

**CHAPTER 20 – MEDIUM DENSITY RESIDENTIAL ZONES (RM 5.0; RMA 5.0; RM 3.6; RMA 3.6; WD I; WD III; PLA 2;
PLA 3B; PLA 6F, H, K; PLA 7C; PLA 9; PLA 15B; PLA 17)**

20.05 User Guide

- Step 1. Check that the zone of interest is included in KZC 20.05.010, Applicable Zones. If not, select the chapter where it is located.
- Step 2. Refer to KZC 20.05.020, Common Code References, for relevant information found elsewhere in the code.
- Step 3. Refer to the General Regulations in KZC 20.10 that apply to the zones as noted.
- Step 4. Find the Use of interest in the Permitted Uses Table in KZC 20.20 and read across to the column pertaining to the zone of interest. Note the Required Review Process and Special Regulations that are applicable. The Special Regulations are linked in the on-line version or can be found immediately following the table and are marked PU-1, PU-2, PU-3, etc.
- Step 5. Find the Use of interest in the Density/Dimensions Table in KZC 20.30 and read across the columns. Note the standards (Minimum Lot Size, Required Yards, Maximum Lot Coverage, and Maximum Height of Structure) and Special Regulations that are applicable. The Special Regulations are linked in the on-line version or can be found immediately following the table and are marked DD-1, DD-2, DD-3, etc.
- 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, Sign Category, and Required Parking Spaces) and Special Regulations that are applicable. The Special Regulations are linked in the on-line version or can be found immediately following the table and are marked DS-1, DS-2, DS-3, etc.

Note: Not all uses listed in the Density/Dimensions and Development Standards tables are permitted in each zone addressed in this chapter. Permitted uses are determined only by the Permitted Uses Table.

20.05.010 Applicable Zones

This chapter contains the regulations for uses in the medium density residential zones of the City:

RM 5.0; RMA 5.0; RM 3.6; RMA 3.6; WD I; WD III; PLA 2; PLA 3B; PLA 6F, H, K; PLA 7C; PLA 9; PLA 15B; and PLA 17.

See also the TL 9B and TL 11 zones.

20.05.020 Common Code References

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.
2. Public park development standards will be determined on a case-by-case basis. See KZC 45.50.

3. Review processes, density/dimensions and development standards for shoreline uses can be found in Chapter 83 KZC, Shoreline Management.
4. Development may be limited by Chapter 83 or 90 KZC, regarding development near streams, lakes and wetlands. In addition, the site must be designed to concentrate development away from, and to minimize impact on, the wetlands.
5. Refer to Chapter 85 KZC for regulations regarding development on property containing an unstable slope.
6. Refer to KZC 90.75 for regulations regarding Forbes Lake.
7. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with Assisted Living Facility, Detached, Attached or Stacked Dwelling Units, Detached Dwelling Unit and Hotel or Motel uses.
8. Chapter 115 KZC contains regulations regarding common recreational space requirements for Detached, Attached, or Stacked Dwelling Units uses.
9. Development adjoining the Cross Kirkland Corridor or Eastside Rail Corridor shall comply with the standards of KZC 115.24.
10. A hazardous liquid pipeline extends through or near the RMA 2.4 and RMA 3.6 zones in the vicinity of 136th Avenue NE. Refer to Chapter 118 KZC for regulations pertaining to properties near hazardous liquid pipelines.

20.10 General Regulations

20.10.010 All Medium Density Residential Zones

1. 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.
2. May not use lands waterward of the ordinary high water mark to determine lot size or to calculate allowable density (does not apply to PLA 6F, PLA 6H, PLA 6K, PLA 7C, PLA 9 and PLA 15B zones).
3. Structures located with 30 feet of a parcel in a low density zone or a low density use in PLA 17 shall comply with additional limitations on structure size established by KZC 115.136, except for the following uses: KZC 20.20.060, Detached Dwelling Unit, and 20.20.180, Piers, Docks, Boat Lifts and Canopies Serving Detached Dwelling Unit (does not apply to WDI, WDIII, PLA 2, PLA 3B zones).

20.10.020 RM, RMA Zones

1. If the subject property is located east of JBD 2 and west of 100th Avenue NE, the following regulation applies:

Must provide a public pedestrian access easement if the Planning Official determines that it will furnish a pedestrian connection or part of a connection between 98th Avenue NE and 100th Avenue NE. Pathway improvements will also be required if the easement will be used immediately. No more than two complete connections shall be required.

2. If the subject property is located within the North Rose Hill neighborhood, east of Slater Avenue NE and north of NE 116th Street, the minimum required front yard is 10 feet. Ground floor canopies 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 structure. No parking may encroach into the required 10-foot front yard.
3. Any required yard abutting Lake Washington Boulevard or Lake Street South must be increased two feet for each one foot the structure exceeds 25 feet above average building elevation. (Does not apply to Piers, Docks, Boat Lifts and Canopies Serving Detached, Attached or Stacked Dwelling Units and Public Park uses).
4. If the property is located in the NE 85th Street Subarea, the following shall apply:
 - a. If the subject property is located south of NE 85th Street between 124th Avenue NE and 120th Avenue NE, the applicant shall to the extent possible save existing viable significant trees within the required landscape buffer separating nonresidential development from adjacent single-family homes.
 - b. If the subject property is located directly north of the RH 4 zone, the applicant shall install a through-block pedestrian pathway pursuant to the standards in KZC 105.19 to connect an east-west pedestrian pathway designated in the Comprehensive Plan between 124th Avenue NE and 120th Avenue NE. (See Plate 34K).
5. Residential uses may have an associated private shoreline park that is commonly owned and used by residents and guests.
6. For properties within the jurisdiction of the Shoreline Management Act that have a shoreline setback requirement as established in Chapter 83 KZC and the setback requirement is met, the minimum required front yard is either: 10 feet or the average of the existing front yards on the properties abutting each side of the subject property. For the reduction in front yard, the shoreline setback is considered conforming if a reduction in the required shoreline setback is approved through KZC 83.380. This regulation does not pertain to the School or Day-Care Center uses that accommodate 50 or more students or children.

20.10.030 WDI Zones

1. A view corridor must be maintained across 30 percent of the average parcel width. Refer to Chapter 83 KZC for additional details.

20.10.040 PLA 3B Zones

1. A view corridor must be maintained across 30 percent of the average parcel width. Refer to Chapter 83 KZC for additional details.

