



## **CITY OF KIRKLAND**

**Planning and Community Development Department**

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### **MEMORANDUM**

**Date: June 30, 2015**

**To: Planning Commission**

**From: Teresa Swan, Senior Planner  
Jeremy McMahan, AICP, Development Review Manager  
Paul Stewart AICP, Deputy Director  
Eric Shields AICP, Director**

**RE: FOLLOW-UP DELIBERATIONS FROM JUNE 25, 2015 HEARING,  
COMPREHENSIVE PLAN UPDATE, FILE NO. CAM13-00465, #5:**

- **NELSON/CRUIKSHANK CAR**
- **MOSS BAY, JUANITA, SOUTH ROSE HILL, EVEREST, MARKET, MARKET STREET CORRIDOR, KINGSGATE, BRIDLE TRAILS, LAKEVIEW, AND CENTRAL HOUGHTON NEIGHBORHOOD PLANS**
- **AMENDMENTS TO THE GENERAL ELEMENT CHAPTERS (EXCEPT TRANSPORTATION AND CFP TABLES IN THE CAPITAL FACILITIES ELEMENT), APPENDICES, AND ZONING CODE AMENDMENTS**

### **I. RECOMMENDATION**

- Continue the public hearing and deliberations on the Nelson/Cruikshank CAR and then make a recommendation to the City Council.
- Deliberate on the Moss Bay, Juanita, South Rose Hill, Everest, Market, Market Street Corridor, and Kingsgate Neighborhood Plans, and make a recommendation to the City Council.
- Review the recommendation from the Houghton Community Council on the amendments to the General Element Chapters, Appendices and Zoning Code, and to the Bridle Trails (complete revisions), Lakeview and Central Houghton (maps changes only) Neighborhood Plans, and then deliberate and make a recommendation to the City Council.

## II. **BACKGROUND**

On June 25, 2015, the Planning Commission held the following four hearings:

1. **Joint hearing on the Transportation Element with the Houghton Community Council and the Transportation Commission:** The hearing was closed for public comments.

The Transportation Commission then left and held its June meeting. There was not a quorum so they did not deliberate on the Transportation Element. The Transportation Commission will discuss the Transportation Element at its July 22, 2015, meeting and then will make a final recommendation to the Planning Commission at that meeting.

The Houghton Community Council did deliberate on the Transportation Element after the joint hearing on June 25, 2015, and made a recommendation of approval.

The Planning Commission will deliberate on the Transportation Element at its August 13, 2015, meeting once they have the recommendation from the Transportation Commission.

2. **Joint hearing with the Houghton Community Council on the remaining amendments to the General Element Chapters, Appendices, and Zoning Code, and the Bridle Trails, Central Houghton and Lakeview Neighborhood Plans:** The hearing was closed for public comments.

The Houghton Community Council left after the second joint hearing on June 25, 2015, deliberated and then made its recommendation of approval on the general element chapters, code amendments and neighborhood plans with some minor revisions described below.

3. **Hearing on the MRM amendment, and Newland, Nelson/Cruikshank and Waddell Citizen Amendment Requests (CAR):**

The Planning Commission completed deliberations on the MRM amendments, and Newland and Waddell Citizen Amendment Requests and recommended the following:

- MRM amendments:
  1. Maintain existing step back requirements from Peter Kirk Park and Kirkland Way.
  2. Maintain existing height limit of 67' above ABE (five stories) with two exceptions:
    - Allow five stories of residential over ground floor retail (six stories total, maximum 67') on the MRM site, if proposed public amenities are provided, including minimum 54' easement.
    - Allow five stories of office over ground floor retail (six stories total, maximum 80') on the MRM site, if proposed public amenities are provided, including minimum 54' easement.
  3. Require minimum 38' easement for all new development on the MRM site, except as described in #2 above, then minimum 54'.

4. Clarify landscape category and parking requirements in CBD 5 zoning chart – clarification edits only, no change to actual requirements.
5. Includes the following public amenities:
  - 54'-56' easement improvements from Parkplace to Kirkland Way
  - Retail on the Ground Floor
  - Require one retail tenant space of 9000 square foot minimum size
  - Minimum 2000 square foot public plaza
  - Public Art - minimum value \$10,000
  - 10% Affordable Housing requirement
  - Build to LEED silver or a comparable standard
- Newland CAR: Rezone two parcels from Single Family RSX 7.2/Low Density Residential-LDR6 to Multifamily RM3.6/Medium Density Residential-MDR 12.
- Waddell CAR: Remove the requirement for Common recreation Open Space for multifamily uses in the Planned Area 5C (PLA 5C) Zone

Deliberation on the Nelson/Cruikshank Citizen Amendment Request was not completed and was continued to the July 9, 2015, meeting with the hearing left open for both oral and written public comments.

**4. Hearing on amendments to the Moss Bay, Juanita, South Rose Hill, Everest, Market and Market Street Corridor (maps changes only) and Kingsgate Neighborhood Plans:**

The Planning Commission did not begin deliberations on these neighborhood plan amendments and continued the hearing to the July 9, 2015, meeting with the hearing left open for written public comments.

**III. PUBLIC HEARING AND DELIBERATION ON NELSON/CRUIKSHANK CITIZEN AMENDMENT REQUESTS**

The Planning Commission considered the options for a potential rezone of Planned Area 6C (PLA 6C) from single family to multifamily. The [June 25, 2015 staff memo](#) provided background information and options. Following review of various density options, the staff recommendation to rezone the area to medium density (12 unit per acre and 1 unit/3,600 square feet) and public testimony, the Commission directed staff to bring back draft Comprehensive Plan and Zoning Code amendments for the medium density option. Attachment 1 contains draft Plan amendments and Attachment 2 contains draft amendments to the Kirkland Zoning Code. The draft amendments would essentially change the zoning from PLA 6C to Residential Medium Density 3.6 (RM 3.6).

The hearing was kept open for additional written and oral testimony on the proposed change. Staff will continue to forward additional testimony to the Commission and provide written copies at the continued hearing.

**IV. MOSS BAY, JUANITA, SOUTH ROSE HILL, EVEREST, MARKET, MARKET STREET CORRIDOR, AND KINGSGATE NEIGHBORHOOD PLANS**

The [June 25, 2015](#) staff memo contains a summary of the key changes to the Moss Bay, South Rose Hill, and Everest neighborhood plans. Only map changes are proposed for the Market and Market Street Corridor Neighborhood plans. The Kingsgate Neighborhood Plan is a new neighborhood plan.

Staff recommends that the Planning Commission deliberate on the neighborhood plans and make a recommendation to the City Council.

