2, 55' above average building elevation. In YBD 3, 60' above average building elevation.	C	E	1-per-each room. See also Spec. Reg. 2. 1-per-each 300 sq.-ft. of gross floor area.	1. May include ancillary meeting and convention facilities. 2. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case- by-case basis. <u>Reserved.</u>	

.070	Assisted Living Facility, Convalescent Center or Nursing Home	D.R., Chapter 142 KZC	None	0' adjacent to NE 38th Place and Northup Way. Otherwise, 20'.	0'	0'	80%	In YBD 2, 55' above average building elevation. In YBD 3, 60' above average building elevation.	C	A	Independent unit: 1.7 per unit. Assisted living unit: 1 per unit. Convalescent center or nursing home: 1 per each bed.	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.	
.080	Private Lodge or Club									B	1-per-each 300 sq.-ft. of gross floor area		

Section 56.20	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landsc ape Categor y (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
***										B			
.110	Faith-Based Facility								C		1 for every 4 people based on maximum occupant load of any area of worship. See Spec. Reg. 2.	1. May include accessory living facilities for staff persons. 2. No parking is required for day care or school ancillary to the use. <u>Reserved.</u>	
.120	School or Day-Care Center	D.R., Chapter 142 KZC	None	0' adjacent to NE 38th Place and Northup Way. Otherwise, 20'.	0'	0'	80%	In YBD 2, 55' above average building elevation. In YBD 3, 60' above average building elevation.	D	B	See KZC 105.25.	1. A six-foot-high fence is required along the property lines adjacent to the outside play areas.	
.130	Mini-School or Mini-Day-Care								E			2. 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. <u>Reserved.</u> 3. May include accessory living facilities for staff persons. 4. Electrical signs shall be permitted at junior high/middle schools and high schools. One pedestal sign with a readerboard having electronic programming is allowed per site only if: a. It is a pedestal sign (see Plate 12) having a maximum 40 square feet of sign area per sign face;	

Section 56.20	USE ↓	REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landsc ape Categor y (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
											b. The electronic readerboard is no more than 50 percent of the sign area; c. Moving graphics and text or video are not part of the sign; d. The electronic readerboard does not change text and/or images at a rate less than one every seven seconds and shall be readily legible given the text size and the speed limit of the adjacent right-of-way; e. The electronic readerboard displays messages regarding public service announcements or school events only; f. The intensity of the display shall not produce glare that extends to adjacent properties and the signs shall be equipped with a device which automatically dims the intensity of the lights during hours of darkness; g. The electronic readerboard is turned off between 10:00 p.m. and 6:00 a.m.; h. The school is located on a collector or arterial street. The City shall review and approve the location of the sign on the site. The sign shall be located to have the least impact on surrounding residential properties. If it is determined that a proposed electronic readerboard would constitute a traffic hazard the Planning and Building		

Section 56.20	USE ↓	↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
											Director may impose restrictions or deny the readerboard.		

PARKING CODE AMENDMENTS – FILE NO. CAM26-00009

The following code subsections are amended to read as follows, with the new text shown in underline, deletions shown in ~~striketrough~~, and the intentional omission of unchanged sections or parts of tables indicated with three asterisks (***) ; all other provisions of these sections remain unchanged and in full force, and these provisions for identifying changes apply throughout this ordinance. Any subsections of the KZC not shown are not proposed to be amended.

Chapter 57**FORM-BASED CODE FOR THE NE 85TH STREET STATION AREA PLAN**

57.05.070 Relationship to Other Regulations.

Development in regulating districts contained in this chapter is subject to the below common code regulations. Unless otherwise stated below, where a provision in a referenced section below conflicts with a specific district or districtwide regulation contained in this chapter, the regulation of that specific district, or districtwide regulation shall govern.

Common Code Regulations. Refer to:

1. Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.
2. KZC 45.50 for public park development standards.
3. Chapter 90 KZC for regulations regarding development near streams, minor lakes (e.g., Forbes Lake), wetlands, fish and wildlife habitat conservation areas and frequently flooded areas.
4. Chapter 85 KZC for regulations regarding development on property containing geologically hazardous areas.
5. Chapter 92 KZC for design regulations.
6. Chapter 95 KZC for regulations regarding tree retention and landscape standards for development on private property.
7. Chapter 100 KZC for sign regulations.
8. Chapter 105 KZC for required parking, parking areas, vehicle and pedestrian access, and related improvements.

9. Chapter 111 KZC for regulations regarding co-living housing.
10. Chapter 112 KZC for regulations regarding affordable housing standards.
11. Chapter 113 KZC for regulations regarding cottage, carriage, and two-/three-unit homes housing types.
12. Chapter 115 KZC for applicable miscellaneous use development and performance standards.
13. KZC 115.24 for development standards adjoining the Cross Kirkland Corridor. Regulating standards of KZC 115.24 govern where provisions in district or district-wide standards conflict.
14. Chapter 142 KZC for regulations regarding the design review process.
15. Chapter 162 KZC for regulations regarding nonconformances.

57.25.060 Parking.

1. General Provisions.

a. ~~Off-Street Parking.~~ Reserved.

- 1) ~~**Required Parking:**~~ The following off-street parking requirements apply to uses in the regulating districts as shown in Table 6.

~~TABLE 6: OFF-STREET PARKING REQUIREMENTS~~

~~Land Use~~	~~Minimum Required Parking Spaces~~
~~Residential: Detached Dwelling Unit~~	~~2/unit~~
~~Residential: Co- Living Housing Units, Attached or Stacked Dwelling Units~~	~~0/affordable studio unit 0/affordable one-bedroom unit 0.75/studio unit 1/one-bedroom unit~~

Land Use	Minimum Required Parking Spaces
	~~1.25/two-bedroom unit~~ ~~1.5/three- or more bedroom unit~~ ~~See Chapter 111 KZC for minimum required parking for co-living units.~~
~~Residential: Assisted-Living Facility~~	~~0.5/unit~~
~~Residential: Convalescent Center~~	~~0.5/bed~~
~~Commercial~~	~~2/1,000 SF GFA~~
~~Industrial~~	~~1/1000 SF GFA~~ ~~Breweries, wineries or distilleries shall apply the minimum required industrial parking rate only for the portion of the building engaged in industrial uses.~~ ~~Tasting rooms for breweries, wineries, or distilleries shall provide parking at 2/1000 SF GFA.~~
~~Institutional~~	~~Set by the City Transportation Engineer under KZC 105.25~~

2) ~~**Shared Parking Reduction:** Shared parking is allowed in accordance with the provisions in KZC 105.45.~~

3) ~~**Modification to Minimum Required Parking:** For a modification to subsection (1)(a)(1) of this section, a decrease in the required number of spaces may be granted by the Planning Official 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 applicant's licensed~~

~~transportation engineer or other qualified professional and approved by the City Transportation 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 Transportation 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 Transportation Engineer.~~

~~4) **Parking Space Reductions Near Transit:** For senior citizen households or housing units specifically for people with disabilities that are located within one-quarter mile of a transit stop that receives transit service at least four times per hour for 12 or more hours per day, minimum parking space requirements are eliminated for residents. Parking requirements for staff and visitors of such housing units will be established pursuant to KZC 105.25. The city will require an applicant to record a covenant that prohibits the rental or sale of a unit subject to this parking restriction for any purpose other than providing for senior citizen households or housing for people with disabilities.~~

~~5) **Guest Parking:** Refer to Chapter 105 KZC.~~

b. **Parking Location:** Refer to Chapter 105 KZC. Reserved.

c. **Parking Area Design:** Refer to Chapter 105 KZC, as well as KZC 57.25.070, Sustainability Standards, for relevant requirements and incentives. Reserved.

d. **Parking Dimensional Standards:** Refer to Chapter 105 KZC. Reserved.

e. **Bike Parking:** Bicycle parking spaces shall be provided in all new development to encourage the use of bicycles as a form of transportation by providing safe and convenient places to park bicycles. Both short term and long term bicycle parking shall be provided. Short term bicycle parking is intended to serve visitors or business patrons who visit the project site for a short time period, around four hours or less. Short term bicycle parking is located near the site entrance in a visible location that makes it easy to find for visitors. Long term bicycle parking is intended to serve residents or employees who may need to store bikes on site during a typical workday or overnight. Long term bicycle parking is secured and weatherproof to provide a safe and comfortable storage place for longer periods. Reserved.

~~1) *General Bicycle Parking Standards:*~~

~~a) Short and long term bicycle parking shall be provided based on the following rates:~~

TABLE 7: BICYCLE PARKING RATES

Use	Short-Term Bicycle Parking Rate (spaces per suite/unit/bed or per sq. ft. of gross floor area)	Long-Term Bicycle Parking Rate (spaces per suite/unit/bed or per sq. ft. of gross floor area)
Residential: Detached Dwelling Unit	Not required	Not required
Residential: Co-Living Housing Units, Attached or Stacked Dwelling Units	0.05/unit	1/unit
Residential: Assisted Living Facility	0.05/unit	0.08/unit
Residential: Convalescent Center	0.05/bed	0.08/bed
Commercial: General	0.50/1,000 SF GFA	0.33/1,000 SF GFA
Commercial: Office	0.07/1,000 SF GFA	0.33/1,000 SF GFA
Industrial	0.01/1,000 SF GFA	0.08/1,000 SF GFA

Use	Short-Term Bicycle Parking Rate (spaces per suite/unit/bed or per sq. ft. of gross floor area)	Long-Term Bicycle Parking Rate (spaces per suite/unit/bed or per sq. ft. of gross floor area)
	Breweries, wineries or distilleries shall apply the minimum required industrial parking rate only for the portion of the building engaged in industrial uses. Tasting rooms for breweries, wineries, or distilleries shall provide parking at 0.50/1,000 SF GFA	Breweries, wineries or distilleries shall apply the minimum required industrial parking rate only for the portion of the building engaged in industrial uses. Tasting rooms for breweries, wineries, or distilleries shall provide parking at 0.33/1,000 SF GFA
Institutional	As determined by City Transportation Engineer under KZC 105.25	As determined by City Transportation Engineer under KZC 105.25

b) ~~Commercial development, both general commercial and office uses, and institutional development required to provide 25 or more long-term bike parking spaces shall also provide at least one shower for commuters. Shower facilities shall be provided at a rate of one shower per 25 required long-term bike parking spaces. Showers should be provided adjacent to bike parking although showers provided on-site as part of other facilities may satisfy this requirement; provided, that wayfinding signage is included.~~

c) ~~The required number of short-term bicycle parking spaces shall be rounded up to the nearest even number.~~

d) ~~The required number of long-term bicycle parking spaces shall be rounded up to the nearest whole number.~~

e) ~~The Planning Official may modify the required amount of bicycle parking according to size of development and anticipated pedestrian and bicycle activity as determined by the City Transportation Engineer. Lack of existing bicycle and pedestrian activity shall not be considered as sufficient criteria to provide less than the minimum required amount of bicycle parking.~~

f) ~~Design of bike parking is subject to approval by Public Works Official~~

f. **Loading and Driveways:** Refer to KZC 115.47. Additionally, the following standards apply in the regulating districts:

- 1) Wherever practical, vehicular access for loading or parking should not be provided along the following street types: main street, major thoroughfare.
- 2) Refer to Public Works Policy R-4 for driveway location standards; driveway locations are subject to approval by the Public Works Official.

g. ~~**Special Regulations for Institutional Uses:** For school and/or childcare uses greater than 5,000 GSF, an on-site passenger loading area must be provided, unless otherwise approved by the Public Works Official. The Public Works Official 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 the network.~~ Reserved.

57.25.070 Transportation Demand Management.

1. Required Transportation Management Plan – All new commercial development and all new residential development greater than 15 units within the station area shall prepare and implement a transportation management plan that identifies their proposed transportation demand management strategies.

2. Transportation Management Plan Administration.

- a. Each transportation management plan (TMP) shall be in a form approved by the City and recorded with King County. The TMP shall acknowledge that it is a violation of the KZC to deviate from the required transportation demand management strategies and shall run with the property.
- b. Each development shall designate a transportation coordinator to manage the TMP, provide commute information to residents or employees, and be a point of contact for the City.
- c. Each development shall participate in a biannual survey of residents in a form approved by the City to document transportation mode share, parking utilization, and potential spillover parking.

3. Required Transportation Demand Management Strategies.

- a. ~~The costs to provide p~~Parking shall be unbundled from ~~the rental costs~~rent for residential developments.
- b. ~~New developments~~Property managers shall charge for off-street parking in new developments.