20.10.050 PLA 9 Zones

1. The area of the formal gravel pit must be recontoured to a usable, natural appearing topography. This area must be covered with topsoil and revegetated, using native plant materials wherever feasible (does not apply to Mini-School or Mini-Day-Care, Public Utility, Government Facility, Community Facility and Public Park uses).
2. The site must be designed to minimize the noise impacts from this use. A certificate to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application (does not apply to Mini-School or Mini-Day-Care, Public Utility, Government Facility, Community Facility and Public Park uses).
3. N.E. 106th Street must be rerouted to provide for through traffic. 108th Avenue N.E. and N.E. 108th Street west of 111th Avenue N.E. must be signed for local access only (does not apply to Mini-School or Mini-Day-Care, Public Utility, Government Facility, Community Facility and Public Park uses).
4. Access to this use must, to the maximum extent possible, be coordinated with a centralized circulation system that will serve the entire zone (does not apply to Government Facility, Community Facility and Public Park uses).
5. Structures must be clustered to the maximum extent possible with open space provided adjacent to any abutting public park, low density zone, or environmentally sensitive area (does not apply to Detached Dwelling Unit, Mini-School or Mini-Day-Care, Public Utility, Government Facility, Community Facility and Public Park uses).
6. Exterior lighting must be directed away from the nearby residential use, and must be at an intensity comparable to lighting in a residential neighborhood. The City may require that lighting be reduced to the minimum required for building security after 10 p.m. (does not apply to Detached Dwelling Unit, Attached Dwelling Unit, Mini-School or Mini-Day-Care and Public Park uses).

20.20 Permitted Uses

Permitted Uses Table – Medium Density Residential Zones
(RM 5.0; RMA 5.0; RM 3.6; RMA 3.6; WD I; WD III; PLA 2; PLA 3B; PLA 6F, H, K; PLA 7C; PLA 9; PLA 15B; PLA 17)
(See also KZC 20.30, Density/Dimensions Table, and KZC 20.40, Development Standards Table)

Use		Required Review Process:											
		RM, RMA	WDI	WDIII	PLA 2	PLA 3B	PLA 6F	PLA 6H	PLA 6K	PLA 7C	PLA 9	PLA 15B	PLA 17
20.20.010	Assisted Living Facility	None ^{1,2,3,4}	I ^{3,4}	I ^{3,4}	NP	IIB ^{3,4}	None ^{3,4}	IIA ^{3,4}	None ^{3,4}	None ^{3,4}	NP	NP	IIA ^{3,4}
		5					5	5	5	5, 8			
20.20.020	Boat Launch (for nonmotorized boats)	NP	I ⁶	I ⁶	NP	NP	NP	NP	NP	NP	NP	NP	NP
20.20.030	Church	IIA ²	NP	NP	NP	NP	IIA	IIA	IIA	IIA	IIA	IIA	15
		14											14, 16
20.20.040	Community Facility	IIA ^{2, 18}	IIA	IIA	IIB	IIB	IIA	IIA	IIA	IIA	IIA	IIA	15
		17			17								16
20.20.050	Convalescent Center	IIA ^{2, 4}	NP	NP	NP	NP	IIA ⁴	IIA ⁴	IIA ⁴	IIA ⁴	IIA	NP	IIA ⁴ 16, 17
20.20.060	Detached, Attached, or Stacked Dwelling Units	None ^{2, 21}	I	I ⁹	IIB ⁹	IIB ⁹	None	IIA	None	None	IIB ⁷	9, 11	IIA ⁹
		22, 23										12	
20.20.070	Detached Dwelling Unit	None	None	None	NP	None	None	None	None	None	None	None	None
		24					24	24	24	24	24		
20.20.080	Entertainment, Cultural and/or Recreational Facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	IIB 25, 26	NP	NP

Permitted Uses Table – Medium Density Residential Zones (Continued)
(RM 5.0; RMA 5.0; RM 3.6; RMA 3.6; WD I; WD III; PLA 2; PLA 3B; PLA 6F, H, K; PLA 7C; PLA 9; PLA 15B; PLA 17)
(See also KZC 20.30, Density/Dimensions Table, and KZC 20.40, Development Standards Table)

Use		Required Review Process:											
		RM, RMA	WDI	WDIII	PLA 2	PLA 3B	PLA 6F	PLA 6H	PLA 6K	PLA 7C	PLA 9	PLA 15B	PLA 17
20.20.090	Golf Course	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	IIA 16, 17, 19, 20
20.20.100	Government Facility	IIA ²	IIA	IIA	IIA	IIB	IIA	IIA	IIA	IIA	IIA	IIA	15
		17			17								16
20.20.110	Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, Beauty Shop or Shoe Repair Shop	IIA ²⁷	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
20.20.120	Hotel or Motel	NP	NP	NP	NP	IIB 10	NP	NP	NP	NP	NP	NP	NP
20.20.130	Marina	NP	I ⁶	NP	NP	I ⁶	NP	NP	NP	NP	NP	NP	NP
			28										
20.20.140	Mini-School or Mini-Day-Care Center	None ²	NP	NP	IIB	NP	None	None	None	None	IIA	None	I
		29, 30, 31, 32, 33			30, 31, 33, 34, 35		30, 31, 33, 34, 35	16, 30, 31, 33, 34, 36					
20.20.150	Nursing Home	IIA ^{2, 4}	NP	NP	NP	NP	IIA ⁴	IIA ⁴	IIA ⁴	IIA ⁴	IIA	NP	IIA ⁴
													16, 17

Permitted Uses Table – Medium Density Residential Zones (Continued)
(RM 5.0; RMA 5.0; RM 3.6; RMA 3.6; WD I; WD III; PLA 2; PLA 3B; PLA 6F, H, K; PLA 7C; PLA 9; PLA 15B; PLA 17)
(See also KZC 20.30, Density/Dimensions Table, and KZC 20.40, Development Standards Table)