**V. GENERAL ELEMENTS, APPENDICES A AND C, AND CODE AMENDMENTS, EXCLUDING THE TRANSPORTATION ELEMENT AND THE CAPITAL FACILITIES PLAN TABLES,**

The [June 25, 2015](#), staff memo contains a summary of the key changes to the General Element Chapters, Appendices A and C, and Zoning Code, and the basis for the amendments.

As explained above, the Transportation Commission will make its final recommendation to the Planning Commission on the Transportation Element at its July 22, 2015, meeting. The Houghton Community Council recommended approval of the Transportation Element at its June 25, 2015 meeting. The Planning Commission will deliberate on the Transportation Element at its August 13, 2015 meeting.

The draft Capital Facilities Plan tables in the Capital Facilities Element Chapter are in the process of being prepared as part of preparation of the City's Capital Improvement Plan (CIP). The City Council will review the draft CIP on July 21, 2015. The Planning Commission will review the draft Capital Facilities Plan tables at its July 23, 2015 meeting, and then hold the hearing on the tables on August 13, 2015.

**A. COMMENT LETTER FROM THE LAKE WASHINGTON SCHOOL DISTRICT**

On June 25, 2015, the City received an email from Janene Fogard, Deputy Superintendent of Operational Services for the Lake Washington School District, concerning Policy PS-3.6 in the Public Services Element. The policy addresses the Lake Washington School District facilities.

Ms. Fogard stated in her email that the proposed changes noted below for Policy PS-3.6 "are intended to address the district's interest in cooperatively planning with respect to facilities which will be needed to serve existing and projected residential development."

***Policy PS-3.6: Coordinate with the Lake Washington School District on the planning, siting and development on new, replaced or expanded school facilities.***

*The City and Lake Washington School District should work together on planning for school facilities consistent with the City's Comprehensive Plan. This could mean using consistent data on population and demographics based on the City's growth **and development** projections. The City and School District should confer on the siting and development of school facilities **needed to serve existing and projected residential development**, as well as the City's development regulations and impacts to other public services and facilities. The City and School District*

*should explore opportunities for jointly developing and maintaining school sites to maximize community use. The School District should provide safe pedestrian and bicycle access to connect schools to the surrounding neighborhood when new or expanded schools are proposed. The City should establish a system of school walk routes. With the development of new or expanded schools, the District should ensure appropriate public involvement.*

**Staff Recommendation:** The proposed changes are appropriate in that they further clarify the intent of the policy and thus staff recommends that the changes be reflected in the Draft Plan.

## B. HOUGHTON COMMUNITY COUNCIL RECOMMENDATION

The Houghton Community Council discussed the proposed amendments to the General Element Chapters, the Appendices and the Zoning Code at their June 25, 2015, meeting that followed the joint hearings. They recommended approval of the amendments with the following changes:

### 1. **Environment Element:**

(See Page 97 in June 25, 2015 meeting packet)

***Policy E-2.1: Strive to achieve a healthy, resilient urban forest with an overall a citywide 40 percent of tree canopy coverage.***

Second paragraph under Policy E-2.1: *Significant improvements in stormwater management and air quality could be realized if the average a citywide tree canopy of 40 percent was maintained. A sustainable urban forest consistent of diverse trees ages and species, both in native and planted settings. Larger, mature trees should be maintained and protected, as the greatest benefits accrue from the continued growth and longevity of larger trees.*

**Houghton Community Council Discussion:** The Commissioners discussed that "average" is used in the supportive text below Policy E-2.1. They want to make it clear that the tree canopy goal is an overall city-wide goal and not required for each lot. They recommend that the word "citywide" should replace "overall" in the policy and the supporting text.

**Staff Recommendation:** The proposed change further clarifies the intent of the policy and thus staff recommends that the change be reflected in the Draft Plan.

(See Page 98 in the June 25, 2015 meeting packet)

***Policy E-2.3: Provide a regulatory framework to protect, maintain and enhance Kirkland's urban forest, including required landscaping standards for the built environment.***

*Where development may occur, care should be taken to plan for and use site specific development practices and regulations to minimize removal or destruction of trees,*

*particularly significant stands of ~~for~~ native evergreen trees, natural woodlands and ~~its~~ ~~understory, associate vegetation~~ and sensitive area buffers.*

Houghton Community Council Discussion: The Commissioners agreed that the last sentence in the supportive text is not clear. They thoughts that the term "associated vegetation" relating to natural woodlands is not clear. They recommend replacing "associated vegetation" with "its understory" which is a better way to describe vegetation in a woodland in addition to the trees, and adding a coma before the words "and sensitive area buffers."

Staff Recommendation: The proposed change is appropriate in that it further clarifies the intent of the supportive text and thus staff recommends that the changes be reflected in the Draft Plan.

## **2. Housing Element:**

(See page 157 in the June 25, 2015 meeting packet)

Under **Housing Supply** discussion, paragraph two

*As noted in the Housing Diversity section of this Element, greater opportunities for home ownership may be created through smaller lots and more varied housing types. In addition, cost savings are generally associated with smaller lots and ~~revised~~ **reduced** development standards. The savings obtained through reducing the amount of street, sidewalk, water, sewer, and other utilities needed for each home may be reflected in the initial purchase price as well as ongoing maintenance and services costs to both the homeowner and the public.*

Houghton Community Council Discussion: The Commissioners recommended that the word "reduced" is a clearer description of the change in requirements for the development standards for encouraging affordable housing than "revised," and the same word used the sentence that follows.

Staff Recommendation: The proposed change is appropriate in that it further clarifies the intent of the supportive text and thus staff recommends that the change be reflected in the Draft Plan.

(See page 157 in the June 25, 2015 meeting packet)

### **Policy H-2.1 Maintain an adequate supply of land zoned appropriately for a variety of housing types and densities.**

*As Kirkland has become more fully developed in recent years, residential development ~~trends~~ ~~have~~ ~~has~~ included ~~a shift away from large subdivisions to~~ **more** "infilling" of vacant and underdeveloped lots within existing neighborhoods. ~~In addition, larger subdivisions have continued to occur where opportunities exist.~~*

Houghton Community Council Discussion: The Commissioners decided that the word "trend" is not the correct term. Kirkland has a dwindling supply of large subdivisions as it continues to build out, but those opportunities do still exist, predominately in the recently annexed areas.

Market trends are not a factor, but rather availability of large lots to subdivide. They recommend changing the sentence as noted above.

Staff Recommendation: The proposed change is appropriate in that it further clarifies the intent of supportive text and that the changes be reflected in the Draft Plan.