- c. ~~New developments shall monitor the demand for parking and manage the provided parking supply to reduce the risk of spillover parking.~~Reserved.
- d. New developments shall provide full transit pass subsidies for all employees.
- e. New developments shall actively participate in City and development transportation demand management efforts by partnering on the development, distribution, and promotion of commuter marketing programs.
- f. New developments shall provide an emergency ride home program for employees.
- g. ~~New developments shall provide bicycle parking and other facilities as required in KZC 57.25.060(1)(e).~~Reserved.
- h. New developments shall support carpooling by developing a ridematch program for employees.

PARKING CODE AMENDMENTS – FILE NO. CAM26-00009

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Chapter 105 PARKING AREAS, VEHICLE AND PEDESTRIAN ACCESS, AND RELATED IMPROVEMENTS

105.05 User Guide.

This chapter contains information on vehicle and bicycle parking space requirements, vehicle and pedestrian circulation areas, parking areas, and related improvements. ~~For the most part, this chapter will not tell you how many parking spaces are required for a particular use. This information is listed for most uses in the use zone charts or development standards tables. However, this chapter does provide a mechanism for determining the specific parking requirement for some uses. It~~ This chapter also contains a mechanism for requesting permission to ~~increase or decrease~~ the parking requirements of this code. ~~Finally, this chapter contains and~~ requirements regarding the location and minimum dimensions of parking areas and other vehicular and pedestrian circulation areas.

For properties within jurisdiction of the Shoreline Management Act, see Chapter 83 KZC.

105.15 Exception in Design Districts.

If the subject property is within a Design District, the requirements contained within the applicable use zone charts, Chapter 92 or 110 KZC supersede any conflicting provisions of this chapter except for the vehicle parking requirements in Section 105.22 and 105.23. ~~The provisions of this chapter that do not conflict with the Design District chapters and Chapter 92-KZC apply to properties in their respective zones.~~

105.20 ~~Number of Parking Spaces.~~Reserved.

- ~~1. Minimum Spaces—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. If the required number of parking spaces results in a fraction, the applicant shall provide the number of spaces equal to the next higher whole number.~~
- ~~2. Exclusions—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.~~

~~3. Guest Parking—For medium- and high-density residential uses, parking spaces in addition to the minimum required parking shall be required parking as follows:~~

~~a. A minimum ten (10) percent of the total number of required parking spaces shall be provided for guest parking and located in a common area accessible by guests. If the required number of guest parking spaces results in a fraction, the applicant shall provide the number of spaces equal to the next higher whole number. If the result is a fraction that requires less than one (1) guest stall, no guest parking stall is required if on-street parking is available within 600 feet of the subject property.~~

~~b. Residential dwelling units with driveways that meet the minimum parking stall dimensional standards of this chapter and with an associated garage containing their respective required number of parking stalls may be excluded from the guest parking calculation required in subsection (3)(a) of this section since the driveway can be used to provide guest parking for the associated dwelling unit.~~

~~c. Guest parking stalls located in a common area shall not be leased or assigned to residents.~~

~~d. Guest parking stalls shall not be gated and shall be accessible to guests between 6:00 a.m. and 11:00 p.m.~~

~~4. Parking Space Reductions Near Transit—In accordance with RCW 36.70A.620, minimum parking space requirements for specified residential uses are reduced pursuant to subsections (4)(a) through (4)(c) of this section:~~

~~a. For dwelling units that are affordable to very low-income households or extremely low-income households as defined by RCW 36.70A.030, and that are located within one-quarter mile of a transit stop that receives transit service at least two (2) times per hour for 12 or more hours per day, minimum parking requirements for one-bedroom and studio units are reduced to one (1) parking space per one-bedroom unit and 0.75 space per studio unit. The City will require an applicant to record a covenant that prohibits the rental or sale of a unit subject to this parking reduction for any purpose other than providing for housing for very low-income or extremely low-income individuals.~~

~~b. For senior citizen households or housing units specifically for people with disabilities that are located within one-quarter mile of a transit stop that receives transit service at least four (4) times per hour for 12 or more hours per day, minimum parking space requirements are eliminated for residents. Parking requirements for staff and visitors of such housing units will be established pursuant to KZC 105.25. The City will require an applicant to record a covenant that prohibits the rental or sale of a unit subject to this parking restriction for any purpose other than providing for senior citizen households or housing for people with disabilities.~~

~~c. For market rate multifamily dwelling units that are located within one-quarter mile of a transit stop that receives transit service from at least one (1) route that provides service at least four (4) times per hour for 12 or more hours per day, minimum parking requirements for one-bedroom and studio units are reduced to one (1) parking space per one-bedroom unit and 0.75 space per studio unit.~~

~~d. When utilizing parking space reductions for one-bedroom or studio units in subsections (4)(a) and/or (4)(c) of this section, those dwelling units shall provide additional guest parking consistent with the requirements in subsection (3) of this section. The Planning Official may reduce or eliminate the number of required on-site guest parking spaces for those units where a peak occupancy analysis of on-street parking along the subject property's street frontage, using methodology approved by the City's Transportation Engineer, shows availability of an equal or greater number of available on-street parking spaces.~~

105.22 General Vehicle Parking Space Requirements for All Zones.

This section establishes the minimum number of general vehicle parking spaces required for all uses in all zones.

1. Relationship to other codes and ordinances. In the event of a conflict between the standards established in this section and any other provision of the Kirkland Zoning Code or City ordinances relating to minimum parking requirements ~~preexisting adoption of this section,~~ except for the special parking provisions in KZC 105.23 for CBD 1A, 1B, 2, and 8 Zones, the requirements of this section shall govern~~control~~.

Requirements for accessible vehicle parking spaces are established in the Washington State Building Code and are not superseded by this section.

2. General Regulations.

- a. The square footage of transit facilities, bicycle facilities, garages, or carports, on the subject property shall not be included in the gross floor area calculation used to determine the exemption thresholds under subsection (3) and the required number of vehicle parking spaces under subsection (4).
- b. If the required number of vehicle parking spaces results in a fraction, the applicant shall provide the number of spaces equal to the next higher whole number.
- c. If a project includes multiple uses, the vehicle parking requirements for each use shall apply to the gross floor area associated with that use. The vehicle parking calculation for each use shall be individually calculated and rounded up to the nearest whole number before being summed to determine the total vehicle parking requirement.
- d. If a project includes an accessory use consistent with KZC 115.10, the vehicle parking requirements for the primary use shall apply to the gross floor area of the accessory use.
- e. For residential uses, ancillary areas including residential lobbies, resident amenity spaces, and mechanical rooms shall not be included in the calculation of required vehicle parking unless the Planning Official determines that those areas create vehicle parking demand.

~~For the purposes of this section, "commercial uses" are uses that serve nonresidential business purposes, including retail, office, general merchandise, and food service uses, but not including institutional or industrial uses.~~

43. Exemptions. The following list of uses and development scenarios are exempt from the general vehicle parking requirements in subsection (4). Where more than one exemption applies, the exemption that permits the greatest amount of development without requiring parking shall govern.

a. All uses in the UF, CMU, NMU, and CVU zones are exempt from ~~any~~ the requirement ~~to provide~~ a minimum number of general vehicle parking spaces ~~in the following zones: UF, CMU, NMU, and CVU. For School, Mini School, Daycare, and Mini Daycare uses in these zones, special regulation P-3 shall apply.~~

b. The following uses at the identified thresholds are exempt from ~~any requirement for providing~~ a minimum number of general vehicle parking spaces in all zones:

- 1) All-Residential Units under 1,200 square feet of gross floor area.
- 2) Accessory Dwelling Units.
- 3) ~~Assisted Living Facilities~~ Senior Housing Units as defined in KZC 5.10.833.
- 4) ~~Nursing Homes.~~
- 5) ~~Affordable Housing as defined in KZC 5.10.023.~~
- 6) ~~Ground-level floor~~ nonresidential space in mixed-use buildings.
- 7) ~~Commercial uses if the cumulative gross floor area is less than 3,000 square feet on the subject property.~~
- 8) ~~Day-Care Centers and Mini Day-Care Centers (see special regulation P-3 subsection (3) of this section).~~
- 9) Piers, Docks, Boat Lifts and Canopies Serving Detached Dwelling Unit.
- 10) Piers, Docks, Boat Lifts and Canopies Serving Detached, Attached, or Stacked Dwelling Units.
- 11) Government Facility Parking Structures.

c. For the following scenarios ~~changes of use or expansion of existing buildings~~, existing parking spaces must be retained to the extent required by KZC 105.22(4) for the proposed use based on the existing gross floor area ~~subject use in subsection (2) of this section~~, but no additional off-street general vehicle parking will be required ~~in the following scenarios~~:

- 1) Changes of use from commercial to commercial.
- 2) Changes of use from nonresidential to residential.
- 3) Commercial space expansions within the existing foundation, exterior walls, and roof of the building envelope.
- 4) One-time commercial space expansions per property up to 3,000 square feet in size, or 10 percent of existing gross floor area, whichever is greater.

24. Minimum Off-Street Vehicle Parking Space Requirements. The minimum number of required general vehicle parking spaces required for a use is established in Table 1 and Table 2 below. If a use is not listed as a specially regulated use in Table 1, then the minimum required parking spaces in Table 2 shall apply by this section is the minimum required. If the required number of

~~parking spaces results in a fraction, the applicant shall provide the number of spaces equal to the next higher whole number.~~

~~a. Residential Uses.~~

- ~~1) Detached Dwelling Units: one space per unit.~~
- ~~2) Attached, or Stacked Dwelling Units, Co-Living Units, and Middle Housing Units: one-half space per unit.~~

~~b. Commercial Uses.~~

- ~~1) Kennel: one space per 1,000 square feet of gross floor area.~~
- ~~2) Breweries, Wineries and Distilleries: one space per 1,000 square feet of gross floor area.~~
- ~~3) Marina: one space per two slips.~~
- ~~4) All other water-related dependent uses: See KZC 105.25.~~
- ~~5) Golf Course: See KZC 105.25.~~
- ~~6) Commercial Equestrian Facility: See KZC 105.25.~~
- ~~7) Professional Football, Baseball, or Soccer Practice or Play Facility: See KZC 105.25.~~
- ~~8) All other commercial uses with cumulatively over 3,000 square feet of gross floor area on the subject property: one space per 500 square feet.~~

~~c. Industrial Uses.~~

- ~~1) Wholesale and Manufacturing Uses: one space per 1,000 square feet of gross floor area.~~
- ~~2) Hazardous Waste Treatment and Storage Facilities: one space per 1,000 square feet of gross floor area.~~
- ~~3) Industrial Laundry Facilities: one space per 1,000 square feet of gross floor area.~~
- ~~4) Warehouse Storage Services: one space per 1,000 square feet of gross floor area.~~
- ~~5) Recycling Centers: See KZC 105.25.~~
- ~~6) All other industrial uses: one space per 1,000 square feet of gross floor area.~~

~~d. Institutional Uses.~~

- ~~1) Faith-Based Facility: one space for every four people based on maximum occupancy load of worship space. No parking is required for day care or school ancillary to the use.~~
- ~~2) Schools and Mini Schools: See KZC 105.25 and subsection (3) of this section.~~

3) ~~All other institutional uses: See KZC 105.25.~~

3. ~~Special Regulations for Institutional Uses. For School and/or Childcare uses, an on-site passenger loading area must be provided unless otherwise approved by the Public Works Official. The Public Works Official shall determine the appropriate size of the loading areas on a case-by-case basis, depending primarily on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading times, right-of-way improvements, or other means may be required to reduce traffic impacts on the nearby uses and rights-of-way.~~

Table 1. Off-Street Parking Requirements for Specially Regulated Uses

<u>Land Use</u>	<u>Minimum Required Parking Spaces and Special Regulations</u>
<u>Assisted Living Facility</u>	<u>One space per unit.</u>
<u>Boat Launch (for non-motorized boats)</u>	<u>WD I: See KZC 105.25.</u> <u>WD III: None.</u>
<u>Breweries, Wineries, and Distilleries</u>	<u>Tasting room gross floor area: One space per 500 square feet.</u> <u>Other gross floor area: One space per 1,000 square feet.</u>
<u>Convalescent Center</u>	<u>One space per bed.</u>
<u>Faith-Based Facility</u>	<u>One space for every four people based on maximum occupancy load of worship space.¹</u>
<u>Kennel</u>	<u>One space per 1,000 square feet of gross floor area.</u>
<u>Marina</u>	<u>CBD 2 and JBD 5: See KZC 105.25.</u> <u>All other zones: 1 space per two slips.</u>
<u>Nursing Home</u>	<u>One space per bed.</u>
<u>Private College and Related Facilities</u>	<u>As established in an adopted Development (Master) Plan or as allowed in KZC 45.60.</u>
<u>Professional Football, Baseball, or Soccer Practice or Play Facility</u>	<u>See KZC 105.25.²</u>
<u>Public Access Pier, Boardwalk, or Public Access Facility</u>	<u>CBD 2: See KZC 105.25.</u> <u>All other zones: None.</u>
<u>Public College or University</u>	<u>As established in an adopted Development (Master) Plan.</u>
<u>Public Park</u>	<u>See KZC 105.25.</u>
<u>Recreational Facility or Commercial Equestrian Facility or Commercial Recreation Area or Golf Course</u>	<u>If indoor: One space per 500 square feet of gross floor area.</u> <u>If outdoor: See KZC 105.25.</u>

<u>Recycling Center</u>	<u>See KZC 105.25.</u>
<u>Schools and Mini Schools</u>	<u>See KZC 105.25.³</u>
<u>All other water dependent uses</u>	<u>See KZC 105.25.</u>

Table 2. Off-Street Parking Requirements

<u>Land Use</u>		<u>Minimum Required Parking Spaces</u>
<u>Residential:</u>	<u>Detached Dwelling Unit</u>	<u>One space per unit.</u>
	<u>Detached, Attached, or Stacked Dwelling Units or Co-Living Units or Middle Housing Units⁴</u>	<u>One-half space per unit.</u>
<u>Commercial</u> with cumulatively over 3,000 square feet of gross floor area on the subject property		<u>One space per 500 square feet of gross floor area.</u>
<u>Industrial:</u>		<u>One space per 1,000 square feet of gross floor area.</u>
<u>Institutional:</u>		<u>See KZC 105.25.</u>

Parking Special Regulations:

P-1. No parking is required for day-care or school ancillary to the use.

