

Chapter 1 – USER GUIDE

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1.05 How To Use This Code

This code has been designed and drafted to make it as easy as possible for the user to determine all use regulations that apply to a particular piece of property and to uses, structures, and activities on that piece of property. Follow the step-by-step procedure laid out below to find applicable regulations.

1. Find the subject property on the Zoning Map. The subject property will be located within a zone, such as RS 7.2, for example.
2. Refer to the Table of Contents and find the chapter that includes the zone in which the subject property is located, such as Low Density Residential. The chapters contain the following: User Guide, General Regulations, Permitted Uses Table, Density/Dimensions Table and Development Standards Table.
3. The User Guide describes in detail how to find information, and lists the zones and Common Code References for that chapter.
4. The General Regulations are listed and apply to the zones as noted.
5. The Permitted Uses Table contains a list of uses in the left column and the name of each zone addressed in the chapter in the top row. The cells in the table show whether the use is permitted or not permitted in each zone. For each permitted use, the Required Review Process is shown as are numbers referencing Special Regulations listed immediately following the table. The Special Regulations are identified as PU-1, 2, 3 etc.
6. The Density/Dimensions table lists the uses in the left column and has Minimum Lot Size, Required Yards, Maximum Lot Coverage and Maximum Height of Structure in columns to the right. It is important to ensure that the use of interest is permitted in the zone according to the Permitted Uses Table before proceeding with the Density/Dimensions table. Many of the cells in this table show numbers referring to Special Regulations listed following the table. Density/Dimensions Special Regulations are identified as DD-1, 2, 3 etc.
7. The Development Standards table lists the uses in the left column and has scape Category, Sign Category and Required Parking Spaces in columns to the right. It is important to ensure that the use of interest is permitted in the zone according to the Permitted Uses Table before proceeding with the Development Standards table. Many of the cells in this table show numbers referring to Special Regulations listed following the table. Special Regulations for Development Standards identified by DS-1, 2, 3 etc.

8. The user now has the basic zoning regulations that apply to the subject property. However, please review [KZC 1.10](#) to see if other regulations may be applicable.

1.10 Additional Regulations

In addition to the regulations in the tables, this code contains a variety of provisions that may apply to the subject property or to a particular use or activity on the property. The following list of questions will help to determine what other factors of this code may contain regulations that are of interest.

1. Accessory Dwelling Units – Are you interested in adding a second dwelling unit to your home? If so, you should read [KZC 115.07](#).
2. Accessory Uses, Facilities and Activities – Do you want to conduct or use any uses, facilities or activities that are accessory to an allowed use on the subject property? If so, you should read [KZC 115.10](#), Accessory Uses, Facilities, and Activities.
3. Amendments – If you are interested in proposing an amendment to the Zoning Map, text of the Zoning Code or Comprehensive Plan, refer to Chapters [130](#), [135](#) and [140](#) KZC respectively.
4. Domestic Animals – Are you interested in keeping domestic animals in a residential zone? If so, you should read [KZC 115.20](#), Animals in Residential Zones.
5. Fences – Do you want to erect a fence on the subject property? If so, you should read [KZC 115.40](#), Fences. Also, you should review [KZC 115.135](#), Sight Distance at Intersections, for additional regulations that may apply.
6. Garbage Receptacles – Do you need information on the design of enclosures or screening for garbage receptacles? If so, you should read [KZC 115.45](#), Garbage and Recycling Receptacles and Enclosures – Storage Space, Placement and Screening.
7. Heavy Equipment Operation – Do you want to know the City’s limitation on hours during which development activity is permitted? If so, you should read [KZC 115.25](#), Development Activity– Limitations On.
8. Junk and Junk Yards – Are you interested in the City’s regulations on junk and junk yards? If so, see [KMC 21.41.308](#), Rubbish, junk and garbage.
9. Land Surface Modification – Do you want to do any clearing, grading or engage in any land surface modifications including removing vegetation other than trees on the subject property? If so, you should read [KMC Title 29](#), Land Surface Modification.
10. Large Vehicles or Boats – Do you want to park or store a large vehicle or boat of any kind on property in a residential zone? If so, you should read [KZC 115.150](#), Vehicles, Boats and Trailers – Size in Residential Zones Limited.
11. Nonconformance/Legal Building Site – Does some aspect of the subject property, or the use or activity on the subject property not conform to this code? If so, see Chapter [162](#) KZC. In addition, you should review [KZC 115.80](#), Legal Building Site.
12. Outdoor Use, Activities, and Storage – Are you interested in conducting any use or activity outdoors? If so, see [KZC 115.105](#), Outdoor Use, Activity, and Storage.
13. Overlay “AE” – Is there an “AE” on the Zoning Map that contains the subject property? If so, see Chapter [72](#) KZC, Adult Activities Overlay Zone.
14. Overlay “EQ” – Is there an “EQ” on the Zoning Map that contains the subject property? If so, see Chapter [80](#) KZC, Equestrian Overlay Zone.

15. Overlay “HL” – Is there an “HL” on the Zoning Map that contains the subject property? If so, see Chapter 75 KZC, Historic mark Overlay Zone and Historic Residence Designation.

16. Overlay “HP” – Is there an “HP” on the Zoning Map that contains the subject property? If so, see Chapter 70 KZC, Holmes Point Overlay Zone.

17. Overlay “SCTF” – Is there an “SCTF” on the Zoning Map that contains the subject property? If so, see Chapter 78 KZC, Secure Community Transition Facility Overlay Zone.

18. Performance Standards – If you are interested in provisions regulating any or all of:

- a. Air quality;
- b. Glare;
- c. Heat emission;
- d. Noise emission;
- e. Odor;
- f. Radiation;
- g. Water quality; or
- h. Erosion and sedimentation.

See the table of contents of Chapter 115 KZC.

19. Properties near Lake Washington – Is the subject property located within 200 feet of the ordinary high water mark of Lake Washington or contains a wet abutting Lake Washington? If so, you should read Chapter 83 KZC, Shoreline Management.

20. Sight Obstructions at Intersections – Do you want to find out if you must keep part of the subject property near intersections, including the intersection of a driveway onto a street, free of sight obstructions? If so, you should read KZC 115.135, Sight Distance at Intersections.

21. Slopes – Does the subject property contain moderately to steeply sloping ground, or an area which has or may settle unevenly? If so, see Chapter 85 KZC.

22. Streams, Lakes, Wets – Does the subject property contain or is this property close to a stream; either above ground or in a culvert flowing surface water; lake other than Lake Washington; or a wet? If so, see Chapter 90 KZC, Drainage Basins.

The foregoing list is provided as an aid to assist the reader in finding applicable regulations. However, please review the Table of Contents to find other chapters that may be applicable-