**VI. UPCOMING HEARINGS AND OPEN HOUSES**

Hearings and open houses on the Draft Plan will continue in July and August 2015. The schedule and topics are as follows:

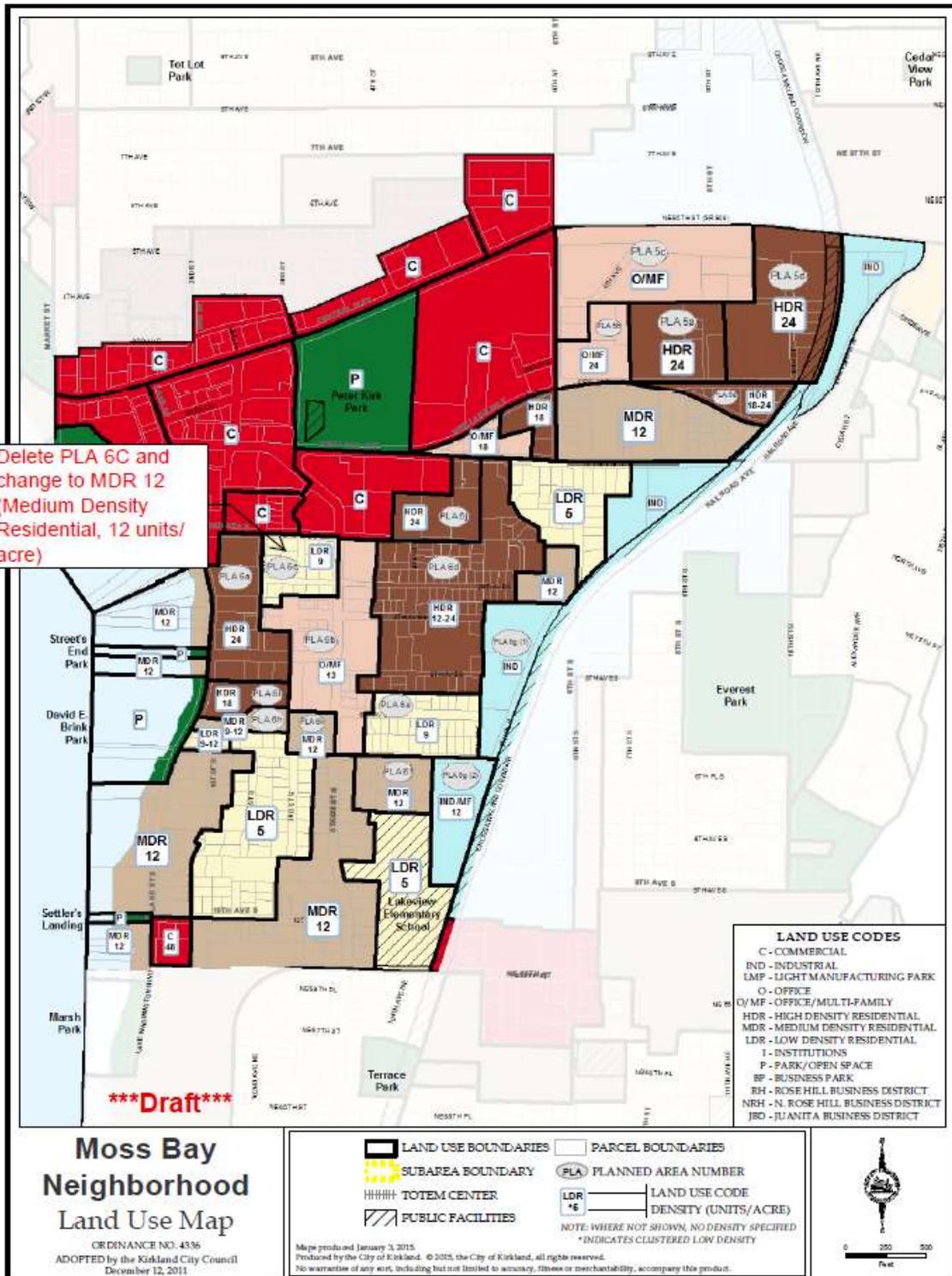
JULY 9 – PC <i>Hearing</i>	Hearing on EIS Deliberation and Recommendation on remaining items from June 25 hearing	Shields/Swan All
JULY 23 – prior to PC meeting <i>Open house</i>	OPEN HOUSE on 7/23 hearing items and COMMUNITY MEETING on the Totem Lake Action EIS	Lieberman-Brill Collins Consultants
JULY 23 – PC <i>Hearing</i>	Hearing on Norkirk, North Rose Hill, NE 85 <sup>th</sup> Street Subarea Plan & Highlands Hearing on Basra, Griffis, Walen & Norkirk CARs PC deliberation and recommendation	Lieberman-Brill L-Brill/Collins Collins/Barnes
AUG 13 – prior to PC meeting <i>Open house</i>	OPEN HOUSE on 8/13 hearing items	Collins and Swan
AUG 13 – PC <i>Hearing</i>	Hearing on Totem Lake Neighborhood Plans Hearings on Morris, Rairdon, Astronics, Evergreen Healthcare, Totem Commercial Center CARs Definitions and general map changes Joint Hearing on Capital facilities Plan (unless HCC waives it and then no joint hearing) HCC recommendation on CFP tables (unless waived) PC deliberation and recommendation on Transportation Element and on Totem Lake if time remains. Recommendation on Preferred EIS Alternative	Collins  Swan/Collins Swan  Swan
SEPT 10 – PC	Totem Lake deliberation and recommendation Wrap up of Plan	Collins

**Attachments:**

- 1-Moss Bay Plan text amendments for PLA 6C
- 2-KZC text amendments for PLA 6C

Also see [June 25, 2015](#), packets addressing Nelson/Cruikshank CAR, and amendments to the Element Chapters, Appendices, Zoning Code and neighborhood plans.





Delete PLA 6C and change to MDR 12 (Medium Density Residential, 12 units/acre)

## SOUTH CORE FRAME

~~*Mitigation measures to reduce impacts on single-family residences may be required.*~~

~~As this area lies just north of an established single family neighborhood, mitigation measures may be required to minimize the impacts of any new nonresidential development on these single family homes. These measures may include the restriction of vehicle access to projects within the South Core Frame to nonresidential streets. Public improvements, such as physical barriers to restrict traffic flow in these areas, may be considered. The architectural massing of projects in this area should be modulated both horizontally and vertically to reduce their visual bulk and to reflect the topography which presently exists.~~

[JM1]

### *Design Districts 3 and 7*

~~*Maximum building height is three stories in Design Districts 3 and 7.*~~

These districts are east of 3rd Street, north of Central Way, and south of Peter Kirk Park. Maximum building height should be three stories, with a minimum front yard setback of 20 feet and maximum lot coverage of 80 percent. Lower portions of projects with a pedestrian orientation should be allowed to encroach into the setbacks to stimulate pedestrian activity and links to eastern portions of the Downtown. Street trees and ground cover are appropriate along Kirkland Avenue and Central Way. By keeping structures in this area relatively low-rise and set back from the street, views from upland residences can be preserved and the openness around Peter Kirk Park enhanced.