P-2. On-site parking shall be adequate to meet peak season use.

P-3. For School and/or Daycare Center uses, an on-site passenger drop-off/pick-up area must be provided and approved by the Public Works Official. For Mini School and Mini Daycare Center uses, an on-site passenger drop-off/pick-up area may be required by the Public Works Official. The Public Works Official shall determine the appropriate location and configuration of the drop-off/pick-up area based primarily on the number of attendees, existing and/or proposed right-of-way improvements, and impacts to the transportation system. Carpooling, staggered drop-off/pick-up times, new right-of-way improvements, adjustments to the proposed parking and passenger loading areas, informational signage, or other means of mitigation may be required to reduce traffic impacts on the nearby uses and rights-of-way.

P-4. Detached dwelling units under this land use refers to a development containing multiple detached dwelling units on one lot, not single-family development.

105.23 Special Vehicle Parking Provisions in the CBD 1A, 1B, 2, and 8 Zones.

1. General. This section contains parking provisions for uses in the CBD 1A, 1B, 2, and 8 Zones in addition to the provisions in KZC 105.22. To the extent that these provisions conflict with the provisions of KZC 105.22, the provisions of this section prevail.

2. Certain Floor Area Exempt from Parking Requirements. The following paragraphs establish several situations under which properties within the CBD 1A, 1B, 2, and 8 Zones are exempt in whole or in part from providing parking spaces:

a. Regardless of use, the owner need not increase the number of parking spaces for any existing floor area; provided, that the owner may not decrease the number of parking stalls on the subject property below the number of stalls that was required by any previous development permit, unless the owner complies with the provisions of subsection (3) of this section. Any new floor area is subject to the parking standards in KZC 105.22.

b. The parking obligation of the subject property is reduced as follows:

1) If new floor area was created or existing floor area converted to a more parking intensive use between September 20, 1976, and October 4, 1982, the number of stalls required for the subject property is reduced by the amount of the subject property's assessment under LID #119 divided by \$2,300.

2) If new floor area is created or existing floor area is converted to a more parking intensive use after October 4, 1982, the number of stalls required for the subject property is reduced by the amount of the subject property's assessment under LID #119 divided by \$6,000.

3) If the subject property was vacant as of September 18, 1978, the number of parking stalls required for the subject property is reduced by one (1) for each 350 square feet of gross floor area created on the ground floor of the subject property.

c. Any property that paid into the special parking fund specified in subsection (3) of this section shall be credited toward any parking obligations incurred in the future in the amount of one (1) stall for each stall originally paid into the fund.

3. *Options for Meeting Parking Obligations.* The applicant may meet their parking obligation, computed using subsections (1) and (2) of this section, by providing the required number of parking stalls in the building or on the building site containing the primary use conducted on the subject property. The applicant may propose to meet all or a portion of the parking obligation by paying a fee-in-lieu of parking for each required parking stall or fraction of a stall into a special fund that will be used to provide and upgrade municipal off-street parking within the CBD, Planned Areas 6 or 7 Zones, or park/public use zones located adjacent to the CBD. The per-stall fee shall be \$20,000 in 2006 dollars and shall be adjusted annually in November of each subsequent year based on the "Engineering News Record" Construction Cost Index 20-City average (ENR CCI) for November. The actual fee-in-lieu amount shall be established at the time of payment.

The City may consider the applicant's proposal and shall base its decision whether to grant approval on whether the City has current plans or programs in place to provide or upgrade municipal off-street parking within the CBD, Planned Area 6 or 7 Zones, or park-public use zones located adjacent to the CBD. Plans and programs shall include capital improvement program projects for future off-street parking. The City's decision will be made by the Planning and Building Director as part of the permit process for the applicant's project. The Director may approve the request, reject the request, or approve a lesser number of in-lieu parking stalls than requested.

105.25 Number of Parking Spaces – Not Specified in Use Zones.

1. Vehicle parking

- a. General. If this code does not specify the minimum number of ~~a vehicle~~ parking spaces requirement for a particular use in a particular zone, the Planning Official shall establish ~~a the minimum number of required parking requirement spaces~~ on a case-by-case basis. The Planning Official shall base this determination on the actual peak parking demand ~~on-generated by existing uses similar to the proposed use;~~ In making the determination, the Planning Official may use parking data from previous projects that are similar to the proposed use and/or require the applicant to provide a peak parking demand study prepared by a licensed transportation engineer. If a parking demand study is required, the scope of the study shall be proposed by the applicant's transportation engineer and approved by the City Transportation Engineer and shall be consistent with Public Works Pre-Approved Plans.
- b. Shelters. ~~provided, that~~ In addition to the requirements of subsection (a), shelters permitted as a community facilities use may count available on-street parking toward the parking requirement at the discretion of the City. The number of available on-street parking spaces shall be determined by the City Traffic Transportation Engineer based on a study prepared by a the applicant's licensed transportation engineer or other qualified professional. 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 (2) days of data for morning, afternoon and evening hours, or as otherwise approved or required by the City Traffic Engineer.

2. Bicycle parking: If this code does not specify the number of bicycle parking spaces required for a particular use, the Planning Official shall establish the number of bicycle parking space requirement on a case-by-case basis. To determine the number of bicycle parking spaces, the Planning Official may require the applicant to provide a study prepared by a licensed transportation engineer. The scope of the study shall consider vehicle and person trip generation, the City's mode share goal, the characteristics of the use, including trip duration and location, and other factors as approved by the City Transportation Engineer.

105.30 Bicycle Parking Requirements.

Bicycle parking spaces should be provided to encourage the use of bicycles as a form of transportation by providing safe and convenient places to park bicycles.

This section establishes the minimum bicycle parking requirements for bicycle parking ~~minimums~~ for all uses in all zones except the following: UF, CMU, NMU, CVU, and development in the BC 1 zone subject to KZC 35.10.030(7). See KZC 57.25.060 for bicycle parking standards for UF, CMU, NMU, and CVU.

1. Relationship to other codes and ordinances. In the event of a conflict between the standards established in this section and any other provision of the Kirkland Zoning Code or City ordinances relating to minimum bicycle parking requirements ~~preexisting adoption of this~~

~~section, the requirements of this section shall govern control.~~ Bicycle parking design standards established in KZC 35.10.030(7) shall continue to apply.

~~Bicycle parking spaces shall be provided in all new development to encourage the use of bicycles as a form of transportation by providing safe and convenient places to park bicycles. Both short-term and long-term bicycle parking shall be provided. Short-term bicycle parking is intended to serve visitors or business patrons who visit the project site for a short time period, meaning approximately four hours or less. Short-term bicycle parking must be located near the site entrance in a visible location that makes it easy to find for visitors. Long-term bicycle parking is intended to serve residents or employees who may need to store bikes on site during a typical workday or overnight. Long-term bicycle parking must be secured and weatherproof to provide a safe and comfortable storage place for longer periods.~~

42. General Bicycle Parking Standards.

Both short-term and long-term bicycle parking shall be provided. Short-term bicycle parking is intended to serve visitors or business patrons who visit the project site for a short time period. Short-term bicycle parking must be located near the site entrance in a visible location that makes it easy to find for visitors. Long-term bicycle parking is intended to serve residents or employees who may need to store bikes on site during a typical workday or overnight. Long-term bicycle parking must be secured to provide a safe and comfortable storage place for longer periods.

Design of bicycle parking is subject to approval by the Public Works Official and must be consistent with the Public Works Pre-Approved Plans.

- a. Short- and long-term bicycle parking shall be provided based on the following rates:

Table 1. Bicycle Parking Rates

Use	Short-Term Bicycle Parking Rate (Spaces Per Bed/<u>Unit</u> or Per Square Feet of Gross Floor Area)	Long-Term Bicycle Parking Rate (Spaces Per Bed/<u>Unit</u> or Per Square Feet of Gross Floor Area)
Residential: Detached Dwelling Units, <u>Accessory Dwelling Units, Attached Dwelling Units</u> , Middle Housing	Not required	Not required

Use	Short-Term Bicycle Parking Rate (Spaces Per Bed/<u>Unit</u> or Per Square Feet of Gross Floor Area)	Long-Term Bicycle Parking Rate (Spaces Per Bed/<u>Unit</u> or Per Square Feet of Gross Floor Area)
Residential: Co-Living Housing Units, ~~Attached or~~ Stacked Dwelling Units	<u>Projects with less than 20 units: Not required</u> <u>Projects with 20 or more units: 0.05/unit</u>	<u>Projects with less than six units: Not required</u> <u>Projects with six or more units: 0.50/unit</u>
Residential: Assisted Living Facility	0.05/unit	0.08/unit
Residential: Convalescent Center	0.05/bed	0.08/bed
Commercial: General	0.50/1,000 SF GFA	0.33 <u>1</u> /1,000 SF GFA
Commercial: Office	0.07/1,000 SF GFA	0.33/1,000 SF GFA
Industrial	0.01/1,000 SF GFA	0.08/1,000 SF GFA
Institutional	As determined by City Transportation Engineer under KZC 105.25 <u>(2)</u>	As determined by City Transportation Engineer under KZC 105.25 <u>(2)</u>

b. The required number of short-term bicycle parking spaces shall be rounded up to the nearest even number.

c. The required number of long-term bicycle parking spaces shall be rounded up to the nearest whole number.

d. The square footage of 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 bicycle parking spaces.

e. If a project includes multiple uses, the bicycle parking requirements for each use shall apply to the gross floor area associated with that use. The bicycle parking calculation for

each use shall be individually calculated and rounded up to the nearest whole number before being summed to determine the total parking requirement.

f. If a project includes an accessory use consistent with KZC 115.10, the bicycle parking requirements for the primary use shall apply to the gross floor area of the accessory use.

g. For residential uses, ancillary areas including residential lobbies, resident amenity spaces, and mechanical rooms shall not be included in the calculation of required bicycle parking unless otherwise determined by the Planning Official.

h. Bicycle parking shall be installed with the capacity to accommodate the required number of bicycle spaces. For buildings with multiple uses such as a commercial or mixed use residential-commercial centers, bicycle spaces may be clustered between businesses to serve up to six (6) businesses. Bicycle parking location is subject to approval by the Public Works Official and must be consistent with the Public Works Pre-Approved Plans.

ib. Commercial development, both general commercial and office uses, and institutional development required to provide 25-10 or more long-term bike parking spaces shall also provide at least one shower for commuters. Shower facilities shall be provided at a rate of one shower per 25-10 required long-term bike parking spaces. Showers should be provided adjacent to bike parking although showers provided on site as part of other facilities may satisfy this requirement; provided, that wayfinding signage is included.