Use		Required Review Process:											
		RM, RMA	WDI	WDIII	PLA 2	PLA 3B	PLA 6F	PLA 6H	PLA 6K	PLA 7C	PLA 9	PLA 15B	PLA 17
20.20.160	Office Use	NP	NP	NP	NP	NP	NP	NP	NP	NP	IIB 25, 37, 38, 39	NP	NP
20.20.170	Piers, Docks, Boat Lifts and Canopies Serving Detached, Attached or Stacked Dwelling Units	I ⁶	I ⁶	I ⁶	NP	I ⁶	NP	NP	NP	NP	NP	NP	NP
20.20.180	Piers, Docks, Boat Lifts and Canopies Serving Detached Dwelling Unit	NP	I ⁶	I ⁶	NP	I ⁶	NP	NP	NP	NP	NP	NP	NP
20.20.190	Public Access Pier, Boardwalk, or Public Access Facility	NP	I ⁶	I ⁶	NP	I ⁶	NP	NP	NP	NP	NP	NP	NP
20.20.200	Public Park	Development standards will be determined on a case-by-case basis. See KZC 45.50. ⁴⁰											
20.20.210	Public Utility	IIA ^{2, 18}	IIA	IIA	IIA	IIB	None	IIA	IIA	IIA	IIA	IIA	15
		17											17
20.20.220	Restaurant or Tavern	NP	IIA 41, 42	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
20.20.230	School or Day-Care Center	IIA ²	NP	NP	NP	NP	IIA	IIA	IIA	IIA	IIA	IIA	15
		29, 30, 32, 33, 43											30, 33, 34, 35, 43
20.20.240	Water Taxi	NP	I ⁶	I ⁶	NP	NP	NP	NP	NP	NP	NP	NP	NP

Special Regulations:

- PU-1. Not permitted in RM 5.0 or RMA 5.0.
- PU-2. Within the NE 85th Street Subarea, D.R., Chapter 142 KZC.
- PU-3. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility.
- PU-4. 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 combined with an assisted living facility use, the required review process shall be the least intensive process between the two uses.
- PU-5. The assisted living facility shall provide usable recreation space of at least 100 square feet per unit, in the aggregate, for both assisted living units and independent dwelling units, with a minimum of 50 square feet of usable recreation space per unit located outside.
- PU-6. See Chapter 141 KZC for additional procedural requirements in addition to those on Chapter 145 KZC.
- PU-7. Stacked Dwelling Units are not allowed.
- PU-8.
 - a. If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation.
 - b. West of Forbes Lake, site design should provide for the continuation of a bicycle or pedestrian path which generally follows the alignment of Slater Avenue NE and extending south to NE 90th Street.
 - c. Adjacent to Forbes Lake, new development should provide for public access to the lake in appropriate locations. Public access should be limited to passive uses, such as walking trails or viewpoints.
 - d. No vehicular connection through this subarea to NE 90th Street is permitted.
 - e. Viewpoints and interpretive information around streams and wetlands should be provided where possible. These features shall be permitted only where protection of natural features can be reasonably assured.
- PU-9. Detached Dwelling Units are not allowed as part of a development containing Attached or Stacked Dwelling Units.
- PU-10.
 - a. The hotel or motel use may include ancillary meeting and conference facilities for the resident clientele and guests of residents, but not the general public.
 - b. The hotel or motel use may not include restaurant, retail, or office uses.
- PU-11. Development must be consistent with an approved Master Plan. The Master Plan must address all properties within PLA-15A and PLA-15B, which are owned by the applicant. The Master Plan will be approved in two stages:
 - a. The first stage will result in approval of a Preliminary Master Plan using Process IIB, Chapter 152 KZC. The Preliminary Master Plan shall consist of at least the following:
 - 1) A site plan which diagrammatically shows the general location, shape and use of the major features of development.

- 2) A written description of the planned development which discusses the elements of the site plan and indicates the maximum number of dwelling units and their probable size; the maximum area to be developed with nonresidential uses; the maximum size of moorage facilities and the maximum number of moorage slips; the maximum and minimum number of parking stalls; and the schedule of phasing for the final Master Plan. The majority of the public use and access areas and off-site right-of-way improvements shall be included in the initial phases of the final Master Plan.

In approving the Preliminary Master Plan, the City shall determine the appropriate review process for the Final Master Plan. The City may determine that the Final Master Plan be reviewed using Process IIA, Chapter 150 KZC, if the Preliminary Master Plan shows the placement, approximate dimensions and uses of all structures, vehicular and pedestrian facilities, open space and other features of development. Otherwise, the Final Master Plan shall be reviewed using Process IIB, Chapter 152 KZC.

- b. The second stage will result in approval of a final Master Plan using Process IIA, Chapter 150 KZC, or Process IIB, Chapter 152 KZC, as established by the Preliminary Master Plan. The final Master Plan shall set forth a detailed development plan which is consistent with the Preliminary Master Plan. Each phase of the Master Plan shall set forth a schedule for obtaining building permits for and construction of that phase.

- PU-12.
- a. Must be developed in conjunction with property in Planned Area 15A.
 - b. Vehicular circulation on the subject property must be designed to mitigate impacts on Lake Washington Boulevard and Lakeview Drive. Access points must be limited. The City may require traffic control devices and right-of-way realignment or limit development if necessary to further reduce traffic impacts.
 - c. Obstruction of views from existing development lying east of the Burlington Northern Railroad right-of-way must be minimized.
 - d. Structures, parking areas and roadways must be clustered and located away from areas with soils limitations and outside of the steep ravine located near the middle of Planned Area 15B.
 - e. Development must be consistent with the policies for development on the Houghton Slope in the Comprehensive Plan.

- PU-13. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:
- a. For four to 20 units, the open space must be in one or more pieces each having at least 800 sq. ft. and having a length and width of at least 25 feet.
 - b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.
- The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment, and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.

PU-14. The property must be served by a collector or arterial street.

PU-15. The required review process is as follows:

- a. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process IIA, Chapter 150 KZC.

- b. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is five or more acres, a Master Plan, approved through Process IIB, Chapter 152 KZC, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering and landscaping.

PU-16. No vehicular connection through this subarea to NE 90th Street is permitted.

PU-17. Site design must minimize adverse impacts on surrounding residential neighborhoods.

PU-18. A community facility use is not permitted on properties within the jurisdiction of the Shoreline Management Act.

PU-19. May not include miniature golf.

PU-20. The following accessory uses are specifically permitted as part of this use:

- a. Equipment storage facilities.
- b. Retail sales and rental of golf equipment and accessories.
- c. A restaurant.

PU-21. Stacked dwelling units are not permitted in RM and RMA 5.0.

PU-22. Development located in the RM 3.6 zone in North Rose Hill, lying between Slater Avenue NE and 124th Avenue NE, and NE 108th Place (extended) and approximately NE 113th Place (extended) shall comply with the following:

- a. Each development shall incorporate at least two acres; and
- b. Significant vegetation that provides protection from I-405 shall be retained to the maximum extent feasible.