~~In Design District 3, the restriction of access points to nonresidential streets may be necessary in order to prevent a negative impact of development in this area on the single family enclave which exists to the south.~~

### *Design District 4*

~~*Maximum building height to be four stories.*~~

This district is located south of 1st Avenue South, east of 1st Street South. Land in this area is appropriate for developments of four stories in height.

The method for calculating building height should be modified for this area as described in the discussion of height calculation for structures in District 8. The opportunity to take advantage of substantial grade changes with terraced building forms also exists in the western half of District 4.

Vehicular circulation will be an important consideration in project design in this area. ~~The restriction of access points to nonresidential streets in order to prevent a negative impact of development in this area on the single family enclave which exists to the south may be necessary.~~

## 4. PERIMETER AREAS

### A. ~~LIVING ENVIRONMENT~~ LAND USE

#### Residential

*Medium-density residential development permitted in block between Kirkland Avenue and Kirkland Way, along 6th Street South, between Planned Area 6B and the Downtown, as well as south and west of Planned Area 6.*

A density of 12 dwelling units per acre is also designated for properties along State Street, south of Planned Area 6 and for properties south of Second Avenue South between Second Street South and State Street (see Figure MB-2). This designation is consistent with densities of existing development as well as with densities permitted along State Street ~~to the north and south~~. Lands on the east side of Lake Washington Boulevard, south of 7th Avenue South and west of the midblock between First and Second Streets South (see Figure MB-2), are also appropriate for multifamily uses at a density of 12 dwelling units per acre. This designation is consistent with permitted densities to the north and south along Lake Washington Boulevard.

### DC. PLANNED AREA 6

~~*Land use in Subarea C discussed.*~~

~~Subarea C located west of State Street and south of the Downtown contains a pocket of single-family homes which should be maintained as low density residential. This will help preserve the housing stock of dwelling units close to the Downtown for low- and fixed-income people [JM2].~~



### 5.10.490 Low Density Zones

The following zones: RS 35; RSX 35; RS 12.5; RSX 12.5; RS 8.5; RSX 8.5; RSA 8; RS 7.2; RSX 7.2; RS 6.3; RSA 6; RS 5.0; RSX 5.0; RSA 4; RSA 1; PLA 3C; ~~PLA 6C, 6E~~; PLA 16; WD II; and comparable zones in other adjoining jurisdictions, except properties with approved intent to rezone to zoning designations other than low density

## CHAPTER 15 – LOW DENSITY RESIDENTIAL ZONES (RS, RSX, RSA, WD II, PLA 3C, ~~PLA 6C~~, PLA 6E, PLA 16)

### Sections:

- [15.05](#) User Guide
- [15.05.010](#) Applicable Zones
- [15.05.020](#) Common Code References
- [15.10](#) General Regulations
- [15.10.010](#) All Low Density Residential Zones
- [15.10.020](#) RS Zone
- [15.10.030](#) RSA Zone
- [15.10.040](#) WD II Zone
- [15.10.050](#) PLA 3C Zone
- [15.20](#) Permitted Uses
- [15.30](#) Density/Dimensions
- [15.40](#) Development Standards

### 15.05.010 Applicable Zones

This chapter contains the regulations for uses in the following zones of the City: RS 35, RS 12.5, RS 8.5, RS 7.2, RS 6.3 and RS 5.0; RSX 35, RSX 12.5, RSX 8.5, RSX 7.2 and RSX 5.0 zones; RSA 1, RSA 4, RSA 6 and RSA 8 zones; WD II zones; PLA 3C, PLA ~~6C~~ and ~~6E~~, and PLA 16 zones.

### 15.20 Permitted Uses

#### Permitted Uses Table – Low Density Residential Zones (RS, RSX, RSA, WD II, PLA 3C, ~~PLA 6C~~, PLA 6E, PLA 16)

Use		Required Review Process:							
		RS	RSX	RSA	WD II	PLA 3C	<del>PLA 6C</del>	PLA 6E	PLA 16
		I = Process I, Chapter <a href="#">145</a> KZC IIB = Process IIB, Chapter <a href="#">152</a> IIA = Process IIA, Chapter <a href="#">150</a> KZC KZC None = No Required Review Process NP = Use Not Permitted # = Applicable Special Regulations (listed after the table)							
15.20.010	Attached Dwelling Units	NP	NP	NP	NP	I <a href="#">1</a>	<del>NP</del>	NP	NP
15.20.020	Church	<a href="#">2</a> , <a href="#">3</a> , <a href="#">4c</a>	<a href="#">2</a> , <a href="#">4c</a>	<a href="#">2</a> , <a href="#">4c</a> , <a href="#">13</a>	NP	IIA <a href="#">4c</a>	<del><a href="#">2</a>, <a href="#">4c</a></del>	<a href="#">2</a> , <a href="#">4c</a>	IIA