~~c. The required number of short-term bicycle parking spaces shall be rounded up to the nearest even number.~~

~~d. The required number of long-term bicycle parking spaces shall be rounded up to the nearest whole number.~~

~~je. The Planning Official may modify increase the required amount of bicycle parking according to the proposed use, size of the development, and anticipated pedestrian and bicycle activity as determined by the City Transportation Engineer. Lack of existing bicycle and pedestrian activity shall not be considered as sufficient criteria to provide less than the minimum required amount of bicycle parking.~~

~~f. Design of bike parking is subject to approval by the Public Works Official.~~

k. A Government Facility Parking Structure use in the PR 1.8 TOD zone within the Totem Lake Business District (TLBD) shall provide both long-term and short-term bicycle parking. At a minimum the number of bicycle parking spaces shall be 28. The Planning Official may modify this standard based on site constraints, observed utilization, high-quality bicycle infrastructure, or other modes of access, as determined by the City Transportation Engineer.

The bicycle parking design is subject to approval by the Public Works Official, must be consistent with the Public Works Pre-Approved Plans, and must demonstrate that sufficient area is available to accommodate future bicycle parking demand at up to twice the number of bicycle parking spaces initially provided.

To meet this requirement, off-site bicycle parking may be approved if the Planning Official finds that the off-site location provides safer and/or more convenient access to Totem Lake/Kingsgate BRT Station.

105.32 Bicycle Parking. Reserved.

~~Bicycle parking spaces shall be provided in all new development required to provide six (6) or more motor vehicle parking spaces to encourage the use of bicycles as a form of transportation by providing safe and convenient places to park bicycles. Exception: single family and duplex development are exempt from this section.~~

~~Bicycle parking spaces shall be provided at a ratio of one (1) bicycle space for each 12 required motor vehicle parking spaces. The Planning Official may modify the number of bicycle racks according to size of development and anticipated pedestrian and bicycle activity.~~

~~Bicycle parking in the form of a bike rack or enclosed storage container shall be conveniently located for the users, generally within 50 feet of an exterior entrance of all uses, and within 50 feet of a retail use entrance. Bicycle racks shall be located in a visible, well lit, sheltered area such as under an eave, awning, or other similar enclosure and located to not impede vehicle parking or pedestrian movement. A bike rack(s) shall be installed with the capacity to accommodate the required number of bicycle spaces. For buildings with multiple uses such as a commercial or mixed use residential-commercial centers, bicycle spaces may be clustered between businesses to serve up to six (6) businesses.~~

105.34 Covered Bicycle Storage. Reserved.

~~If covered and secured bicycle storage is provided on site, a credit towards parking requirements at a ratio of one (1) less parking stall per six (6) bicycle spaces will be granted. The Planning Official may increase credits according to size of development and anticipated pedestrian and bicycle activity and proximity to transit facilities. A maximum reduction of five (5) percent of required parking stalls may be granted. If a reduction of five (5) or more stalls is granted, then changing facilities including showers, lockers shall be required. (Ord. 4350 § 1, 2012)~~

105.45 Location of Parking Areas – Shared Facilities.

1. Purpose and Intent. To encourage efficient land use and reducing excess parking, multiple uses may share a parking area if their calculated peak parking demands occur at different times and there is sufficient on-site parking for both uses when operating concurrently. A shared parking arrangement eliminates the need to provide the total number of required parking spaces for each use.
2. General.

- a. Shared parking calculations shall be based on the number of required parking spaces for each use. To determine the required parking spaces, see KZC 105.22, or KZC 105.25 if a parking study is required. The parking rates in KZC 105.22 may be modified as allowed for in KZC 105.103(3)(c).
 - b. Parking areas that have all parking spaces assigned to individual tenants or occupants are not eligible for shared parking. If only a portion of the spaces are assigned to the individual tenants or occupants, a shared parking arrangement may be pursued for the none-assigned spaces.
 - c. Approval of a shared parking arrangement requires a covenant to ensure the sharing of parking and establish the conditions of approval. See also subsection (5) below.
3. *Shared Parking Determination.* Two (2) or more uses may share a parking area if the on-site parking supply is equal or greater than the highest combined parking demand based on code-required spaces. This demand shall be calculated at any given time of day based on the parking demand distribution for each use.
- The Planning Official may approve a request for shared parking if only an applicant can demonstrate compliance with one of the following shared parking arrangements:
- a. *Separate Hours of Operation.* Shared parking may be approved if the operating hours for each use are staggered and do not overlap. The parking supply shall be sufficient to supply the maximum number of parking spaces required for each individual use covered under the shared parking arrangement.
 - b. *Overlapping Hours of Operation.* Shared parking may be approved for uses that have overlapping hours of operation based on the combined peak parking demand for all uses based on a recommendation from the City Transportation Engineer. The time-of-day distribution for both weekday and weekend parking demand shall be based on the most recent edition of the Institute of Transportation Engineers' (ITE) Parking Generation Manual. The combined parking demand for all uses shall not exceed the total parking supply at any time. Evaluation of the shared parking demand shall be based on a study that meets the requirements outlined in subsection (4) below.
 - c. *Other.* Shared parking arrangements not specified in subsections (a) and (b) above may be approved based on a recommendation from the City Transportation Engineer if an applicant provides a shared parking study demonstrating that the combined parking demand will not exceed the on-site parking supply at any time. See subsection (4) below for parking study requirements.
4. *Parking Study Requirements.* A shared parking study shall be prepared by a licensed transportation engineer. A shared parking study shall be consistent with Public Works Pre-Approved Plans and must include the items listed below, with the final scope of the study to be reviewed and approved by the City Transportation Engineer:
- a. *Required Spaces.* Parking space calculations shall be provided for each use based on the requirements in KZC 105.22, except when:

- 1) The specific use is not listed in KZC 105.22, then the required number of spaces shall be based on the actual parking demand for the use as described in KZC 105.25; or
- 2) The number of required parking spaces was established based on a parking rate reduction pursuant to KZC 105.103(3)(c).
- b. Time-of-Day Distribution. The study shall evaluate how parking demand is projected to vary throughout the day and week. The time-of-day distribution data shall consider both weekday and weekend parking distributions based on the operational characteristics of the site and the following sources:
 - 1) Institute of Transportation Engineers' (ITE) time-of-day distributios for parking demand in the most recent edition of the ITE Parking Generation Manual.
 - 2) Time-of-day distributions collected as part of the parking demand study required for reviews under KZC 105.25 or KZC 105.103(3)(c), if applicable.
 - 3) Operational characteristics of the proposed use, including operating days or hours.
- c. Other information deemed necessary by the City Transportation Engineer.

~~Two (2) or more uses may share a parking area if the number of parking spaces provided is equal to the greatest number of required spaces for uses operating at the same time. The City may approve the shared parking if a peak demand study demonstrates that the shared facilities are sufficient to fully serve the uses during the peak parking period for the uses. The study shall be prepared by a licensed transportation engineer or other qualified professional and the scope of the study shall be approved by the City traffic engineer.~~

5. Covenant. To ensure that a parking area is shared, the property owner(s) must sign a covenant in a form acceptable to the City Attorney, ~~committing to the shared use of parking facilities and the conditions under which the City approved the use of shared parking.~~ The covenant shall include language regarding the following:

~~4a.~~ A guarantee among the property owner(s) for access to and use of the shared parking facilities; ~~and~~

b. The condition under which the City approved the use of shared parking; and

~~2c.~~ Acknowledgement that it is a violation of this code to deviate from the conditions under which the City approved the use of shared parking.

The applicant must ~~file~~record this ~~statement~~covenant with the King County Recorder's Office to run with the property(ies).

105.103 Modifications.

1. General – The provisions of this section establish under what circumstances the requirements of this chapter may be modified.

2. *Authority to Grant and Duration.*

a. If the proposed development of the subject property requires approval through Process I, IIA, or IIB, described in Chapters 145, 150 and 152 KZC, respectively, a request for a modification will be considered as part of that process under the provisions of this section. The City must find that the applicant meets the criteria listed below in subsection (3) of this section. If granted under Process I, IIA, or IIB, the modification is binding on the City for all development permits issued for that development under the Building Code within five years of the granting of the modification.

b. For projects requiring Design Review described in Chapter 142 KZC, a request to modify the requirements in KZC 105.18 or 105.19 will be considered as part of the Design Review process. The Planning Official must find that the applicant meets the criteria listed below in subsection (3)(b) of this section.

c. If subsection (2)(a) and/or (2)(b) of this section does not apply, the Planning Official may grant a modification in writing under the provisions of this section.

3. Modifications – A modification to improvement requirements of this chapter may be required or granted 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. For a modification to KZC 105.10 for vehicular access easements or tracts and for KZC 105.60(3) and 105.97 for parking area design, the requirements may be modified if:

1) The modifications will not affect the ability to provide any property with police, fire, emergency medical, or other essential services; and

2) One (1) of the following requirements is met:

a) The modification is necessary because of a preexisting physical condition; or

b) The modification will produce a site design superior to that which would result from adherence to the adopted standard.

3) Exception: KZC 105.10(2)(g) relating to screening for access easements or tracts will use the modification criteria in subsection (3)(h) of this section.

b. For a modification to KZC 105.18 or 105.19 the requirements for pedestrian access may be modified if:

1) The modification is necessary because of the size, configuration, topography or location of the subject property;

2) The modification will provide for equal or improved pedestrian and bicycle safety and convenience; and

3) The modification will not have any substantial detrimental effect on nearby properties and the City as a whole.

c. For a modification to KZC 105.20~~2~~ 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 peak 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 based on the peak parking demand. The scope of the study shall be proposed by the transportation engineer and approved by the City Transportation Engineer. The scope of the study shall be consistent with the Public Works Pre-Approved Plans. ~~The study shall provide at least two (2) days of data for morning, afternoon and evening hours, or as otherwise approved or required by the City Transportation 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 Transportation Engineer.~~

~~For multifamily parking modifications in zones outside of the Totem Lake Urban Center, the parking demand rate result shall be increased by fifteen (15) percent and the resultant total shall then be subject to the visitor parking requirements in KZC 105.20(3).~~

~~For multifamily parking modifications, in TL zones within the Totem Lake Urban Center, the parking demand rate total shall be subject to the visitor parking requirements in KZC 105.20(3), and the applicant must submit a Transportation Management Plan (TMP) for review and approval of the City Transportation Engineer. At a minimum, requirements for the TMP include:~~

- 1) A parking management plan for all stalls associated with the development; and
- 2) Confirmation that parking charges will be unbundled from the leases for the development.

The Planning Official shall not approve or deny a modification to decrease the number of parking spaces without first providing notice of the modification request to the owners and residents of property within 300 feet of the subject property and providing opportunity for comment. The Planning Official shall use mailing labels provided by the applicant, or, at the discretion of the Planning Official, by the City. Said comment period shall not be less than seven (7) calendar days.

Properties located in the CBD 1A, 1B, 2, and 8 zones that receive parking modification approval under this section are not eligible to utilize the special parking provisions in KZC ~~50.60(3)(a)~~ 105.23(2), Certain Floor Area Exempt from Parking Requirements.

d. For a modification to KZC 105.40, the requirements for parking area location may be modified if:

- 1) The proposed parking area will have no adverse impacts on adjacent properties;

- 2) It is reasonable to expect that the proposed parking area will be used by the subject use; and
 - 3) A safe pedestrian and/or shuttle connection exists, or will be created, between the subject use and the proposed parking area.
- e. For a modification to the landscape and buffer requirements for parking and driving areas, see Chapter 95 KZC.
- f. For a modification to KZC 105.60(1) for parking area design, the requirements may be modified if the reduced dimensions are supported by an adequate and thorough parking design and operational study demonstrating functional and user-friendly parking operations. The study shall be prepared by a licensed transportation engineer ~~or other-qualified professional~~ and shall analyze the operational characteristics of the proposed parking, including parking maneuvers, queuing, turnover frequency, safety, and traffic volumes. The scope of the study shall be proposed by the transportation engineer and approved by the City ~~Traff~~Transportation Engineer. Approval of reduced dimensions shall be solely at the discretion of the City.
- g. For a modification to KZC 105.77, the curbing requirement for parking areas and driveways may be modified if:
- 1) The modification would result in superior landscaping and/or increased retention of significant natural vegetation;
 - 2) The modification will not result in increased hazards for pedestrians or vehicles; and
 - 3) The modification will not result in increased erosion of unpaved areas onto the parking area, driveway, or rights-of-way.
- h. For a modification to KZC 105.10(2)(g), the screening requirements for access easements or tracts may be modified if:
- 1) The existing topography of or adjacent to the subject property decreases or eliminates the need for visual screening; or
 - 2) The modification will be of more benefit to the adjoining property by causing less impairment of view or sunlight; or
 - 3) The modification will provide a visual screen that is comparable or superior to the buffer required by KZC 105.10(2)(g).
- i. For a modification to KZC 105.100, the surface material requirement for parking areas and driveways may be modified if:
- 1) The surfacing material will not enter into the drainage system, or onto public or other private property; and
 - 2) The material will provide a parking surface which is usable on a year-round basis.
- j. For a modification to 105.30, a decrease in the required number of bicycle parking spaces may be granted if the number of spaces proposed is documented by a study

prepared by a licensed transportation engineer to be sufficient to fully serve the use. The scope of the study shall consider vehicle and person trip generation, the City's mode share goal, the characteristics of the use, including trip duration and location, and other factors as approved by the City Transportation Engineer. Lack of existing bicycle and pedestrian activity shall not be considered as sufficient criteria to provide less than the minimum required amount of bicycle parking.