PU-23. Residential uses may have an associated private shoreline park that is commonly owned and used by residents and guests.

PU-24. For this use, only one dwelling unit may be on each lot regardless of lot size.

PU-25. Hours of operation may be limited by the City to reduce impact on residential uses.

PU-26. The following accessory components are permitted as part of this use:

- a. Retail sales and rental of sports equipment for activity conducted on the subject property.
- b. A restaurant encompassing not more than 20 percent of the gross floor area of this use.

PU-27. a. This use may be permitted only if it is specifically consistent with the Comprehensive Plan in the proposed location.
b. May only be permitted if placement, orientation, and scale indicate this use is primarily intended to serve the immediate residential area.
c. Must be located on a collector arterial or higher volume right-of-way.
d. Placement and scale must indicate pedestrian orientation.
e. Must mitigate traffic impacts on residential neighborhood.
f. May not be located above the ground floor of a structure.
g. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.

- h. This use is not permitted in an RM zone located within the NE 85th Street Subarea.
- i. Also see Chapter 83 KZC for properties in shoreline jurisdiction.

- PU-28. The following accessory components are allowed if approved through Process IIB, Chapter 152 KZC:
- a. Boat and motor sales leasing.
 - b. Boat and motor repair and service if:
 - 1) This activity is conducted on dry land and either totally within a building or totally sight screened from adjoining property and the right-of-way; and
 - 2) All dry land motor testing is conducted within a building.
 - c. Meeting and special events rooms.
 - d. Gas and oil sale for boats, if:
 - 1) Storage tanks are underground and on dry land; and
 - 2) The use has facilities to contain and clean up gas and oil spills. May have an overwater shed that is not more than 50 square feet and 10 feet high as measured from the deck.
- PU-29. 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 and building design minimizes adverse impacts on surrounding residential neighborhoods.
- PU-30. A six-foot-high fence is required along the property lines adjacent to the outside play areas.
- PU-31. Structured play areas must be set back from all property lines by five feet.
- PU-32. Hours of operation of the use may be limited and parking and passenger loading areas may be relocated by the City to reduce impacts on nearby residential uses.
- PU-33. May include accessory living facilities for staff persons.
- PU-34. May locate on the subject property if:
- a. It will serve the immediate neighborhood in which it is located; or
 - b. It will not be materially detrimental to the character of the neighborhood in which it is located.
- PU-35. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.
- PU-36. Hours of operation and maximum number of attendees may be limited by the City to reduce impacts on nearby residential uses.

- PU-37. This use must be part of a primarily residential development that encompasses the entire zone. The maximum amount of allowable floor area for office use is computed using the following formula:
(The maximum number of dwelling units allowed on the subject property minus the number of dwelling units proposed) x (the average square footage of the dwelling units proposed equals the amount of square footage available for office use). In addition, the gross floor area of office use may not exceed 25 percent of the gross floor area of residential use.
- PU-38. May not include offices providing veterinary, medical, dental, or other health-related services.
- PU-39. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:
- a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use.
 - b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
- PU-40. In the PLA 2 zone, portions of the park located within the wetlands must be devoted exclusively to passive recreation that is not consumptive of the natural environment.
- PU-41. Outside storage is not permitted.
- PU-42. Drive-in or drive-through facilities are prohibited.
- PU-43. 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.

20.30 Density/Dimensions

Density/Dimensions Table – Medium Density Residential Zones

(RM 5.0; RMA 5.0; RM 3.6; RMA 3.6; WD I; WD III; PLA 2; PLA 3B; PLA 6F, H, K; PLA 7C; PLA 9; PLA 15B; PLA 17)

(Refer to KZC 20.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 20.40, Development Standards Table)

	USE	Minimum Lot Size	REQUIRED YARDS (See Ch. 115)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
			Front	Side	Rear (or shoreline setback)		
20.30.010	Assisted Living Facility ¹	3,600 sq. ft. PLA 6H: 2 acres PLA 17: 2 acres ¹¹	20' RM, RMA: 20 ² WDI: 30 ^{4, 5, 36, 37} WDIII, PLA 3B: 30 ^{5, 22, 38}	5 ³³ RMA: 5' WDI, WDIII, PLA 3B: 5 ^{5, 33}	10' WDI, WDIII: 5, 35 PLA 3B: 5	60% WDI, WDIII, PLA 3B: 80%	RM: 30' above ABE. ⁷ RMA: 35' above ABE. WDI: 30' above ABE. ⁸ WDIII: 30' above ABE. ⁹ PLA 3B: 30' above ABE. PLA 6F: 30' above ABE. ³⁴ PLA 6H: 25' above ABE. PLA 6K: 30' above ABE. PLA 7C: 30' above ABE. ¹⁰ PLA 17: 30' above ABE.
20.30.020	Boat Launch (for nonmotorized boats)	None	See Chapter 83 KZC.			–	–
20.30.030	Church	7,200 sq. ft. PLA 15B: 12,500 sq. ft.	20' RM, RMA: 20 ²	20'	20'	70% PLA 15B: 50%	RM: 30' above ABE. ⁷ RMA: 35' above ABE. PLA 6F: 30' above ABE. ^{23, 34} PLA 6H: 25' above ABE. PLA 6K: 30' above ABE. PLA 7C: 30' above ABE. ¹⁰ PLA 9: 25' above ABE. PLA 15: 25' above ABE. PLA 17: 30' above ABE.

Density/Dimensions Table – Medium Density Residential Zones

(RM 5.0; RMA 5.0; RM 3.6; RMA 3.6; WD I; WD III; PLA 2; PLA 3B; PLA 6F, H, K; PLA 7C; PLA 9; PLA 15B; PLA 17)

(Refer to KZC 20.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 20.40, Development Standards Table)

USE	Minimum Lot Size	REQUIRED YARDS (See Ch. 115)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
		Front	Side	Rear (or shoreline setback)		
20.30.040 Community Facility	None	20' RM, RMA: 20' ² WDI: 30' ^{36, 37} WDIII, ⁸ PLA 3B: 30' ^{22, 38}	10' WDI, WDIII: 5' ³³ PLA 3B: 10'	10' WDI, WDIII: 35'	70% WDI, WDIII, PLA 3B: 80% PLA 15B: 50%	RM: 30' above ABE. ⁷ RMA: 35' above ABE. WDI: 30' above ABE. ⁸ WDIII: 30' above ABE. ⁹ PLA 2: 25' above ABE. PLA 3: 30' above ABE. ¹⁶ PLA 6F: 30' above ABE. ³⁴ PLA 6H: 25' above ABE. PLA 6K: 30' above ABE. PLA 7C: 30' above ABE. ¹⁰ PLA 9: 25' above ABE. PLA 15B: 25' above ABE. PLA 17: 30' above ABE.
20.30.050 Convalescent Center	7,200 sq. ft.	20' RM, RMA: 20' ²	10'	10'	70%	RM: 30' above ABE. ⁷ RMA: 35' above ABE. PLA 6F: 30' above ABE. ³⁴ PLA 6H: 25' above ABE. PLA 6K: 30' above ABE. PLA 7C: 30' above ABE. ¹⁰ PLA 9: 25' above ABE. PLA 17: 30' above ABE.