**Permitted Uses Table – Low Density Residential Zones (RS, RSX, RSA, WD II, PLA 3C, ~~PLA 6C~~, PLA 6E, PLA 16)**

		<b>Required Review Process:</b>							
		I = Process I, Chapter <a href="#">145</a> KZC IIB = Process IIB, Chapter <a href="#">152</a> IIA = Process IIA, Chapter <a href="#">150</a> KZC KZC None = No Required Review Process NP = Use Not Permitted # = Applicable Special Regulations (listed after the table)							
<b>Use</b>		<b>RS</b>	<b>RSX</b>	<b>RSA</b>	<b>WD II</b>	<b>PLA 3C</b>	<b><del>PLA 6C</del></b>	<b>PLA 6E</b>	<b>PLA 16</b>
15.20.030	Commercial Equestrian Facility	NP	NP	NP	NP	NP	<del>NP</del>	NP	IIB <a href="#">5</a>
15.20.040	Commercial Recreation Area and Use	NP	NP	NP	NP	NP	<del>NP</del>	NP	IIB <a href="#">6</a>
15.20.050	Community Facility	<a href="#">2, 3, 4b</a>	<a href="#">2, 4b</a>	<a href="#">2, 4b</a>	IIA <a href="#">4b</a>	IIA <a href="#">4b</a>	<del>2</del>	<a href="#">2</a>	IIA
15.20.060	Detached Dwelling Unit	None	None	None <a href="#">8, 9</a>	None <a href="#">8, 11</a>	None	<del>None 8</del>	None <a href="#">8</a>	None <a href="#">7, 8</a>
15.20.070	Golf Course	IIA <a href="#">4b, 12</a>	IIA <a href="#">4b, 12</a>	IIA <a href="#">4b, 12, 13</a>	NP	NP	<del>NP</del>	NP	NP
15.20.080	Government Facility	<a href="#">2, 3, 4b</a>	<a href="#">2, 4b</a>	<a href="#">2, 4b</a>	IIA <a href="#">4b</a>	IIA <a href="#">4b</a>	<del>2</del>	<a href="#">2</a>	IIA
15.20.090	Mini-School or Mini-Day-Care Center	I <a href="#">4a, 4b, 14, 15, 16, 18</a>	I <a href="#">4a, 4b, 14, 15, 16, 18</a>	I <a href="#">4a, 4b, 13, 14, 15, 16, 18</a>	NP	I <a href="#">4a, 4b, 14, 15, 16, 18</a>	<del>I <a href="#">15, 16, 17, 18, 19</a></del>	None <a href="#">15, 16, 17, 18, 19</a>	None <a href="#">15, 16, 17, 18, 19</a>
15.20.100	Piers, Docks, Boat Lifts and Canopies Serving Detached Dwelling Unit	NP	NP	I <a href="#">10</a>	<a href="#">10</a>	NP	<del>NP</del>	NP	NP
15.20.110	Public Park	Development standards will be determined on a case-by-case basis. See KZC <a href="#">45.50</a> .							
15.20.120	Public Utility	<a href="#">2, 3, 4b</a>	<a href="#">2, 4b</a>	<a href="#">2, 4b</a>	IIA <a href="#">4b</a>	IIA <a href="#">4b</a>	<del>2</del>	<a href="#">2</a>	IIA
15.20.130	School or Day-Care Center	<a href="#">2, 3, 4, 14, 16, 18, 20</a>	<a href="#">2, 4, 14, 16, 18, 20</a>	<a href="#">2, 4, 13, 14, 16, 18, 20</a>	NP	IIA <a href="#">4, 14, 16, 18, 20</a>	<del><a href="#">2, 4, 14, 16, 18, 20</a></del>	<a href="#">2, 4, 14, 16, 18, 20</a>	IIA <a href="#">16, 17, 18, 19, 20</a>

### 15.30 Density/Dimensions

**Density/Dimensions Table – Low Density Residential Zones (RS, RSX, RSA, WD II, PLA 3C, ~~PLA 6C~~, PLA 6E, PLA 16)**

Use	Minimum Lot Size	REQUIRED YARDS <sup>1</sup> (See Ch. 115 KZC)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
		Front	Side	Rear		
15.30.010 Attached Dwelling Units	<a href="#">2</a> , <a href="#">3</a>	20' <sup>4</sup>	10' <sup>5</sup>	10' <sup>5</sup>	50%	25' above ABE.
15.30.020 Church	<b>RS, RSX, RSA:</b> <a href="#">7</a> <b>PLA 3C:</b> 12,500 sq. ft. <b><del>PLA 6C:</del></b> 8,500 sq. ft. <b>PLA 6E:</b> 7,200 sq. ft. <b>PLA 16:</b> 35,000 sq. ft.	20'	20'	20'	70% <b>RSA:</b> 70% <sup>6</sup> <b>PLA 3C:</b> 50%	<b>RS, PLA 3C, <del>PLA 6C</del>, PLA 6E:</b> 25' above ABE. <b>RSX, RSA, PLA 16:</b> 30' above ABE.
15.30.030 Commercial Equestrian Facility	3 acres	20'	20'	20'	80%	<a href="#">8a</a>
15.30.040 Commercial Recreation Area and Use	1 acre	20'	20'	20'	80%	38' above ABE. <a href="#">8a</a> , <a href="#">b</a>
15.30.050 Community Facility	None	20'	10' <b>WD II:</b> <sup>9</sup>	10'	70% <b>RSA:</b> 70% <sup>6</sup> <b>PLA 3C:</b> 50%	<b>RS, WD II, PLA 3C, <del>PLA 6C</del>, PLA 6E:</b> 25' above ABE. <b>RSA, RSX, PLA 16:</b> 30' above ABE.
		<b>WD II:</b> <a href="#">10</a>				
15.30.060 Detached Dwelling Unit	<b>RS, RSX:</b> <a href="#">11</a> , <a href="#">12</a> , <a href="#">13</a> <b>RSA:</b> <a href="#">11</a> , <a href="#">17</a> , <a href="#">18</a> , <a href="#">19</a>	<b>RS:</b> 20' <sup>14, 16</sup> <b>RSX:</b> 20' <sup>15, 16</sup>	5'/15' <sup>9</sup> <b>RSX:</b> 5' <sup>15</sup> <b>RSA:</b> 5'	10' <b>RS, RSX:</b> 10' <sup>16</sup>	50% <b>RSA:</b> 50% <sup>6</sup>	<b>RS, PLA 3C, <del>PLA 6C</del>, PLA 6E:</b> 25' above ABE. <b>RSX, PLA 16:</b> 30' above ABE.