PARKING CODE AMENDMENTS – FILE NO. CAM26-00009

The following code subsections are amended to read as follows, with the new text shown in underline, deletions shown in ~~strike through~~, and the intentional omission of unchanged sections or parts of tables indicated with three asterisks (***) ; all other provisions of these sections remain unchanged and in full force, and these provisions for identifying changes apply throughout this ordinance. Any subsections of the KZC not shown are not proposed to be amended.

Chapter 111 CO-LIVING HOUSING REGULATIONS

111.25

Development Standards.

Below are the development standards specific to Co-Living Housing. As required by RCW 36.70A.535(4), the development standards for Co-Living Housing shall not be any more restrictive than the development standards applied to other multi-unit uses in the same zone.

1. *Density.* In zones with established maximum and/or minimum density requirements, each Co-Living Housing sleeping unit shall be counted as one-quarter of a dwelling unit for the purpose of calculating density.

2. *Parking.* See KZC 105.22. ~~The minimum required off-street parking for Co-Living Housing is as follows:~~

~~a. Zero parking spaces if the unit is:~~

~~i) Less than 1,200 square feet,~~

~~ii) Located within one-half mile of a Major Transit Stop, or~~

~~iii) Affordable per Chapter 112 KZC.~~

~~b. Otherwise, 0.25 parking spaces per unit.~~

All other development standards, including, but not limited to, setbacks, lot coverage, maximum height, landscape category, mixed-use requirements, and common open space requirements, shall be those established for multi-unit uses (detached, attached, or stacked dwelling units) in the underlying zone. Refer to the development standards, General Regulations, and Special Regulations for the detached, attached, or stacked dwelling unit use listing in the applicable zone chapter.

PARKING CODE AMENDMENTS – FILE NO. CAM26-00009

The following code subsections are amended to read as follows, with the new text shown in underline, deletions shown in ~~striketrough~~, and the intentional omission of unchanged sections or parts of tables indicated with three asterisks (***); all other provisions of these sections remain unchanged and in full force, and these provisions for identifying changes apply throughout this ordinance. Any subsections of the KZC not shown are not proposed to be amended.

Chapter 113 MIDDLE HOUSING

113.25

Development Standards Chart.

Please refer to KZC 113.30, 113.35 and 113.40 for additional requirements related to these standards.

	Cottage and Carriage Units	Multiplex, Townhouses, Stacked Flats
Density ^{1, 2, 3, 4, 5, 6, 7}	A development more than a quarter-mile walking distance of a major transit stop may have the greater of: Four units per lot; or Twice the maximum number of Detached Dwelling Units allowed in the residential zones. A development within a quarter-mile walking distance of a major transit stop may have the greater of: Six units per lot, or Twice the maximum number of Detached Dwelling Units allowed in the residential zones.	
Development Size	There is no minimum or maximum number of units.	
Review Process	Before applying for a permit or approval under this chapter, the applicant shall attend a pre-submittal meeting with the Planning Official consistent with the provisions of KZC 145.12.	

	Cottage and Carriage Units	Multiplex, Townhouses, Stacked Flats
Land Division	Subdivision ⁸ Condominium	
Minimum Lot Size	Beyond density restrictions, there is no required minimum lot size for lots created through the subdivision process. (The number of allowed units on the middle housing project site is determined by the density provision of this chart.)	
Minimum Required Yards (from exterior property lines of the middle housing project site)	Front: 20' ^{9, 10} Side: 5' Rear: 10'	
Maximum Unit Size	800 square feet for Carriage Units, 1,700 square feet for Cottage units ^{11, 12, 13}	None
Maximum Floor Area Ratio ^{14, 15}	For development in low density residential zones, the maximum F.A.R. is equal to the base zoning allowance for Detached Dwelling Units in the zone within which the property is located.	
Lot Coverage ¹⁶	Equal to the base zoning allowance for Detached Dwelling Units in the zone within which the property is located.	
Height	Equal to the base zoning allowance for Detached Dwelling Units in the zone within which the property is located.	
Tree Retention	The tree retention plan standards contained in KZC 95.30 shall apply to development approved under this chapter.	
Community Buildings	See KZC 113.30.	
Design Standards	See KZC 113.35.	
Parking	<u>See KZC 105.22.</u> ~~0.5 on-site space per unit.~~ ~~No on-site space is required if:~~	

	Cottage and Carriage Units	Multiplex, Townhouses, Stacked Flats
	• Unit is within one-half mile of a major transit stop; or • Unit is 1,200 square feet or less; or • Unit is an Affordable Housing Unit; or • Unit is an Accessory Dwelling Unit.	
Affordable Housing	See Chapter 112 KZC.	

1 Multiplexes containing more than four units are not permitted in low density zones.

2 Existing Detached Dwelling Units may remain on the middle housing project site and will be counted as middle housing units.

3 Attached Accessory Dwelling Units (ADUs) are allowed as an accessory use to middle housing and will not count towards the density allowance. The maximum number of ADUs is two per middle housing project site. Each ADU must meet the requirements of KZC 115.07.

4 In low density zones:

To calculate the allowed density for lots in zones where minimum lot size is required, divide the site's lot area by the minimum lot size, multiply by two, then round down to the nearest whole number.

For lots in zones where units per acre is applied to calculate the maximum density for a site, divide the square footage of the subject lot by 43,560 (the square footage of one acre) then multiply by the zone's maximum units per acre, round up if the fraction is 0.50 or greater, and multiply by two.

5 Road dedication and vehicular access easements or tracts may be included in the density calculation.

6 Medium and high-density zones have a minimum density that is 80 percent of the maximum allowed density. Middle housing projects must provide no fewer than the minimum number of units established by the base zoning before this chapter's density calculations are applied.

7 See KZC 90.170 for density calculation on site which contains a wetland, stream, minor lake, or their buffers.

8 Units may be subdivided via the subdivision process in KMC Title 22. Units may only be subdivided if they are not stacked.

9 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.

10 On lots with two front yards that are essentially parallel to one another, only one front yard must be a minimum of 20 feet. The other will be regulated as a rear yard (minimum 10 feet).

11 Maximum size for a cottage is 1,700 square feet. A cottage may include an attached garage, not to exceed an additional 250 square feet, which is not included in the maximum square footage limitation.

12 A covenant restricting any increases in unit size after initial construction shall be recorded against the property. Vaulted space may not be converted to habitable space.

13 See KZC 113.35(2)(b) for how to calculate unit floor area.

14 F.A.R. regulations:

a F.A.R. shall be calculated using the entire middle housing project site, except as provided in subsection (b) of this footnote.

b For Cottage projects proposed to undergo subdivision pursuant to the provisions of this chapter, F.A.R. for individual lots may vary, but in no case shall the aggregate F.A.R. exceed the allowance for the middle housing project site.

c All structures on site, other than Affordable Housing Units and any attached garages for the affordable units provided under Chapter 112 KZC, shall be included in the F.A.R. calculation for the development.

15 KZC 115.42 does not apply to Cottage developments, or Cottages that are part of a development with other middle housing types. F.A.R. shall be calculated using the sum of the floor area of all Cottages and accessory structures, including any attached garages. See KZC 113.35(2)(b) for how to calculate Cottage floor area.

16 Lot coverage is calculated using the entire middle housing project site. Lot coverage for individual lots may vary.

PARKING CODE AMENDMENTS – FILE NO. CAM26-00009

The following code subsections are amended to read as follows, with the new text shown in underline, deletions shown in ~~striketrough~~, and the intentional omission of unchanged sections or parts of tables indicated with three asterisks (***); all other provisions of these sections remain unchanged and in full force, and these provisions for identifying changes apply throughout this ordinance. Any subsections of the KZC not shown are not proposed to be amended.

Chapter 115

MISCELLANEOUS USE DEVELOPMENT AND PERFORMANCE STANDARDS

115.07

Accessory Dwelling Units.

Two Accessory Dwelling Units (ADUs), including either one attached ADU and one detached ADU, or two of either type, are permitted per single-family dwelling; provided, that an Accessory Dwelling Unit shall not be considered a “dwelling unit” in the context of special regulations in Chapters 15 through 56 KZC which limit the number of Detached Dwelling Units on each lot to one. Accessory Dwelling Units must be consistent with the following standards:

1. *Occupancy Limitations.* Occupancy limitations for ADUs shall be consistent with the provisions of the KMC Property Maintenance Code.
2. *Ownership.* An Accessory Dwelling Unit may be segregated in ownership from the single-family dwelling unit.
3. *Subdivision.* One or more accessory dwelling units, except for stacked accessory dwelling units, may be subdivided within a unit lot subdivision as regulated by KMC Title 22.
4. *Size.* The square footage of the ADU shall not exceed 1,200 square feet of gross floor area. For attached ADUs, if the accessory unit is completely located within existing gross floor area on a single floor, the Planning and Building Director may allow increased size in order to efficiently use all floor area. When calculating the square footage of the ADU see KZC 5.10.340, definition of “gross floor area.” The gross floor area shall not include:
 - a. Area with less than five feet of ceiling height, as measured between the finished floor and the supporting members for the roof.
 - b. Uncovered rooftop decks and uncovered at-grade patios.
 - c. Up to 200 square feet of covered and uncovered exterior elements not included in subsection (4)(b) of this section.

5. *Location.* An Accessory Dwelling Unit may be added to or included within the principal unit, or located in a detached structure. Detached Accessory Dwelling Units located on lots approved using the historic preservation subdivision regulations must be located behind the historic residence. Accessory Dwelling Units must conform with the setbacks, height restrictions, lot coverage and other applicable zoning regulations required for single-family dwellings in the applicable use zone; except as allowed in subsection (6) of this section and modified by KZC 115.42 and 115.115(3)(o). In addition, detached Accessory Dwelling Units must be fully contained in a separate structure that is detached from the principal unit and any attached Accessory Dwelling Unit. A detached Accessory Dwelling Unit may not share a common roof structure with the principal unit and/or attached Accessory Dwelling Unit.

6. *Conversion of Existing Structures.* Permitted conversion of existing structures, including detached garages, to ADUs shall be exempt from current zoning setback and lot coverage requirements, on the condition that any existing nonconformities are not increased.

7. *Parking.* Accessory Dwelling Units are exempt from the requirement to provide a minimum number of general vehicle parking spaces. Chapter 105 contains regulations regarding the required number of vehicle parking spaces for the primary use. ~~On lots within one-half mile of a major transit stop no off-street parking is required. On lots more than one-half mile of a major transit stop with more than one Accessory Dwelling Unit, there shall be one off-street parking space provided unless:~~

- ~~a. On-street parking is available within 600 feet of the subject property; or~~
- ~~b. The property is located within one-half mile of transit service with 15-minute headways during commute hours.~~

8. *Applicable Codes.* The portion of a Single-Family Dwelling in which an Accessory Dwelling Unit is proposed must comply with all standards for health and safety contained in all applicable codes, with the following exception for ceiling height. Space need not meet current International Building Code (IBC) ceiling height requirements if it was legally constructed as habitable space.

9. *Permitting.*

a. *Application.*

- 1) The property owner shall apply for an Accessory Dwelling Unit permit with the Planning and Building Department. The application shall include an affidavit signed by the property owner agreeing to all the general requirements outlined in this section.

In the event that proposed improvements in the Accessory Dwelling Unit do not require a building permit, a registration form for the unit must be completed and submitted to the Planning and Building Department.

2) The registration form as required by the City shall include a property covenant. The covenant must be filed by the property owner with the City for recording with the King County Recorder's Office to indicate the presence of the Accessory Dwelling Unit, and reference to other standards outlined in this section. The covenant shall run with the land as long as the Accessory Dwelling Unit is maintained on the property. See KMC Title 22 requirements for Accessory Dwelling Units proposed in a unit lot subdivision.

