

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
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 - 15.10.030 RSA Zone
 - 15.10.040 WD II Zone
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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	PLA 6C	PLA 6E	PLA 16
		I = Process I, Chapter 145 KZC IIB = Process IIB, Chapter 152 KZC IIA = Process IIA, Chapter 150 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 1	NP	NP	NP
15.20.020	Church	2, 3, 4c	2, 4c	2, 4c, 13	NP	IIA 4c	2, 4c	2, 4c	IIA
15.20.030	Commercial Equestrian Facility	NP	NP	NP	NP	NP	NP	NP	IIB 5
15.20.040	Commercial Recreation Area and Use	NP	NP	NP	NP	NP	NP	NP	IIB 6
15.20.050	Community Facility	2, 3, 4b	2, 4b	2, 4b	IIA 4b	IIA 4b	2	2	IIA
15.20.060	Detached Dwelling Unit	None	None	None 8, 9	None 8, 11	None	None &	None 8	None 7, 8
15.20.070	Golf Course	IIA 4b, 12	IIA 4b, 12	IIA 4b, 12, 13	NP	NP	NP	NP	NP
15.20.080	Government Facility	2, 3, 4b	2, 4b	2, 4b	IIA 4b	IIA 4b	2	2	IIA

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

Use		Required Review Process:							
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		I = Process I, Chapter 145 KZC IIB = Process IIB, Chapter 152 KZC IIA = Process IIA, Chapter 150 KZC None = No Required Review Process NP = Use Not Permitted # = Applicable Special Regulations (listed after the table)							
15.20.090	Mini-School or Mini-Day-Care Center	I 4a, 4b, 14, 15, 16, 18	I 4a, 4b, 14, 15, 16, 18	I 4a, 4b, 13, 14, 15, 16, 18	NP	I 4a, 4b, 14, 15, 16, 18	I 15, 16, 17, 18, 19	None 15, 16, 17, 18, 19	None 15, 16, 17, 18, 19
15.20.100	Piers, Docks, Boat Lifts and Canopies Serving Detached Dwelling Unit	NP	NP	I 10	10	NP	NP	NP	NP
15.20.120	Public Utility	2, 3, 4b	2, 4b	2, 4b	IIA 4b	IIA 4b	2	2	IIA
15.20.130	School or Day-Care Center	2, 3, 4, 14, 16, 18, 20	2, 4, 14, 16, 18, 20	2, 4, 13, 14, 16, 18, 20	NP	IIA 4, 14, 16, 18, 20	2, 4, 14, 16, 18, 20	2, 4, 14, 16, 18, 20	IIA 16, 17, 18, 19, 20

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 ¹ (See Ch. 115 KZC)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
		Front	Side	Rear		
15.30.020 Church	RS, RSX, RSA: 7 PLA 3C: 12,500 sq. ft. PLA 6C: 8,500 sq. ft. PLA 6E: 7,200 sq. ft. PLA 16: 35,000 sq. ft.	20'	20'	20'	70% RSA: 70% ⁶ PLA 3C: 50%	RS, PLA 3C, PLA 6C, PLA 6E: 25' above ABE. RSX, RSA, PLA 16: 30' above ABE.
15.30.050 Community Facility	None	20'	10' WD II: ⁹	10'	70% RSA: 70% ⁶ PLA 3C: 50%	RS, WD II, PLA 3C, PLA 6C, PLA 6E: 25' above ABE. RSA, RSX, PLA 16: 30' above ABE.
		WD II: ¹⁰				
15.30.060 Detached Dwelling Unit	RS, RSX: ^{11, 12, 13} RSA: ^{11, 17, 18, 19} WD II: 12,500 sq. ft. ²³ PLA 3C: 12,500 sq. ft. ^{2, 27} PLA 6C, PLA 6E: 5,000 sq. ft.²⁸ PLA 16: 35,000 sq. ft. ^{13, 29, 30}	RS: 20' ^{14, 16} RSX: 20' ^{15, 16} RSA: 20' ^{15, 16, 20} WD II: ^{14, 22, 32} PLA 3C, PLA 6C, PLA 6E, PLA 16: 20' ⁴	5'/15' ⁹ RSX: 5' ¹⁵ RSA: 5' WD II: ²⁴	10' RS, RSX: 10' ¹⁶	50% RSA: 50% ⁶	RS, PLA 3C, PLA 6C, PLA 6E: 25' above ABE. RSX, PLA 16: 30' above ABE. RSA: 30' above ABE. ²¹ WD II: 25' above ABE. ^{25, 26}
15.30.080 Government Facility	None	20'	10' WD II: 5'/15' ⁹	10'	70% RSA: 70% ⁶ PLA 3C: 50%	RS, WD II, PLA 3C, PLA 6C, PLA 6E: 25' above ABE. RSA, RSX, PLA 16: 30' above ABE.
		WD II: ¹⁰				
15.30.090 Mini-School or Mini-Day-Care Center	RS, RSX, RSA: 7 PLA 3C: 12,500 sq. ft. PLA 6C: 5,000 sq. ft. PLA 6E: 3,600 sq. ft. PLA 16: 35,000 sq. ft.	20'	5'/15' ⁹	10' PLA 3C: 20'	50% RSA: 50% ⁶ PLA 6E: 60%	RS, PLA 3C, PLA 6C, PLA 6E: 25' above ABE. RSX, RSA, PLA 16: 30' above ABE.
15.30.120 Public Utility	None	20'	20' WD II: 5'/15' ⁹	20'	70% RSA: 70% ⁶ PLA 3C: 50%	RS, WD II, PLA 3C, PLA 6C, PLA 6E: 25' above ABE.
		WD II: ¹⁰				

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 ¹ (See Ch. 115 KZC)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation RSA, RSX, PLA 16: 30' above ABE.
		Front	Side	Rear		
		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 95 KZC)	Sign Category (Chapter 100 KZC)	Required Parking Spaces (Chapter 105 KZC)
15.40.130 School or Day-Care Center	D	B RS, RSX, RSA: B ^{5, 10} PLA 3C, PLA 6C , PLA 6E: B ¹¹	See KZC 105.25. ^{8, 12} PLA 3C: ¹³

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, PLA 6H, PLA 6K; PLA 7C; PLA 9; PLA 15B; PLA 17)

20.10 General Regulations

20.10.020 RM, RMA Zones

- 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.
- 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.
- 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).
- If the property is located in the NE 85th Street Subarea, the following shall apply:
 - 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.
 - 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).
- Residential uses may have an associated private shoreline park that is commonly owned and used by residents and guests.
- 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.

7. If the subject property is in the RM 3.6 zone located west of State Street South between Second Avenue South and Fourth Avenue South, the following regulations apply:

- a. The maximum height of structure above ABE shall be 25 feet.
- b. The required front yard shall be 10 feet, except any garage accessed from the right-of-way shall provide a minimum 20-foot by 20-foot parking pad between the garage and the right-of-way. The Planning Official may reduce or waive this requirement for parking structures used by multiple units or uses where parking in front of the garage is not possible due to shared access.
- c. The required side yard shall be five feet, except developments containing four or more units abutting an existing detached dwelling unit where the minimum required side yard shall be 10 feet.

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

Zone
CBD-3

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 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.

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

Zone
CBD-4

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).