**Density/Dimensions Table – Low Density Residential Zones (RS, RSX, RSA, WD II, PLA 3C, ~~PLA 6C~~, PLA 6E, PLA 16)**

Use		Minimum Lot Size	REQUIRED YARDS <sup>1</sup> (See Ch. 115 KZC)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
			Front	Side	Rear		
		<b>WD II:</b> 12,500 sq. ft. <sup>23</sup> <b>PLA 3C:</b> 12,500 sq. ft. <sup>2, 27</sup> <b><del>PLA 6C,</del></b> <b>PLA 6E:</b> 5,000 sq. ft. <sup>28</sup> <b>PLA 16:</b> 35,000 sq. ft. <sup>13, 29, 30</sup>	<b>RSA:</b> 20' <sup>15, 16, 20</sup> <b>WD II:</b> <sup>14, 22, 32</sup> <b>PLA 3C,</b> <b><del>PLA 6C,</del></b> <b>PLA 6E,</b> <b>PLA 16:</b> 20' <sup>4</sup>	<b>WD II:</b> <sup>24</sup>			<b>RSA:</b> 30' above ABE. <sup>21</sup> <b>WD II:</b> 25' above ABE. <sup>25, 26</sup>
15.30.070	Golf Course	1 acre	50'	50'	50'	50% <b>RSA:</b> 50% <sup>6</sup>	<b>RS:</b> 25' above ABE. <b>RSA, RSX:</b> 30' above ABE.
15.30.080	Government Facility	None	20'	10' <b>WD II:</b> 5'/15' <sup>9</sup>	10'	70% <b>RSA:</b> 70% <sup>6</sup> <b>PLA 3C:</b> 50%	<b>RS, WD II, PLA 3C, <del>PLA 6C,</del> PLA 6E:</b> 25' above ABE. <b>RSA, RSX, PLA 16:</b> 30' above ABE.
15.30.090	Mini-School or Mini-Day-Care Center	<b>RS, RSX, RSA:</b> <sup>7</sup> <b>PLA 3C:</b> 12,500 sq. ft. <b><del>PLA 6C:</del></b> <del>5,000 sq. ft.</del> <b>PLA 6E:</b> 3,600 sq. ft. <b>PLA 16:</b> 35,000 sq. ft.	20'	5'/15' <sup>9</sup>	10' <b>PLA 3C:</b> 20'	50% <b>RSA:</b> 50% <sup>6</sup> <b>PLA 6E:</b> 60%	<b>RS, PLA 3C, <del>PLA 6C,</del> PLA 6E:</b> 25' above ABE. <b>RSX, RSA, PLA 16:</b> 30' above ABE.

**Density/Dimensions Table – Low Density Residential Zones (RS, RSX, RSA, WD II, PLA 3C, ~~PLA 6C~~, PLA 6E, PLA 16)**

Use	Minimum Lot Size	REQUIRED YARDS <sup>1</sup> (See Ch. 115 KZC)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation	
		Front	Side	Rear			
15.30.100	Piers, Docks, Boat Lifts and Canopies Serving Detached Dwelling Unit	None	See Chapter <a href="#">83</a> KZC.			–	See Chapter <a href="#">83</a> KZC.
15.30.110	Public Park	Development standards will be determined on a case-by-case basis.					
15.30.120	Public Utility	None	20'	20' <b>WD II:</b> 5'/15' <sup>9</sup>	20'	70% <b>RSA:</b> 70% <sup>6</sup> <b>PLA 3C:</b> 50%	<b>RS, WD II, PLA 3C, <del>PLA 6C</del>, PLA 6E:</b> 25' above ABE. <b>RSA, RSX, PLA 16:</b> 30' above ABE.
15.30.130	School or Day-Care Center	<b>RS, RSX, RSA:</b> <sup>7</sup> <b>PLA 3C:</b> 12,500 sq. ft. <b><del>PLA 6C:</del></b> 8,500 sq. ft. <b>PLA 6E:</b> 7,200 sq. ft. <b>PLA 16:</b> 35,000 sq. ft.	If this use can accommodate 50 or more students or children, then:			70% <b>RSA:</b> 70% <sup>6</sup> <b>PLA 3C:</b> 50%	<b>RS:</b> 25' above ABE. <sup>31</sup> <b>RSX, RSA, PLA 16:</b> 30' above ABE. <sup>31</sup> <b>PLA 3C:</b> 25' above ABE. <sup>6</sup> <b><del>PLA 6C</del>, PLA 6E:</b> 25' above ABE. <sup>31</sup>
			50'	50'	50'		
			If this use can accommodate 13 to 49 students or children, then:				
			20'	20'	20'		

#### 15.40 Development Standards

**Development Standards Table – Low Density Residential Zones (RS, RSX, RSA, WD II, PLA 3C, ~~PLA 6C~~, PLA 6E, PLA 16)**

Use	Landscape Category (Chapter <a href="#">95</a> KZC)	Sign Category (Chapter <a href="#">100</a> KZC)	Required Parking Spaces (Chapter <a href="#">105</a> KZC)

15.40.010	Attached Dwelling Units	E	A	2.0 per dwelling unit.
15.40.020	Church	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. <sup>1</sup>
15.40.030	Commercial Equestrian Facility	C <sup>2</sup>	B	See KZC <a href="#">105.25</a> .
15.40.040	Commercial Recreation Area and Use	C <sup>2, 3</sup>	B	See KZC <a href="#">105.25</a> .
15.40.050	Community Facility	C <sup>4</sup>	B	See KZC <a href="#">105.25</a> .
15.40.060	Detached Dwelling Unit	E	A	2.0 per dwelling unit.
15.40.070	Golf Course	E <sup>14</sup>	B	See KZC <a href="#">105.25</a> .
15.40.080	Government Facility	C <sup>4</sup>	B RSX, RSA: B <sup>5, 9</sup>	See KZC <a href="#">105.25</a> .
15.40.090	Mini-School or Mini-Day-Care Center	E	B <sup>6</sup> PLA 16: B	See KZC <a href="#">105.25</a> . <sup>7, 8</sup>
15.40.100	Piers, Docks, Boat Lifts and Canopies Serving Detached Dwelling Unit	–	–	None
15.40.110	Public Park	Development standards will be determined on a case-by-case basis.		
15.40.120	Public Utility	A <sup>4</sup>	B	See KZC <a href="#">105.25</a> .
15.40.130	School or Day-Care Center	D	B RS, RSX, RSA: B <sup>5, 10</sup> PLA 3C, <del>PLA 6C</del> , PLA 6E: B <sup>11</sup>	See KZC <a href="#">105.25</a> . <sup>8, 12</sup> PLA 3C: <sup>13</sup>

**50.24 User Guide – CBD 3 zones.**

The charts in KZC 50.27 contain the basic zoning regulations that apply in the CBD 3 zones of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

**Section 50.25****Section 50.25 – GENERAL REGULATIONS**

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

1. Refer to Chapter [1](#) KZC to determine what other provisions of this code may apply to the subject property.
2. No portion of a structure within 100 feet of the southerly boundary of 2nd Avenue South abutting ~~Planned Area 6C~~ [the RM 3.6 zone](#) may exceed ~~2530~~ [2530](#) feet above average building elevation (does not apply to Detached Dwelling Unit uses).
3. Site and building design must include installation of pedestrian linkages consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan (does not apply to Detached Dwelling Unit uses).
4. See KZC [50.62](#) for additional building height provisions.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 50.27	USE ⇓ REGULATIONS ⇓	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.010	Entertainment, Cultural, and/or Recreational Facility	D.R., Chapter 142 KZC.	None	20' See Spec. Reg. 4.	0'	0'	80% See Spec. Reg. 4.	41' above average building elevation.	D See Spec. Reg. 3.	E	See KZC 105.25.	<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>3. Landscape Category B is required if the subject property is adjacent to Planned Areas 6C, 6D, or 6J. <b>or RM 3.6 zone.</b></li> <li>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.</li> </ol>
.020	Hotel or Motel										One for each room. See Spec. Reg. 2.	
.030	Restaurant or Tavern										One per each 125 sq. ft. of gross floor area.	