3) If an ADU was or is created without being part of a project for which a building permit was or is finalized, an ADU inspection will be required for issuance of an ADU permit. The ADU inspection fee will cover a physical inspection of the ADU. This fee will be waived if the ADU existed on January 1, 1995, and the ADU permit is applied for by December 31, 1995.

b. *Eliminating an Accessory Dwelling Unit.* Elimination of a registered Accessory Dwelling Unit may be accomplished by the owner filing a certificate with the Planning and Building Department, or may occur as a result of enforcement action.

c. *Appeals.* The decision of the Planning Official is appealable using the applicable appeal provisions of Chapter 145 KZC.

115.24

Cross Kirkland Corridor/Eastside Rail Corridor – Supplemental Development Standards for Adjoining Properties.

1. General – The following regulations shall apply to all properties adjoining the Cross Kirkland Corridor/Eastside Rail Corridor (the Corridor), except those properties located in low density residential zones.

2. Required Yards.

a. The minimum required yard is 10 feet as measured from the common property line with the Corridor. All outdoor use, activity or storage areas located adjacent to the Corridor shall comply with the minimum 10-foot required yard. Parking areas are subject to the requirements of KZC 115.115.

b. Exception – The Planning Official may allow the required yard to be reduced to zero (0) feet for one (1) story of retail or restaurant uses where:

- i) The facade facing the Corridor is oriented to serving Corridor users with pedestrian entrances, pedestrian and bicycle access between the Corridor and entrance, and similar design features; and
- ii) The facade facing the Corridor contains transparent windows and/or doors occupying at least 50 percent of the facade.

3. *Design Standards.* Development on properties adjoining the Corridor shall comply with the following design standards. Compliance with these standards shall be administered by the Planning Official in conjunction with review of an applicable development permit. Applications involving additions or modifications to existing buildings shall comply with these standards to the extent feasible depending on the scope of the project. The Planning Official may modify compliance with a particular regulation if the applicant demonstrates that it is not feasible given the existing development and scope of the project.

a. Site Design: Development adjoining the Corridor shall be designed to complement the public nature of the Corridor through the following site design and pedestrian improvements; provided, that subsections (3)(a)(1), (3)(a)(3) and (3)(a)(4) of this section shall not apply to A Retail Establishment Providing Vehicle or Boat Sales:

- 1) Landscape islands required pursuant to KZC 95.44 (Internal Parking Lot Landscaping Requirements) shall be provided such that there are no more than eight (8) contiguous parking stalls along the corridor.
- 2) In addition to providing the screening and buffering functions required by the KZC, landscape design shall integrate with and complement corridor functions.
- 3) A pedestrian entrance facing the Corridor shall be provided with a pedestrian walkway connecting from the entrance to the Corridor. The walkway shall be installed pursuant to the standards of KZC 105.18(2)(a), except any stairs shall be equipped with a bicycle runnel. The Planning Official may modify the connection requirement where grade or other natural features preclude reasonable access to the Corridor.
- 4) Bicycle parking as required by KZC 105.320 shall be provided ~~at a ratio of one (1) bicycle space for each six (6) required motor vehicle parking spaces~~ and shall be accessible by bicycle to the Corridor.

b. Building Design: Building design adjoining the Corridor shall acknowledge the high visibility from this active public space through the following building design standards:

- 1) All buildings shall be designed so that facades visible from the Corridor comply with the provisions of KZC 92.25.
- 2) All buildings shall be designed so that parking garages visible from the Corridor comply with the provisions of KZC 92.11(7).
- 3) Building facades visible from the Corridor shall incorporate similar building materials and window treatment as other facades of the building.
- 4) Building facades facing the Corridor shall not exceed 120 feet without vertical definitions. Vertical definition may be in the form of changes in color and materials, modulations of sufficient width and depth to define the vertical element, or some combination of these techniques. This vertical element should carry through all floors of the building.

115.62**High Performing Buildings.**

1. Purpose and Intent – The purpose of this section is to establish high performing building standards (HPBS) for developments in residential, commercial and mixed use zones to further reducing energy use in buildings and move towards decarbonizing the built environment. The benefits to occupants of these buildings are healthy indoor air quality, lower energy and water bills, and in some cases where solar and water collection is utilized, no energy or water bills. The benefits the community can expect are a reduction in pollution generation and water consumption, which in turn can promote public health and reduce natural resource use.

2. *Requirements.*

a. To be considered a high performing building, a development shall be certified to meet the current versions of one or more of the following programs: International Living Future Institute's (ILFI) Living Building Challenge™, Living Community Challenge™, Petal Recognition (energy, water and materials petals at a minimum), or Zero Energy™ (ZE) and Core programs; Built Green's 4-Star™ program; the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design™ (LEED) Platinum program.

b. An applicant may propose, and the Planning Official may approve, alternative certification(s) if the Planning Official determines that the alternative certification(s) is equal or superior to the programs listed above in terms of the resulting building performance.

c. Proof of registration in one of the certification programs in subsection (2)(a) or (2)(b) of this section must be provided prior to development permit submittal.

d. Performance Standards – All projects shall adhere to the following performance standards and show compliance with them at the time of the development permit submittal:

1) In zones where a maximum density is specified the development shall attain that maximum density, or exceed the maximum density through allowed bonuses;

2) Provide an embodied carbon assessment of existing and proposed buildings and set embodied carbon limits and reductions;

3) At least 20 percent of all required parking spaces shall be electric vehicle (EV) ready parking spaces. In addition, at least 10 percent of all required parking shall be EV ready parking spaces that are complete with a functioning electric vehicle charger;

- 4) ~~All bicycle storage areas shall include electrical outlets to charge electric bicycles and other micro-mobility modes;~~Reserved.
- 5) Provide a deconstruction and material diversion plan;
- 6) Achieve a reduction in water use in buildings and development by at least 20 percent over Washington State code requirements;
- 7) Demonstrate that buildings are all-electric. Excepted from this requirement are gas commercial cooking appliances; provided, that a corresponding and appropriately sized electrical outlet and all related infrastructure are installed for future replacement appliances.

115.65

Home Occupations.

1. Purpose – The purpose of this section is to allow limited commercial activity incidental to residential use of a dwelling unit while ensuring all residents freedom from excessive noise, excessive traffic, nuisance, fire hazard, and other possible effects of commercial uses being conducted in residential neighborhoods.
2. Applicability – Home occupations are allowed as an accessory use to the residential use of a single-family, multifamily, or Accessory Dwelling Unit, subject to the requirements of this chapter. A business license shall be required for all home occupations.
3. Residency – The location of the home occupation must be the principal residence of the person(s) conducting the home occupation.
4. Standards for Home Occupations – A home occupation may be conducted if it:
 - a. Is carried on by residents of the dwelling unit and, in addition, may involve no more than two (2) other business participants visiting the dwelling unit (or, for properties that contain an Accessory Dwelling Unit, visiting the property) per day. “Other business participants” shall include non-family employees and independent contractors;
 - b. Has no outside storage, including equipment stored on vehicles;
 - c. Requires no alteration to the interior or exterior of the dwelling that changes its residential character;
 - d. Does not involve activities, including but not limited to the use of heavy equipment, power tools, power sources, hazardous materials, or other equipment or materials that result in noise, vibration, smoke, dust, odors, heat, traffic, parking, or other conditions that exceed, in duration or intensity, such conditions normally produced by a residential use;
 - e. Has, in addition to daily mail service, no more than a combined total of three (3) commercial and courier pickups and deliveries at the dwelling unit (or, for properties

that contain an Accessory Dwelling Unit, the property) per day, and no more than 10 such pickups and deliveries per week. Said pickups and deliveries shall occur between the hours of 8:00 a.m. and 6:00 p.m.;

f. Occupies no more than 500 square feet of floor area, including any space in an accessory structure;

g. Includes no more than six (6) clients/customers per day and no more than two (2) clients/customers at any time visiting the dwelling unit (or, for properties that contain an Accessory Dwelling Unit, visiting the property) for goods or services. A family arriving in a single vehicle shall be considered one (1) client. Client/customer visits to a home occupation shall be between the hours of 8:00 a.m. and 8:00 p.m. (not applicable to a bed and breakfast house);

h. Operates no more than one (1) vehicle, van, truck or similar vehicle. The vehicle shall not exceed any of the following:

- 1) A gross vehicle weight of 10,000 pounds;
- 2) A height of nine (9) feet; and/or
- 3) A length of 22 feet;

The measurement of vehicle height and length shall include bumpers and any other elements that are required by federal or state law for the operation of the vehicle on public roads; and

i. Has no exterior indication other than one (1) building-mounted, non-illuminated sign with a maximum size of two (2) square feet;

j. For a bed and breakfast house, the following additional regulations apply in addition to those listed above:

- 1) It is operated by the owner of the dwelling in which it is located and it is the primary residence of the owner/operator;
- 2) There is a maximum of two (2) guest rooms;
- 3) Guests stay a maximum of 30 days;
- 4) Food service shall be limited to serving overnight guests of the establishment. Individual rooms shall not be equipped with cooking facilities;
- 5) ~~Reserved. The applicant may be required to provide up to one (1) parking stall per guest room. The applicant shall demonstrate the parking provided will be adequate based on the following criteria:~~

- ~~a) The number of guest rooms;~~

~~b) The number of permanent residents of the dwelling proposed for the bed and breakfast;~~

~~c) The number of parking stalls that can be accommodated in a garage or driveway; and~~

~~d) The number of legal on-street parking stalls immediately adjacent to the bed and breakfast;~~

6) Concentrations of Bed and Breakfast Houses – Where a bed and breakfast house is proposed within 500 feet of another bed and breakfast house, the applicant shall demonstrate that the neighborhood will not be adversely affected by the concentration.

5. A home occupation which does not meet one (1) or more of the requirements of subsection (4) of this section shall be reviewed under Process I, described in Chapter 145 KZC; provided, that the notice of application required by KZC 145.22(1) shall be distributed pursuant to the provisions of KZC 150.22(2) (Process IIA). An application for a home occupation under this section may be approved if the home occupation:

a. Will not harm the character of the surrounding neighborhood; and

b. Will not include outdoor storage and/or operation of building materials, machinery, commercial vehicles, or tools, except if it meets the following criteria:

1) Is appropriately screened from other properties;

2) Does not emit noise, odor, or heat; and

3) Does not create glare; and

c. Does not create a condition which injures or endangers the comfort, repose, health or safety of persons on abutting properties or streets; and

d. Will not generate excessive traffic or necessitate excessive parking; and

e. Will locate and screen any required or proposed site improvement in a manner that minimizes its view from surrounding properties or adjacent streets.

f. For bed and breakfast houses, there will be a maximum of four (4) guest rooms.

6. Enforcement – Upon determination that there has been a violation of any provision of this section, the City may pursue code enforcement in accordance with the provisions of Chapter 1.12 KMC, Code Enforcement.

115.106**Personal Delivery Devices.**

An eligible entity operating a personal delivery device (PDD) as defined under Chapter 46.75 RCW may operate on private property in commercial zones, office zones, and industrial zones, and on institutional property within the PLA 1, PLA 14 zones consistent with the following standards:

1. The operation and storage of PDDs shall be reviewed as a Planning and Building Director decision. An eligible entity must demonstrate that their proposal meets the standards established in this section.

The decision of the Planning and Building Director in approving or denying an application to operate and store PDDs under this section may be appealed using the appeal provisions, as applicable, of Process I, KZC 145.60.

2. Prior to any decision, the eligible entity shall submit to the Planning and Building Director a letter signed by the owner of the property approving the location, time, and manner to which PDDs will operate and be stored on said property. The application shall include an affidavit certifying that the applicant has notified all staff, students, and tenants (if any) on the subject property of the proposed PDD operation and storage.
3. The operation and storage of PDDs shall not inhibit the safe vehicular and pedestrian movement to, from and on the subject property in accordance with the requirements of the Zoning Code and standards of the Fire Department, Planning and Building Department, and the Public Works Department.
4. PDD storage shall be located within existing structures or, if located within a separate structure, shall be consistent with the following standards:
 - a. If the storage area is located within a Design District, it shall conform with the design regulations in Chapter 92 KZC.
 - b. Storage areas located adjacent to nonresidential zones may be located in the required side and rear setback yards; except that all storage areas located adjacent to residential zones, or adjacent to residential uses within nonresidential zones, must meet required setbacks for the primary use.
 - c. If the storage area is surrounded on all sides by property zoned for industrial use, then the height of the storage shall not exceed the height of the primary structure. In all other cases, the storage area shall not exceed 12 feet in height.
 - d. If located on an unimproved area of the site, the underlying ground must be improved as required by the Department of Public Works and Planning and Building Department, and no regulated trees, six inches in diameter at breast height (DBH) or greater, may be removed. If impacts are proposed within the critical root zone (CRZ) of existing regulated trees, a report prepared by a qualified professional arborist is required and must meet the standards pursuant to KZC 95.30(3)(c).