Density/Dimensions Table – Medium Density Residential Zones

(RM 5.0; RMA 5.0; RM 3.6; RMA 3.6; WD I; WD III; PLA 2; PLA 3B; PLA 6F, H, K; PLA 7C; PLA 9; PLA 15B; PLA 17)

(Refer to KZC 20.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 20.40, Development Standards Table)

USE	Minimum Lot Size	REQUIRED YARDS (See Ch. 115)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
		Front	Side	Rear (or shoreline setback)		
20.30.060 Detached, Attached or Stacked Dwelling Units	<p>RM, RMA: 3,600 sq. ft.²¹</p> <p>WDI, WDIII, PLA 3B: 3,600 sq. ft. per unit.</p> <p>PLA 2: 35,000 sq. ft. per unit</p> <p>PLA 6F: 3,600 sq. ft. per dwelling unit</p> <p>PLA 6H: 2 acres with at least 3,600 sq. ft. per unit.</p> <p>PLA 6K: 3,600 sq. ft. with at least 2,400 sq. ft. per unit.</p> <p>PLA 7C: 3,600 sq. ft.²⁷</p> <p>PLA 9: 5,000 sq. ft. per unit</p> <p>PLA 15B: 5 acres, with no less than 6,200 sq. ft. per unit.^{18, 19}</p> <p>PLA 17: 3,600 sq. ft. per unit, with a minimum lot size of 2 acres.¹¹</p>	<p>RM, RMA: 20'²</p> <p>WDI: 30'^{14, 36, 37}</p> <p>WDIII: 30'^{14, 22, 38}</p> <p>PLA 2: 20'^{12, 13}</p> <p>PLA 6F, PLA 6K, PLA 7C, PLA 9, PLA 17: 20'</p> <p>PLA 3B: 30'^{5, 17, 22, 38}</p> <p>PLA 6H: 20'²⁴</p> <p>PLA 15: 20'</p>	<p align="center">5'³³</p> <p>RM: Detached units: 5'; attached or stacked units: 5'^{12, 33}</p> <p>RMA: 5'.</p> <p>WDI, WDII: 5'^{14, 33}</p> <p>PLA 2: 5'^{12, 13, 33}</p> <p>PLA 3B: 5'^{5, 17, 33}</p> <p>PLA 6F, PLA 6K, PLA 7C: detached units: 5'; attached or stacked units, 5'^{12, 33}</p> <p>PLA 6H: detached units: 5'; attached or stacked units, 5'^{12, 24, 25, 33}</p> <p>PLA 9, PLA 17: 5'^{12, 33}</p> <p>PLA 15: 20'</p>	<p>RM, RMA: 10'¹³</p> <p>WDI, WDII: 14, 35</p> <p>PLA 2: 10'^{12, 13}</p> <p>PLA 3B: See Chapter 83 KZC.^{5, 17}</p> <p>PLA 6F, PLA 6K, PLA 7C, PLA 9, PLA 17: 10'¹³</p> <p>PLA 6H: 10'^{13, 24, 26}</p> <p>PLA 15: 20'</p>	<p>60%</p> <p>WDI, WDIII, PLA 3B: 80%</p> <p>PLA 9, PLA 15: 50%</p>	<p>RM: 30' above ABE.^{7, 23}</p> <p>RMA: 35' above ABE.</p> <p>WDI: 30' above ABE.⁸</p> <p>WDIII: 30' above ABE.⁹</p> <p>PLA 2: 25' above ABE.¹⁵</p> <p>PLA 3B: 30' above ABE.¹⁶</p> <p>PLA 6F: 30' above ABE.^{23, 34}</p> <p>PLA 6H: 25' above ABE.</p> <p>PLA 6K: 30' above ABE.</p> <p>PLA 7C: 30' above ABE.^{10, 23}</p> <p>PLA 9: 25' above ABE.</p> <p>PLA 15: 20'</p> <p>PLA 17: 30' above ABE.</p>

Density/Dimensions Table – Medium Density Residential Zones

(RM 5.0; RMA 5.0; RM 3.6; RMA 3.6; WD I; WD III; PLA 2; PLA 3B; PLA 6F, H, K; PLA 7C; PLA 9; PLA 15B; PLA 17)

(Refer to KZC 20.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 20.40, Development Standards Table)