Section 50.27

Zone  
CBD-3

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 50.27	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.040	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' See Spec. Reg. 5.	0'	0'	80% See Spec. Reg. 5.	41' above average building elevation.	D See Spec. Reg. 4.	E	One per each 350 sq. ft. of gross floor area.	<ol style="list-style-type: none"> <li>The following uses are not permitted in this zone:                             <ol style="list-style-type: none"> <li>Vehicle service stations.</li> <li>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.</li> <li>Drive-in facilities and drive-through facilities.</li> </ol> </li> <li>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.</li> <li>Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:                             <ol style="list-style-type: none"> <li>The assembled or manufactured goods are directly related to and dependent upon this use, and are available for purchase and removal from the premises.</li> <li>The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.</li> </ol> </li> <li>Landscape Category B is required if the subject property is adjacent to Planned Areas 6C, 6D, or 6J. <span style="border: 1px solid black; padding: 2px;">or RM 3.6 zone.</span></li> <li>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.</li> </ol>

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
Section 50.27	USE ⇩	REGULATIONS ⇩	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
.050	Private Lodge or Club See Spec. Reg. 3.	D.R., Chapter 142 KZC.	None	20' See Spec. Reg. 4.	0'	0'	80%	41' above average building elevation.	D See Spec. Reg. 2.	B	See KZC 105.25.	<ol style="list-style-type: none"> <li>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.</li> <li>2. Landscape Category C is required if the subject property is adjacent to Planned Areas 6C, 6D, or 6J. <b>or RM 3.6 zone.</b></li> <li>3. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension. This special regulation shall not apply along portions of State Street and Second Avenue South not designated as pedestrian-oriented streets.</li> <li>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.</li> </ol>	

Section 50.27

Zone  
CBD-3

USE ZONE CHART

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

Section 50.27	USE ↓ REGULATIONS ↓	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.060	Office Use See Spec. Reg. 5.	D.R., Chapter 142 KZC.	None	20' See Spec. Regs. 5 and 6.	0'	0'	80%	41' above average building elevation.	D See Spec. Reg. 4.	D	One per each 350 sq. ft. of gross floor area.	<ol style="list-style-type: none"> <li>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.</li> <li>The following regulations apply to veterinary offices only:                             <ol style="list-style-type: none"> <li>May only treat small animals on the subject property.</li> <li>Outside runs and other outside facilities for the animals are not permitted.</li> <li>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.</li> <li>A veterinary office is not permitted if the subject property contains dwelling units.</li> </ol> </li> <li>Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:                             <ol style="list-style-type: none"> <li>The assembled or manufactured goods are directly related to and dependent upon this use, and are available for purchase and removal from the premises.</li> <li>The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.</li> </ol> </li> <li>Landscape Category C is required if the subject property is adjacent to Planned Areas 6C, 6D, or 6J. <span style="border: 1px solid red; padding: 2px;">or RM 3.6 zone.</span></li> <li>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 (see KZC 50.64 for limited exceptions). The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension. This special regulation shall not apply along portions of State Street and Second Avenue South not designated as pedestrian-oriented streets.</li> <li>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.</li> </ol>

Section 50.27

Zone  
CBD-3

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
Section 50.27	USE ↓	REGULATIONS ↓	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
.090	Church	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.	<ol style="list-style-type: none"> <li>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.</li> <li>2. No parking is required for day-care or school ancillary to the use.</li> <li>3. Landscape Category C is required if the subject property is adjacent to Planned Areas 6C, 6D, or 6J or RM 3.6 zone.</li> <li>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.</li> </ol>	
.100	School, Day-Care Center, or Mini-School or Day-Care Center			20' See Spec. Reg. 5.					D		See KZC 105.25.	<ol style="list-style-type: none"> <li>1. A six-foot-high fence is required along all property lines adjacent to outside play areas.</li> <li>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.</li> <li>3. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.</li> <li>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.</li> <li>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.</li> </ol>	

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 50.27	USE ↓ REGULATIONS ↓	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.110	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.	<ol style="list-style-type: none"> <li>1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility.</li> <li>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:                             <ol style="list-style-type: none"> <li>a. One parking stall shall be provided for each bed.</li> </ol> </li> <li>3. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension. This special regulation shall not apply along portions of State Street and Second Avenue South not designated as pedestrian-oriented streets.</li> <li>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.</li> </ol>
.120	Public Utility			20' See Spec. Reg. 3.					C See Special Reg. 1.			<ol style="list-style-type: none"> <li>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.</li> <li>2. Landscape Category C is required if the subject property is adjacent to Planned Areas 6C, 6D, or 6J, or RM 3.6 zone.</li> <li>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.</li> </ol>
.130	Government Facility or Community Facility								D See Special Regs. 1 and 2.			
.140	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

**50.29 User Guide – CBD 4 zones.**

The charts in KZC [50.32](#) contain the basic zoning regulations that apply in the CBD 4 zones of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

**Section 50.30****Section 50.30 – GENERAL REGULATIONS**

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

1. Refer to Chapter [1](#) KZC to determine what other provisions of this code may apply to the subject property.
2. Structures east of Second Street South shall be set back 10 feet from Second Avenue South (does not apply to Detached Dwelling Unit and Public Park uses).
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 (does not apply to Public Park uses).
4. Maximum height of structure is 55.4 feet above average building elevation west of Second Street South, including any adjacent structure in CBD-1 west of 2nd Street South developed with a structure in this zone.
5. No portion of a structure within 100 feet of the southerly boundary of Second Avenue South abutting ~~Planned Area 6C~~ the RM 3.6 zone shall exceed 35 feet. No portion of a structure within 40 feet of First Avenue South shall exceed 41 feet (does not apply to Detached Dwelling Unit uses).
6. See KZC [50.62](#) for additional building height provisions.
7. Development shall not isolate any existing detached dwelling unit in this zone (does not apply to Detached Dwelling Unit and Public Park uses).