- e. The required parking and loading spaces for the primary use and the PDD storage and operation must be provided on site. The minimum parking area requirements for the PDD and storage use will be reviewed pursuant to KZC 105.252 as a commercial use and a parking study may be required.
 - f. The storage area shall comply with the required land use buffer for the primary use as established in KZC 95.42.
 - g. The storage area shall conform to lighting regulations of KZC 115.85.
 - h. The storage area shall conform to noise regulations of KZC 115.95.
 - i. All signage shall conform to the same sign category as the primary use and applicable requirements of Chapter 100 KZC.
5. The eligible entity shall maintain liability insurance consistent with the requirements of RCW 46.75.202(4).
6. An eligible entity shall obtain a business license to operate and store PDDs in the City.
7. The eligible entity shall file with the City an agreement, approved by the City, wherein the operator agrees to defend, save, and hold harmless the City of Kirkland.

115.115

Required Yards.

1. *General.* This section establishes what structures, improvements, and activities may be in or take place in required yards as established for each use in each zone in Chapters 15 through 56 and 113 KZC.
2. *Exceptions and Limitations in Some Zones.* Chapters 15 through 56 KZC contain specific regulations regarding what may be located in required yards. Chapter 83 KZC contains specific regulations regarding what may be located in the required shoreline setback. Where applicable, those specific regulations supersede the provisions of this section.
3. *Structures and Improvements.* No improvement or structure may be in a required yard except as follows:
 - a. A driveway and/or parking area subject to the standards of subsection (5) of this section.
 - b. Any improvement or structure, other than a driveway and/or parking area, that is not more than four inches above finished grade may be anywhere in a required setback yard; provided, that minor utility structures such as transformers, telephone poles, guide wires, and electrical boxes may be located anywhere within a required setback if there is no feasible location within the public right-of-way and prior approval of the City

is obtained; and provided further, that any franchise agreement between the City and a utility company shall supersede this section. A bridge is allowed anywhere in a required setback yard regardless of its height above finished grade.

c. An improvement or structure that is not more than 18 inches above finished grade may extend not more than five feet into a required yard.

d. Chimneys, bay windows, greenhouse windows, eaves, cornices, awnings, and canopies may extend up to 18 inches into any required yard, subject to the limitations of this section. Eaves on bay windows may extend an additional 18 inches beyond the bay window. The total horizontal dimension of the elements that extend into a required yard, excluding eaves and cornices, may not exceed 25 percent of the length of the facade of the structure. Chimneys, bay windows, greenhouse windows, cornices, awnings, and/or canopies attached to dwelling units and their accessory structures located in low density zones may not extend closer than four feet to any property line. See Plate 10.

e. Minor improvements such as garden sculpture, light fixtures, trellises and similar decorative structures may be located in required yards if it is determined by the Planning Official that they will not have any substantial detrimental effect on abutting properties or the City as a whole.

f. Fences and railings may be located in required yards subject to the fence regulations contained within this chapter.

g. *Rockeries and Retaining Walls.*

1) Rockeries and retaining walls may be a maximum of four feet high in a required yard.

The Planning Official may approve a modification to that height limit if it is necessary because of the size, configuration, topography or location of the subject property, and either:

a) The design of the rockery or retaining wall includes terraces deep enough to incorporate vegetation, or other techniques that reduce the visual mass of the wall; or

b) The modification will not have any substantial detrimental effect on abutting properties or the City as a whole.

2) The combined height of fences and retaining walls within five feet of each other in a required yard may be a maximum of six feet.

The Planning Official may approve a modification to the combined height limit for fences and retaining walls if:

- a) An open guard railing is required by the Building Code and the height of the guard railing does not exceed the minimum required; or
- b) The modification is necessary because of the size, configuration, topography or location of the subject property, and either:
 - i) The design of the rockery or retaining wall includes terraces deep enough to incorporate vegetation or other techniques that reduce the visual mass of the wall, and the fence is designed to be no more than 50 percent solid; or
 - ii) The modification will not have any substantial detrimental effect on abutting properties or the City as a whole.
- h. Improvements associated with shoreline public use and access areas may be located in any required yard and the shoreline setback. The landward end of a pier may be located in the shoreline setback.
- i. See subsection (5) of this section for regulations on parking areas.
- j. Those structures and improvements permitted in required yards by KZC 115.105.
- k. Signs may be located in required yards subject to KZC 100.75 and 115.135.
- l. Covered walkways in commercial, office, and industrial zones may be permitted in required yards. Covered walkways may be no more than eight feet wide and 10 feet tall and may not be enclosed along the sides.
- m. For uses in low density residential zones, and for residential uses in other zones, the applicant may request a modification to locate no more than one storage shed in a required yard; provided, that no storage sheds are allowed in a required front yard. The Planning Official may approve a modification if:
 - 1) The proposed structure is no more than eight feet tall; and
 - 2) The maximum length of the side of the proposed structure parallel to the affected property line(s) shall not exceed 10 feet. The structure shall not exceed 120 square feet in total area; and
 - 3) No reasonable alternative location may be found due to special circumstances regarding the size, shape, topography, or location of the subject property or the location of legal or legally nonconforming preexisting improvements of the subject property; and
 - 4) The modification will not create a significant negative impact on the character of nearby residential properties.

If approved, the Planning Official may require the storage shed to be screened by a solid screening fence or dense vegetation.

The decision of the Planning Official in approving or denying a modification for a storage shed may be appealed using the appeal provision, as applicable, of Process I, KZC 145.60 through 145.110.

n. In residential zones, covered entry porches on dwelling units may be located no closer than 13 feet to the front property line, if:

- 1) The porch is covered and no higher than one story and the finished floor of the porch is no more than four feet above finished grade;
- 2) Three sides of the porch are open;
- 3) The porch roof form is architecturally compatible with the roof form of the dwelling unit to which it is attached;
- 4) No deck, balcony, or living area is placed on the roof of the porch within the required front yard;
- 5) If on Attached or Stacked Dwelling Units, the width of the porch does not exceed 50 percent of the facade to which it is attached;
- 6) Allowed exceptions to the above criteria are:
 - a) Solid walls or railings may extend up to 42 inches above the porch floor;
 - b) Eaves on the porch roof may extend an additional 18 inches into the required front yard;
 - c) Stairs may extend an additional five feet into the required front yard.

For the purpose of this section, covered parking areas or driveways shall not be considered an entry porch.

o. In low density residential zones:

- 1) Detached garages, including second story uses, utilizing an alley for their primary vehicular access may be located within five feet of the rear property line, if:
 - a) Garage doors will not extend over the property line when open; and
 - b) The garage complies with KZC 115.135, which regulates sight distance at intersections.
- 2) Detached garages, including second story uses, utilizing an alley for their primary vehicular access may extend to the rear property line, if:

- a) The lot is 50 feet wide at the rear property line on the alley;
 - b) The garage has side access with garage doors that are perpendicular to the alley;
 - c) The garage eaves do not extend over the property line; and
 - d) The garage complies with KZC 115.135, which regulates sight distance at intersections.
- 3) Garages and detached Accessory Dwelling Units without alley access may be located no closer than five feet of the rear property line; provided, that:
- a) The portion of the structure that is located within the required rear yard is no taller than 15 feet above average building elevation; and
 - b) The rear yard does not abut an access easement that is regulated as a rear property line.
- 4) Detached Accessory Dwelling Units may extend to a rear property line abutting an alley, if:
- a) The detached Accessory Dwelling Unit eaves do not extend over the property line; and
 - b) The detached Accessory Dwelling Unit complies with KZC 115.135, which regulates sight distance at intersections.
- 5) Structures permitted under this subsection may include the elements allowed in required yards identified in subsection (3)(d) of this section; provided, that:
- a) The elements do not extend more than 18 inches from the structure permitted herein;
 - b) The elements do not extend over the rear property line; and
 - c) The total horizontal dimension of the elements, excluding eaves and cornices, may not exceed 25 percent of the length of the facade of the structure.
- p. HVAC and similar types of mechanical equipment may be placed no closer than five feet to a front, side, or rear property line, and may only be located in a required front yard for single-family residential uses pursuant to subsection (3)(p)(2) of this section; provided, that such equipment may be located in a storage shed approved pursuant to subsection (3)(m) of this section or a garage approved pursuant to subsection (3)(o)(2) of this section. All HVAC and similar types of mechanical equipment shall meet the standards below:

- 1) For properties other than Single-Family Residential, HVAC and similar types of mechanical equipment shall be surrounded by landscaping or a solid screening enclosure, or located in such a manner that they are not visible from adjoining properties or rights-of-way;
 - 2) HVAC and similar types of mechanical equipment may be located in required front yards when there is no feasible alternative location outside of the required front yard; provided, that such equipment shall be surrounded by landscaping or a solid screening enclosure, or located in such a manner that it is not visible from adjoining properties or rights-of-way;
 - 3) The HVAC and similar types of mechanical equipment shall not violate KZC 115.95 (Noise Regulations) or KZC 115.100 (Odor), or create undue heat or vibration on the adjoining property;
 - 4) The Planning Official may approve a modification to the locational provisions of this section for HVAC and similar types of mechanical equipment that are replacing legally nonconforming equipment where no increase in the footprint of the equipment is proposed.
- q. Insulation, installed in or on an existing structure, may encroach eight inches into a required yard unless precluded by fire or building codes.
4. *Outdoor Uses, Activities and Storage.* For regulations on outdoor uses, activities and storage, see KZC 115.105.
5. *Driveways and Parking Areas.* Driveways and parking areas, including bicycle parking, are not allowed in required yards except as follows:
- a. *Detached Dwelling Units.*
 - 1) *General.* Vehicles may be parked in the required front or rear yard 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 be separated from other hard-surfaced areas located in the required front yard by a landscape strip at least 18 inches in width. This landscape strip may be interrupted by a walkway or pavers providing a lateral connection from the driveway to other hard-surfaced areas, as long as such walkway or pavers do not exceed five feet in width. A driveway and/or parking area 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 for flag lots, a five-foot setback is not required from any side property line that abuts a neighboring lot that was part of the same plat.
 - c) That any driveway which generally parallels a right-of-way or easement road shall be set back at least five 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) and shall be separated from other hard-surfaced areas located in the front or rear yard by a landscape strip at least five feet in width. 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) *Exception.* Driveways and/or parking areas may exceed 20 feet in width if:
- a) The driveway/parking area serves a three-car garage; and
 - b) The subject property is at least 60 feet in width; and
 - c) The garage(s) is (are) located no more than 40 feet from the front property line; and
 - d) The driveway/parking area flares from 20 feet at the property line to a maximum of 30 feet in width.
- 3) The Planning Official may approve a modification to the driveway and/or setback requirements in subsection (5)(a)(1) of this section if:
- a) The Public Works Department requires an on-site vehicular turnaround adjacent to the driveway, which must be the minimum necessary dimension as determined by the Public Works Department; or
 - b) The existing topography of the subject property or the abutting property decreases or eliminates the need for the setback; or
 - c) The location of pre-existing improvements or vegetation on the abutting site eliminates the need for or benefit of a setback; and
 - d) The modification will not have any substantial detrimental effect on abutting properties or the City as a whole.

b. Schools and Day-Care Centers. Vehicle parking areas for schools and day-care centers greater than 12 students and located in residential zones shall have a minimum 20-foot setback from all property lines.

Bicycle parking may be located anywhere within required setback yards, provided the bicycle parking structure does not exceed 10 feet in height and complies with all other applicable regulations.

c. *Other Uses.* Parking areas and driveways for uses other than those addressed in subsections (5)(a) and (5)(b) of this section may be located within required setback yards, but, except for the portion of any driveway which connects with an adjacent street, not closer than five feet from any property line.

Bicycle parking may be located anywhere within required setback yards, provided the bicycle parking structure does not exceed 10 feet in height and complies with all other applicable regulations.