USE	Minimum Lot Size	REQUIRED YARDS (See Ch. 115)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
		Front	Side	Rear (or shoreline setback)		
20.30.070 Detached Dwelling Unit	RM, RMA: 3,600 sq. ft. ³ WDI, WDIII: 3,600 sq. ft./unit ⁶ PLA 3B, PLA 6F, PLA 6K, PLA 7C: 3,600 sq. ft. PLA 6H: 5,000 sq. ft. per unit PLA 9: 8,500 sq. ft. PLA 15B: 12,500 sq. ft. per dwelling unit PLA 17: 7,200 sq. ft.	20' RM, RMA: 20' ² WDI: 30' ^{5, 36, 37} WDIII: 30' ^{22, 38} PLA 3B: 30' ^{5, 22, 38}	5' RM, RMA, WDI, WDIII, PLA 9: 5' ³³ PLA 3B: 5' ^{5, 33} WDI: 5' ^{5, 33} PLA 17: 5' ²⁸	10' WDI: 5, 35 WDIII: 35 PLA 3B: See Chapter 83 KZC. ⁵	60% WDI, WDIII, PLA 3B: 80% PLA 9, PLA 15B: 50%	RM: 30' above ABE. ^{7, 23} RMA: 35' above ABE. ²³ WDI, WDIII, PLA 3B: 30' above ABE. This provision may not be varied. PLA 6F: 30' above ABE. ^{23, 34} PLA 6H, PLA 9, PLA 15B: 25' above ABE. PLA 6K, PLA 17: 30' above ABE. PLA 7C: 30' above ABE. ^{10, 23}
20.30.080 Entertainment, Cultural and/or Recreational Facility ²⁹	7,200 sq. ft.	20'	10'	10'	60%	25' above ABE.
20.30.090 Golf Course	1 acre	50'	50'	50'	60%	30' above ABE.
20.30.100 Government Facility	None	20' RM, RMA: 20' ² WDI: 30' ^{36, 37} WDIII: 30' ^{22, 38} PLA 3B: 30' ^{22, 38}	10' WDI, WDIII: 5' ³³ PLA 3B: 10'	10' WDI, WDIII: 35 PLA 3B: See Chapter 83 KZC.	70% WDI, WDIII, PLA 3B: 80% PLA 15B: 50%	RM: 30' above ABE. ⁷ RMA: 35' above ABE. WDI: 30' above ABE. ⁸ WDIII: 30' above ABE. ⁹ PLA 2, PLA 6H, PLA 9, PLA 15B: 25' above ABE. PLA 3B: 30' above ABE. ¹⁶ PLA 6F: 30' above ABE. ³⁴ PLA 6K, PLA 17: 30' above ABE. PLA 7C: 30' above ABE. ¹⁰

Density/Dimensions Table – Medium Density Residential Zones

(RM 5.0; RMA 5.0; RM 3.6; RMA 3.6; WD I; WD III; PLA 2; PLA 3B; PLA 6F, H, K; PLA 7C; PLA 9; PLA 15B; PLA 17)

(Refer to KZC 20.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 20.40, Development Standards Table)

USE		Minimum Lot Size	REQUIRED YARDS (See Ch. 115)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
			Front	Side	Rear (or shoreline setback)		
20.30.110	Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, Beauty Shop or Shoe Repair Shop ³⁰	7,200 sq. ft.	20' ²	5' ³³	10'	60%	RM: 30' above ABE. ⁷ RMA: 35' above ABE.
20.30.120	Hotel or Motel	None	30' ^{22, 38}	5' ³³	See Chapter 83 KZC.	80%	30' above ABE. ¹⁶
20.30.130	Marina	None	Landward of the ordinary high water mark:			80%	Landward of the ordinary high water mark, 30' above ABE. ⁸ .
			WDI: 30' ^{36, 37}	5' ³³	See Chapter 83 KZC. WDI: ³⁵		
			Waterward of the Ordinary High Water Mark: See Chapter 83 KZC.				
20.30.140	Mini-School or Mini-Day-Care Center	3,600 sq. ft. PLA 2: 35,000 sq. ft. PLA 9: 5,000 sq. ft. PLA 15B: 12,500 sq. ft. PLA 17: 7,200 sq. ft.	20' RM, RMA: 20' ²	5' ³³	10'	60% PLA 9, PLA 15B: 50%	RM: 30' above ABE. ⁷ RMA: 35' above ABE. PLA 2: 25' above ABE. ¹⁵ PLA 6F: 30' above ABE. ³⁴ PLA 6H, PLA 9, PLA 15: 25' above ABE. PLA 6K, PLA 17: 30' above ABE. PLA 7C: 30' above ABE. ¹⁰

Density/Dimensions Table – Medium Density Residential Zones

(RM 5.0; RMA 5.0; RM 3.6; RMA 3.6; WD I; WD III; PLA 2; PLA 3B; PLA 6F, H, K; PLA 7C; PLA 9; PLA 15B; PLA 17)

(Refer to KZC 20.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 20.40, Development Standards Table)

USE		Minimum Lot Size	REQUIRED YARDS (See Ch. 115)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation	
			Front	Side	Rear (or shoreline setback)			
20.30.150	Nursing Home	7,200 sq. ft.	20' RM, RMA: 20' ²	10'	10'	70%	RM: 30' above ABE. ⁷ RMA: 35' above ABE. PLA 6F: 30' above ABE. ³⁴ PLA 6H, PLA 9: 25' above ABE. PLA 6K, PLA 17: 30' above ABE. PLA 7C: 30' above ABE. ¹⁰	
20.30.160	Office Use	³¹	20'	5' ³³	10'	60%	25' above ABE.	
20.30.170	Piers, Docks, Boat Lifts and Canopies Serving Detached, Attached or Stacked Dwelling Units	None	See Chapter 83 KZC.			–	See Chapter 83 KZC. RM, RMA: Landward of the ordinary high water mark: RM, 30' above ABE; RMA: 35' above ABE.	
20.30.180	Piers, Docks, Boat Lifts and Canopies Serving Detached Dwelling Unit	None	See Chapter 83 KZC.			–	See Chapter 83 KZC.	
20.30.190	Public Access Pier, Boardwalk, or Public Access Facility	None	See Chapter 83 KZC.			–	See Chapter 83 KZC.	
20.30.200	Public Park	Development standards will be determined on a case-by-case basis. See KZC 45.50 for required review process.						

Special Regulations:

- DD-1. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. Through Process IIB, Chapter 152 KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the property may be approved if the following criteria are met:
 - a. Project is of superior design; and
 - b. Project will not create impacts that are substantially different than would be created by a permitted multifamily development.
- DD-2. See KZC 20.10.020(6).
- DD-3. 5,000 sq. ft. in an RM and RMA 5.0.
- DD-4. The required yard of a structure abutting Lake Washington Boulevard or Lake Street South must be increased two feet for each one foot that structure exceeds 25 feet above average building elevation.
- DD-5. The minimum dimension of any yard, other than those listed, is five feet.
- DD-6. Except 1,800 sq. ft./unit for up to two dwelling units if the public access provisions of KZC 83.420 are met.
- DD-7. If adjoining a low density zone other than RSX, then 25 feet above average building elevation.
- DD-8. Structure height may be increased to 35 feet above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Boulevard; and
 - a. The increase is offset by a view corridor that is superior to that required by the General Regulations.
- DD-9. Structure height may be increased to 35 feet above average building elevation if:
 - a. The increase does not impair views of the lake from properties east of Lake Washington Boulevard; and
 - b. The increase is offset by a view corridor that is superior to that required by Chapter 83 KZC.
- DD-10. If adjoining a low density zone other than RSX, or detached dwelling unit in Planned Area 7C, then 25 feet above ABE.
- DD-11. Lands upland of the ordinary high waterline only may be included in the calculation of lot area.
- DD-12. 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.
- DD-13. 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.
- DD-14. Any required yard, other than the front required yard or shoreline setback, 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 shall provide the minimum required yard.