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 50.32	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.010	Restaurant or Tavern	D.R., Chapter 142 KZC.	None	0'	0'	0'	100%	54' above average building elevation or existing grade.	D <del>See Spec. Reg. 3.</del>	E	One per each 125 sq. ft. of gross floor area.	<ol style="list-style-type: none"> <li>No aspect or component of this use, including open dining areas, may be oriented towards Second Avenue South.</li> <li>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.</li> <li><del>Landscape Category B is required if subject property is adjacent to Planned Area 6C.</del></li> <li><b>3</b> Drive-in or drive-through facilities are prohibited.</li> </ol>
.020	Entertainment, Cultural or Recreational Facility								D <del>See Spec. Reg. 4.</del>		See KZC 50.60 and 105.25.	<ol style="list-style-type: none"> <li>No aspect or component of this use, including hotel/motel rooms and open dining areas, may be oriented toward Second Avenue South.</li> <li>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.</li> <li>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.</li> <li><del>Landscape Category B is required if subject property is adjacent to Planned Area 6C.</del></li> </ol>
.030	Hotel or Motel										One for each room. See Spec. Reg. 3.	<ol style="list-style-type: none"> <li>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.</li> <li><del>Landscape Category B is required if subject property is adjacent to Planned Area 6C.</del></li> </ol>
.040	Any Retail Establishment, other than those specifically listed, limited, or prohibited in this zone, selling goods or providing services including banking and related financial services										One per each 350 sq. ft. of gross floor area.	<ol style="list-style-type: none"> <li>The following uses are not permitted in this zone:                             <ol style="list-style-type: none"> <li>Vehicle service stations.</li> <li>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.</li> <li>Drive-in facilities and drive-through facilities.</li> </ol> </li> <li>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.</li> <li>Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:                             <ol style="list-style-type: none"> <li>The assembled or manufactured goods are directly related to and dependent upon this use and are available for purchase and removal from the premises.</li> <li>The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.</li> </ol> </li> <li><del>Landscape Category B is required if subject property is adjacent to Planned Area 6C.</del></li> </ol>

Section 50.32

Zone  
CBD-4

USE ZONE CHART

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

Section 50.32	USE ↓ REGULATIONS ↓	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.050	Private Lodge or Club	D.R., Chapter 142 KZC.	None	10'	0'	0'	100%	54' above average building elevation or existing grade.	D <del>See Spec. Reg. 2.</del>	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. <del>2. Landscape Category C is required if subject property is adjacent to Planned Area 6C.</del>
.060	Office Use								D <del>See Spec. Reg. 4.</del>	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. 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 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. <del>4. Landscape Category C is required if subject property is adjacent to Planned Area 6C.</del>
.070	Church								D <del>See Spec. Reg. 3.</del>	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. <del>3. Landscape Category C is required if subject property is adjacent to Planned Area 6C.</del>

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 50.32	 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						
.080	Stacked or Attached Dwelling Units	D.R., Chapter 142 KZC.	None	10'	0'	0'	100%	54' above average building elevation or existing grade.	D <del>See Spec. Reg. 1.</del>	A	See Spec. Reg. <b>1</b> <del>1. Landscape Category C is required if subject property is adjacent to Planned Area 6C.</del> <b>1</b> This use must provide a minimum of one parking stall per bedroom or studio unit and an average of at least 1.3 parking stalls per unit for each development. In addition, guest parking shall be provided at a rate of 0.1 stalls per bedroom or studio unit with a minimum of two guest parking stalls provided per development.	
.085	Residential Suites										See Spec. Reg. <b>1</b> <del>1. Landscape Category C is required if subject property is adjacent to Planned Area 6C.</del> <b>1</b> For parking managed pursuant to Special Regulation 3, parking shall be provided at a rate of 0.5 per living unit plus one per on-site employee. Otherwise parking shall be provided at a rate of one per living unit plus one per on-site employee and modifications to decrease the requirement are prohibited. See KZC 50.60. <b>2</b> The required parking shall be 0.5 per living unit where the parking is managed as follows and the property owner agrees to the following in a form approved by the City and recorded with King County: a. Rentals shall be managed such that the total demand for parking does not exceed the available supply of required private parking. If the demand for parking equals or exceeds the supply of required private parking, the property owner shall either restrict occupancy of living units or restrict leasing to only tenants who do not have cars. b. The property owner shall prepare a Transportation Management Plan (TMP) for review and approval by the City and recording with King County. At a minimum, the TMP shall include the following requirements: 1) Charge for on-site parking, unbundled from the rent, for tenants who have cars. 2) Bus pass or equivalent alternative transportation mode subsidies for tenants who don't have cars. 3) Lease provisions and monitoring requirements for the property owner to ensure that tenants are not parking off site to avoid parking charges. 4) Adequate secured and sheltered bicycle parking to meet anticipated demand. 5) Designation of a Transportation Coordinator to manage the TMP, provide commute information to all new tenants, and be a point of contact for the City.	

REGULATIONS CONTINUED ON NEXT PAGE

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 50.32	 	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						
.085	Residential Suites (continued)										REGULATIONS CONTINUED FROM PREVIOUS PAGE	
											<p><b>5</b> Developments containing this use shall provide common living area available to all residential suite residents. Common living area shall consist of areas such as shared kitchens, dining areas, and community rooms. Areas such as bathrooms, laundries, utility rooms, storage, stairwells, mailrooms, and hallways shall not be counted as common living area. The minimum amount of common living area for each project shall be 250 square feet plus an additional 20 square feet per living unit.</p>	
.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 or existing grade.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> <li>A six-foot-high fence is required along all property lines adjacent to outside play areas.</li> <li>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.</li> <li>Hours of operation may be limited by the City to reduce impacts on nearby residential uses.</li> <li>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.</li> </ol>
.100	Assisted Living Facility								D See Spec. Reg. 3.	A	1.7 per independent unit. 1 per assisted living unit.	<ol style="list-style-type: none"> <li>A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility.</li> <li>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:                     <ol style="list-style-type: none"> <li>One parking stall shall be provided for each bed.</li> </ol> </li> <li><del>Landscape Category C is required if subject property is adjacent to Planned Area 6C.</del></li> </ol>
.110	Detached Dwelling Units	None	3,600 sq. ft.	20'	5'	10'	60%	<del>If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above building elevation.</del>	E	A	2.0 per unit.	<ol style="list-style-type: none"> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.</li> </ol>

Section 50.32

Zone  
CBD-4

USE ZONE CHART

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

Section 50.32	 USE  REGULATIONS	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.120	Public Utility, Government Facility, or Community Facility	D.R., Chapter 142 KZC.	None	10'	0'	0'	100%	54' above average building elevation of existing grade.	D See Spec. Reg. 1	B	See KZC 105.25.	1. <del>Landscape Category C is required if subject property is adjacent to Planned Area 6C.</del> Landscape Category A or B may be required depending on the type of use on the subject property and 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.										