Where these setback provisions of this subsection (5)(c) conflict with a regulation of a specific zone, the regulation of the specific zone shall govern.

d. *Shared Parking and Shared Driveways.* If a parking area or driveway serves two adjacent uses, the shared parking area or driveway may be anywhere in the required setback yard between the uses.

e. *Exceptions for Projects Requiring Design Review.* If a project is reviewed through Design Review pursuant to Chapter 142 KZC, the driveway shall comply with parking area location and design requirements as determined by the Planning Official.

PARKING CODE AMENDMENTS – FILE NO. CAM26-00009

The following code subsections are amended to read as follows, with the new text shown in underline, deletions shown in ~~strike through~~, and the intentional omission of unchanged sections or parts of tables indicated with three asterisks (***); all other provisions of these sections remain unchanged and in full force, and these provisions for identifying changes apply throughout this ordinance. Any subsections of the KZC not shown are not proposed to be amended.

**Chapter 162
NONCONFORMANCE**

162.35 Certain Nonconformances Specifically Regulated.

1. *General.* The provisions of this section specify when and under what circumstances certain nonconformances must be corrected. If a nonconformance must be corrected under this section, the applicant must submit all information necessary for the City to review the correction as part of the application for any development permit. In addition, the City will not permit occupancy until the correction is made.

If KZC 162.25 applies to a specific nonconformance, then the provisions of this section do not apply to that same nonconformance.

2. *Nonconforming Use.*

- a. For the purpose of determining a nonconforming use, the word “use” refers to the specific activity being conducted and not the definition of use set forth in KZC 5.10.955. A nonconforming use may be continued by successive owners or tenants.
- b. Any nonconforming use except for a detached dwelling unit must be brought into conformance or discontinued if:
 - 1) The applicant is making a structural alteration or increasing the gross floor area of any structure that houses or supports the nonconforming use; or
 - 2) The nonconforming use has ceased for 90 or more consecutive days; or
 - 3) The nonconforming use is replaced by another use; the City may allow a change from one (1) nonconforming use to another such use if, through Process IIA, the City determines that the proposed new use will not be more nonconforming and will have a less adverse effect on the neighborhood than does the existing use.

3. *Expansion or Modification of an Existing Use or Structure or the Addition of New Structures.*

If the expansion or modification of an existing use or structure or the addition of a new structure(s) requires review of the application by any one of the processes described in Chapters 145 through 152 KZC, the proposal shall be reviewed pursuant to such process; unless:

- a. The gross floor area of the use is expanded by less than 10 percent; and
- b. The Planning and Building Director determines that the change or alteration will not have significantly more or different impact on the surrounding area than does the present development.

4. *Nonconforming Vehicle and Bicycle Parking.*

a. *Number of vehicle parking spaces.* If there are fewer vehicle parking spaces for the uses conducted on the subject property than are required under this code, ~~this additional required number of spaces must be provided~~the nonconformance may be continued except in the following scenarios:

1) If the applicant is going to change the use conducted on the subject property and the new use requires more vehicle parking spaces than the former use, unless the change of use is exempt under KZC 105.22(3), the additional required number of vehicle parking spaces must be provided.

2) If the project increases the gross floor area, number of units, or number of beds, and, as a result, increases the number of vehicle parking spaces required for the subject use, the additional required vehicle parking spaces associated with the increase must be provided.

b. *Number of bicycle parking spaces.* If there are fewer bicycle parking spaces than required for the uses conducted on the subject property under this code, the additional bicycle parking spaces required to meet the applicable standard must be provided in the following scenarios:

1) If the applicant is going to change the use conducted on the subject property and the new use requires more bicycle parking spaces than the former use. The Planning Official may waive or modify the bicycle parking requirement if the applicant demonstrates that providing the required bicycle parking is not feasible given the existing development and scope of the project.

2) If the project increases the gross floor area, number of units, or number of beds and, as a result, increases the number of bicycle parking spaces required for the subject use.

The Planning Official may waive or modify the bicycle parking requirement if the applicant demonstrates that providing the required bicycle parking is not feasible given the existing development and scope of the project.

3) If the applicant is making any alteration or change or doing any other work in a consecutive 12-month period to an improvement that is nonconforming or houses, supports, or is supported by the nonconformance, and the cost of the alteration, change, or other work exceeds 50 percent of the replacement cost of that improvement. The Planning Official may waive or modify the bicycle parking requirement only if the applicant demonstrates that compliance is physically infeasible due to the existing development and would require substantial reconstruction or alteration beyond the scope of the proposed project.

b.c. Vehicle parking dimensions. Existing vehicle parking stalls which conformed to the code effective at the time of construction are not required to meet the parking area dimensional requirements of Chapter 180 KZC, Plates 1 through 4.

5. *Nonconforming Signs.*

a. All nonconforming signs are defined as either major nonconforming signs or minor nonconforming signs.

1) Major nonconforming signs include the following:

- a) Any pole sign associated with a pole which is not entitled to Sign Category F.
- b) Any pole sign which exceeds 20 feet or monument sign which exceeds 12 feet in height above average ground elevation.
- c) Any sign attached to the building and which extends above the building roofline.
- d) Any projecting sign except those allowed by KZC 100.115.
- e) Any sign listed as a prohibited device by KZC 100.85.
- f) Any sign which has exposed structural supporting elements such as angle irons, guy wires and braces.
- g) Any sign located off site which does not meet the provisions of KZC 100.75.

2) Minor nonconforming signs are those, other than listed above in subsection (1) of this section, which violate any provision of the Zoning Code.

b. Nonconforming signs must be brought into conformance as specified below:

1) Notwithstanding the provisions of KZC 162.30, any major nonconforming sign must be brought into conformance if:

- a) Structural alteration is made to the sign; or
- b) The color, design, lettering or shape of the sign is altered. Change in temporary message on a readerboard is excluded from this requirement; or
- c) Structural alteration or an increase in the gross floor area is made to any structure that houses or supports the use that has the major nonconforming sign.

2) In addition to the provisions of subsection (5)(b)(1) of this section, any major nonconforming sign by subsection (5)(a)(1)(g) of this section shall be brought into conformance or removed within 18 months after the effective date of this subsection, or within 18 months after the effective date of annexation of the location at which the sign is erected, whichever is later.

Nothing in this subsection shall relieve the property owner and owner of the sign of the duty to immediately remove such sign if it was not erected in compliance with federal, state and local law, or if it does not meet the requirements to be a nonconforming sign.

Nonconforming signs may remain in a nonconforming state for a greater period of time than the amortization period provided above if such extension is applied for no later than six months prior to the otherwise applicable deadline. The Hearing Examiner, through Process IIA, Chapter 150 KZC, may grant discretionary extensions of the amortization period a maximum of two times for up to three years at a time. In addition to the criteria listed in KZC 150.65(2), the Hearing Examiner shall consider the following criteria in making this decision:

- a) Any hazard to traffic or pedestrian safety.
- b) The detriment to the appearance of a neighborhood, or the impinging upon a view of scenic interest.
- c) The demonstration of need for an even greater depreciation period, such as because the date of erection of the billboard was less than four years and more than six months before the annexation. However, it is not the intent of this provision that the nonconformance necessarily be allowed to remain for the length of amortization period satisfactory to the applicant.

3) Nonconforming signs must be brought into conformance or removed immediately if there is a change in land use or change in business name on the sign structure or ownership of the sign.

4) Nothing in this section shall relieve the owner or user of a nonconforming sign or owner of the property on which the nonconforming sign is located from the provisions of this code regarding safety, maintenance, and repair of signs.

5) Notwithstanding the provisions of KZC 162.30, any minor nonconforming sign must be brought into complete conformance when either:

a) The fair market value of any nonstructural alteration (such as color, design) of the sign exceeds 35 percent of the replacement value of that sign (change in temporary message on a readerboard is excluded from this requirement); or

b) Structural alteration is made to the sign. In such event, the applicant must sign and record a concomitant agreement to run as a covenant with the property, in a form acceptable to the City Attorney. Said agreement shall describe the minor nonconforming elements involved and state that they will be brought into conformance within 10 years of the date of issuance of the building or sign permit. The applicant shall also grant to the City license to enter the property and shall also sign an agreement to reimburse the City for the cost of removing the sign(s) if, after the specified time, the prescribed minor nonconforming element(s) is not brought into conformance; or

c) Structural alteration or an increase is made to the gross floor area of any structure that houses or supports the use that has the minor nonconforming sign.

c. Any sign which can be classified as both a major nonconforming sign and a minor nonconforming sign shall be regulated as a major nonconforming sign.

d. *Exception for Repair and Maintenance.* Repair and maintenance work to any nonconforming sign is excepted from the provisions of this chapter, subject only to the following:

1) The repair or maintenance work will not increase the degree or magnitude of nonconformance.

2) If the repair or maintenance work requires a building or sign permit, the applicant must sign and record a concomitant agreement to run as a covenant with the property, in a form acceptable to the City Attorney. Said agreement shall describe the minor nonconforming elements involved and state that they will be brought into conformance

within 10 years of the date of issuance of the building or sign permit. The applicant shall also grant to the City license to enter the property and shall also sign an agreement to reimburse the City for the cost of removing the sign(s) if, after the specified time, the prescribed minor nonconforming element(s) is not brought into conformance.

3) For purposes of this section, “repair” shall mean the work that is necessary to restore a sign to its former appearance subsequent to a sudden, accidental event.

6. *Nonconforming Landscaping, Buffers and Paving.*

a. See KZC 95.47 for nonconforming landscaping and buffering requirements.

b. For residential uses up to six legally nonconforming gravel surfaces used for parking within designated parking areas shall not be required to be paved. Otherwise, parking lot surfaces, regardless of use, must be brought into conformance in any of the following situations:

- 1) An increase in gross floor area; or
- 2) A change in use on the subject property, and the new use requires more parking than the former use; or
- 3) An alteration to any structure, the cost of which exceeds 50 percent of the replacement cost of the structure.

c. Existing residential parking stalls that were established before June 6, 2024, and do not meet the requirements of Chapter 105KZC, are not required to be altered or resized, except as necessary to comply with the Americans with Disabilities Act (ADA). Furthermore, when resurfacing existing paved parking lots, property owners are not required to adjust the size of existing parking spaces if doing so would:

- 1) Lead to significantly higher costs compared to a resurfacing that retains the existing parking layout. Proof of increased costs should be demonstrated by the applicant or property owner. Increased costs might result from, for example, needing to construct or reconstruct a significant amount of stormwater management and landscaping features; or
- 2) Require substantial reconfiguration encompassing 50 percent or more of existing parking spaces.

7. *Nonconforming Height, Yards, and View Corridors.* Any structural alteration of a roof or exterior wall which does not comply with height, required yard, or view corridor standards will

require that the nonconforming height, setback or view corridor be brought into conformance. Excepted from this section is the repair or maintenance of structural members. For properties within jurisdiction of the Shoreline Management Act, see Chapter 83 KZC.

8. *Nonconformances to Design Regulations in Design Districts.* Nonconformances to the design regulations of Chapter 92 KZC are governed by Chapter 142 KZC.

9. *Personal Wireless Service Facilities.* Existing or nonconforming personal wireless service facilities are governed by KZC 117.20, Applicability. For properties within jurisdiction of the Shoreline Management Act, see Chapter 83 KZC.

10. *Vehicular Access Easement or Tract Standards.* Nonconforming access easements and tracts are governed by KZC 105.10(2)(i).

11. *Nonconforming Paddock Areas.*

a. Paddock areas as required under KZC 115.20 must be brought into conformance if a proposed alteration or replacement of an existing dwelling unit on the subject property in any 12-month period exceeds 50 percent of the replacement cost of that dwelling unit.

b. See KZC 162.45, Prohibition on Increasing Nonconformance, for proposed modifications, alterations, or replacements of any other improvements on the subject property.

12. *Nonconforming Density – Multifamily Structures in Multifamily Zones.* Within areas designated by the Zoning Code for multifamily use, a structure with nonconforming density may be maintained, repaired, remodeled or redeveloped consistent with other provisions of this chapter; provided, that the density within the structure is no greater than the density contained in the structure prior to maintenance, repair, remodeling or redevelopment and that any expansion of the structure complies with all applicable zoning regulations.

13. *Any Other Nonconformance.* If any nonconformance exists on the subject property, other than as specifically listed in the prior subsections of this section, these must be brought into conformance if:

a. The applicant is making any alteration or change or doing any other work in a consecutive 12-month period to an improvement that is nonconforming or houses, supports or is supported by the nonconformance, and the cost of the alteration, change or other work exceeds 50 percent of the replacement cost of that improvement; or

b. The use on the subject property is changed and this code establishes more stringent or different standards or requirements for the nonconforming aspect of the new use than this code establishes for the former use.