- DD-15. The height of a structure may be increased as long as neither of the following maximums is exceeded:
- a. The structure may not exceed 60 feet above average building elevation.
 - b. The structure may not exceed a plane that starts 3.5 feet above the outside westbound lane of SR 520 and ends at the high waterline of Lake Washington in the zone, excluding the canal.
- DD-16. Structure height may be increased to 35 feet above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Boulevard; and
- a. The increase is offset by a view corridor that is superior to that required by the General Regulations; or
 - b. The increase is offset by maintaining comparable portions of the structure lower than 30 feet above average building elevation.
- DD-17. For attached or stacked dwelling units, this 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 the otherwise applicable minimum required yard.
- DD-18. Part of the unit count allowed in Planned Area 15A may be developed in Planned Area 15B. The maximum permitted number of dwelling units on the subject property in Planned Area 15B is computed using the following formula:
(The total lot area in square feet divided by 6,200) plus the unit count transferred from Planned Area 15A = The maximum number of permitted dwelling units.
- DD-19. Subsequent subdivision of an approved Master Plan into smaller lots is permitted provided that the required minimum acreage is met for the Master Plan.
- DD-20. The City will determine required yards and structure height based on the compatibility of development with adjacent uses and the degree to which development maintains the existing natural characteristics of the slope.
- DD-21. With a density as established on the Zoning Map. Minimum amount of lot area per dwelling unit is as follows:
- a. In RM 5.0 and RMA 5.0 zones, the minimum lot area per unit is 5,000 sq. ft.
 - b. In RM 3.6 and RMA 3.6 zones, the minimum lot area per unit is 3,600 sq. ft.
 - c. In RM 2.4 and RMA 2.4 zones, the minimum lot area per unit is 2,400 sq. ft.
 - d. In RM 1.8 and RMA 1.8 zones, the minimum lot area per unit is 1,800 sq. ft.
- DD-22. The required 30-foot front yard may be reduced one foot for each one foot of this yard that is developed as a public use area if:
- a. Substantially, the entire width of the yard (from north to south property line) is developed as a public use area; and
 - b. The design of the public use area is specifically approved by the City.
- DD-23. Where the 25-foot height limitation results solely from an adjoining low density zone occupied by a school that has been allowed to increase its height to at least 30 feet, then a structure height of 30 feet above average building elevation is allowed.
- DD-24. Buildings may not be closer than 40 feet to any low density zone.

- DD-25. Special Regulation DD-12 shall not supersede Special Regulation DD-24.
- DD-26. Special Regulation DD-13 shall not supersede Special Regulation DD-24.
- DD-27. Minimum amount of lot area per dwelling unit is as follows:
- a. In the PLA 7C zone, the minimum lot area per unit is 3,600 sq. ft.
- DD-28. 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.
- DD-29. The area covered by structures, parking, buffers, and other elements of this use may not be used in calculating residential density in the development.
- DD-30. Gross floor area may not exceed 3,000 square feet.
- DD-31. Must be part of a development that encompasses the entire zone. See PU-37 for the maximum amount of office space allowed.
- DD-32. 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.
This special regulation is not effective within the disapproval jurisdiction of the Houghton Community Council.
- DD-33. Five feet but two side yards must equal at least 15 feet.
- DD-34. If adjoining a low density zone, then 25 feet above average building elevation.
- DD-35. The required rear yard for each use shall be the same as the required rear yard for the same use in the RM zone, unless otherwise specified in Special Regulation DD-14.
- DD-36. The required 30-foot front yard may be reduced one foot for each one foot of this yard that is developed as a public use area if:
- a. Within 30 feet of the front property line, each portion of a structure is set back from the front property line by a distance greater than or equal to the height of that portion above the front property line; and
 - b. Substantially, the entire width of this yard (from north to south property lines) is developed as a public use area; and
 - c. The design of the public use area is specifically approved by the City.
- DD-37. The required 30-foot front yard may be reduced, subject to all of the following conditions:
- a. The existing primary structure does not conform to the minimum shoreline setback standard;

- b. The proposed complete replacement or replacement of portion of the existing primary structure comply with the minimum required shoreline setback established under the provisions of Chapter 83 KZC, or as otherwise approved under the shoreline setback reduction provisions established in KZC 83.380;
- c. The front yard for the complete replacement or the portion of replacement may be reduced one foot for each one foot of the shoreline setback that is increased in dimension from the setback of the existing nonconforming primary structure; provided, that subsection (4)(d) of this section is met; and
- d. Within the front yard, each portion of the replaced primary structure is set back from the front property line by a distance greater than or equal to the maximum height of that portion above the front property line.

DD-38. The required 30-foot front yard may be reduced, subject to all of the following conditions:

- a. The existing primary structure does not conform to the minimum shoreline setback standard;
- b. The proposed complete replacement or replacement of a portion of the existing primary structure complies with the minimum required shoreline setback established under the provisions of Chapter 83 KZC, or as otherwise approved under the shoreline setback reduction provisions established in KZC 83.380; and
- c. The front yard for the complete replacement or the portion of replacement may be reduced one foot for each one foot of the shoreline setback that is increased in dimension from the setback of the existing nonconforming primary structure.

20.40 Development Standards

Development Standards Table – Medium Density Residential Zones

(RM 5.0; RMA 5.0; RM 3.6; RMA 3.6; WD I; WD III; PLA 2; PLA 3B; PLA 6F, H, K; PLA 7C; PLA 9; PLA 15B; PLA 17)

(Refer to KZC 20.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 20.30, Density/Dimensions Table)

Use		Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	Required Parking Spaces (Chapter 105 KZC)
20.40.010	Assisted Living Facility	D RM, RMA: D ¹ PLA 6H: D ² PLA 17: D ¹⁰	A	RM, RMA, PLA 6F, PLA 6H, PLA 6K, PLA 7C: 1.7 per independent unit; 1 per assisted living unit. PLA 17: 1.7 per independent unit; 1 per assisted living unit. ³ WDI, WDIII, PLA 3B: 2.0 per independent unit; 1 per assisted living unit.
20.40.020	Boat Launch (for nonmotorized boats)	–	–	WDI: See KZC 105.25. WDIII: None.
20.40.030	Church	C RM, RMA: C ¹ PLA 17: C ¹⁰	B	1 for every 4 people based on maximum occupancy load of any area of worship. ⁵
20.40.040	Community Facility	C ⁶ RM, RMA: C ^{1, 6} PLA 2: B ⁸ PLA 17: C ^{6, 10}	B RM, RMA: B ⁷	See KZC 105.25.
20.40.050	Convalescent Center	C RM, RMA: C ¹ PLA 17: C ¹⁰	B	1 for each bed.
20.40.060	Detached, Attached or Stacked Dwelling Units	D RM, RMA: D ^{9, 11} PLA 6F, PLA 6K, PLA 7C: D ¹² PLA 6H: D ^{12, 13} PLA 9: E PLA 17: D ¹⁰	A	1.7 per unit. WDI, WDIII, PLA 3B: 2.0 per unit. PLA 9: Attached dwelling units, 1.7 per unit. Detached dwelling units, 2.0 per unit, PLA 17: 1.7 per unit. ³
20.40.070	Detached Dwelling Unit	E PLA 6H: E ²	A	2.0 per unit.

Development Standards Table – Medium Density Residential Zones

(RM 5.0; RMA 5.0; RM 3.6; RMA 3.6; WD I; WD III; PLA 2; PLA 3B; PLA 6F, H, K; PLA 7C; PLA 9; PLA 15B; PLA 17)

(Refer to KZC 20.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 20.30, Density/Dimensions Table)

Use		Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	Required Parking Spaces (Chapter 105 KZC)
20.40.080	Entertainment, Cultural and/or Recreational Facility	B	D	See KZC 105.25.
20.40.090	Golf Course	E PLA 17: E ¹⁰	B	See KZC 105.25.
20.40.100	Government Facility	C ⁶ RM, RMA: C ^{1, 6} PLA 2: B ⁸ PLA 17: C ^{6, 10}	B RM, RMA: B ⁷	See KZC 105.25.
20.40.110	Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, Beauty Shop or Shoe Repair Shop	B	E	1 per each 300 sq. ft. of gross floor area.
20.40.120	Hotel or Motel	B	E	1 per each room.
20.40.130	Marina	B	B	1 per each 2 slips.
20.40.140	Mini-School or Mini-Day-Care Center	E RM, RMA, PLA 2: D	B	See KZC 105.25. ^{14, 15} RM, RMA: See KZC 105.25. ¹⁴ PLA 2: See KZC 105.25. ¹⁵
20.40.150	Nursing Home	C RM, RMA: C ¹ PLA 17: C ¹⁰	B	1 for each bed.
20.40.160	Office Use	C	D	1 per each 300 sq. ft. of gross floor area of office use.
20.40.170	Piers, Docks, Boat Lifts and Canopies Serving Detached, Attached, or Stacked Dwelling Units	See Chapter 83 KZC. RM, RMA: B	See Chapter 83 KZC. RM, RMA: B	None
20.40.180	Piers, Docks, Boat Lifts and Canopies Serving Detached Dwelling Unit	See Chapter 83 KZC.	See Chapter 83 KZC.	None
20.40.190	Public Access Pier, Boardwalk, or Public Access Facility	See Chapter 83 KZC.	See Chapter 83 KZC.	See KZC 105.25.

Development Standards Table – Medium Density Residential Zones

(RM 5.0; RMA 5.0; RM 3.6; RMA 3.6; WD I; WD III; PLA 2; PLA 3B; PLA 6F, H, K; PLA 7C; PLA 9; PLA 15B; PLA 17)

(Refer to KZC 20.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 20.30, Density/Dimensions Table)

Use		Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	Required Parking Spaces (Chapter 105 KZC)
20.40.200	Public Park	Development standards will be determined on a case-by-case basis.		
20.40.210	Public Utility	A ⁶ RM, RMA: A ^{1, 6} PLA 2, PLA 7C: A PLA 17: A ¹⁰	B RM, RMA: B ⁷ PLA 2: A	See KZC 105.25.
20.40.220	Restaurant or Tavern	B	E	1 per each 100 sq. ft. of gross floor area.
20.40.230	School or Day-Care Center	D PLA 17: D ¹⁰	B	See KZC 105.25. ^{4, 15} RM, RMA: See KZC 105.25. ⁴
20.40.240	Water Taxi	B	B	See KZC 105.25.

Special Regulations:

- DS-1. If the subject property is located within the NRH neighborhood, west of Slater Avenue NE and south of NE 100th Street, and if it adjoins a low density zone or a low density use in PLA 17, then Landscape Category A applies.
- DS-2. Must provide the buffer described in Buffering Standard 2 in Chapter 95 KZC where the subject property adjoins a low density zone.
- DS-3. 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.
- DS-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.
- DS-5. No parking is required for day-care or school ancillary to the use.
- DS-6. 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.
- DS-7. One pedestal sign with a readerboard having electronic programming is allowed at a fire station only if:
 - a. It is a pedestal sign (see Plate 12) having a maximum of 40 square feet of sign area per sign face;

- 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 City 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. except during emergencies;
 - h. It is located to have the least impact on surrounding residential properties.
- If it is determined that the electronic readerboard constitutes a traffic hazard for any reason, the Planning Director may impose additional conditions.

- DS-8. Landscape Category A may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
- DS-9. Except for low density uses, if the subject property is located within the NRH neighborhood, west of Slater Avenue NE and south of NE 100th Street, and if it adjoins a low density zone or a low density use in PLA 17, then Landscape Category A applies.
- DS-10
 - a. A significant buffer shall be required around all proposed structures and parking areas. This buffer should take the form of up to a 25-foot-wide landscaped area OR a lesser dimensioned area furnished with screening walls, fences, berms, or dense stands of trees, but in no case be less than 10 feet.
 - b. A solid screening wall or fence shall be required between any portion of a parking area which is closer than 40 feet to a low density use, low density zone, or the right-of-way of NE 97th Street. Such wall or fence shall be in addition to the landscape materials required by Chapter 95 KZC.
- DS-11. When a low density use adjoins a detached dwelling unit in a low density zone, Landscape Category E applies.
- DS-12. When a low density use abuts a detached dwelling unit in a low density zone, Landscape Category E applies.
- DS-13. Except for low density uses, must provide the buffer described in Buffering Standard 2 in Chapter 95 KZC where the subject property adjoins a low density zone.
- DS-14. 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.
- DS-15. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.