

## CHAPTER 30 – OFFICE ZONES (PO; PR 8.5; PR 5.0; PR 3.6; PR 2.4; PR 1.8; PRA 1.8; PLA 5B, C; PLA 6B; PLA 15A; PLA 17A)

### 30.05 User Guide

Step 1. Check that the zone of interest is included in KZC 30.05.010, Applicable Zones. If not, select the chapter where it is located.

Step 2. Refer to KZC 30.05.020, Common Code References, for relevant information found elsewhere in the code.

Step 3. Refer to the General Regulations in KZC 30.10 that apply to the zones as noted.

Step 4. Find the Use of interest in the Permitted Uses Table in KZC 30.20 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 30.30 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 30.40 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.***

### 30.05.010 Applicable Zones

This chapter contains the regulations for uses in the office zones (PO; PR 8.5; PR 5.0; PR 3.6; PR 2.4; PR 1.8; PRA 1.8; PLA 5B, C; PLA 6B; PLA 15A; PLA 17A) of the City: See also JBD 3, MSC 1; MSC 4; NRH 2; NRH 3; NRH 5; NRH 6; RH 4; RH 8; TL 1A; TL 10A, TL 10B, TL 10C, TL 10D and TL 10E.

### 30.05.020 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. 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; Development Containing Stacked or Attached Dwelling Units and Office Uses; and Offices uses.
5. Chapter 115 KZC contains regulations regarding common recreational space requirements for Detached, Attached or Stacked Dwelling Units and Development Containing Stacked or Attached Dwelling Units and Office Uses uses.
6. Development adjoining the Cross Kirkland Corridor or Eastside Rail Corridor shall comply with the standards of KZC 115.24.

### 30.10 General Regulations

#### 30.10.010 All Office 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 (except in the PLA 5C zone where density is not limited and additional building height has been granted). In such cases, the minimum lot size listed in KZC 30.30, Density/Dimensions Table, 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 (does not apply to PO zone where residential uses are not permitted).
2. 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 in the PLA 15A zone.

#### 30.10.020 PR, PRA Zones

1. If the property is located south of NE 85th Street between 124th Avenue and 120th Avenue, to the extent possible, the applicant shall save existing viable significant trees within the required landscape buffers separating nonresidential development from adjacent single-family homes.
2. Within the PRA 1.8 zone, the maximum building height of a structure may be increased to 60 feet above average building elevation if:
  - a. All required yards are increased by one foot for every two feet of height above 35 feet;
  - b. Buildings may not exceed three stories; and
  - c. Rooftop appurtenances may not exceed the maximum height and are screened with sloped roof forms.

#### 30.10.030 PLA 5B Zones

1. If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:
  - a. The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area.

- b. Any required yard of the subject property abutting the 4th Avenue right-of-way or the easterly extension of that right-of-way will be regulated as a front yard.
  - c. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.  
(Does not apply to Public Park uses).
2. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment (does not apply to Detached Dwelling Unit and Public Park uses).

30.10.040 PLA 5C Zones

1. If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:
- a. The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area.
  - b. Any required yard of the subject property abutting the 4th Avenue right-of-way or the easterly extension of that right-of-way will be regulated as a front yard.
  - c. Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard.
  - d. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.  
(Does not apply to Public Park uses).

30.10.050 PLA 15A Zones

1. A view corridor shall be provided and maintained across the subject property as follows and as described in Plate 27 (does not apply to Development containing Attached or Stacked Dwelling Units and Restaurant or Tavern and Marina use under an approved Master Plan):
- a. A view corridor must be maintained across 30 percent of the average parcel width; and
  - b. Along Lake Washington Boulevard, the view corridor of 30 percent of the average parcel width shall be increased 2.5 feet for each foot, or portion thereof, that any building exceeds 30 feet above average building elevation. If the subject property does not directly abut Lake Washington Boulevard, the length of the view corridor along its east property line shall be determined by projecting the view corridor as required along Lake Washington Boulevard across the subject property to the view corridor required along the shoreline; and
  - c. Along the shoreline, the width of the view corridor shall be:
    - 1. Sixty percent of the length of the high waterline if the height of any building is greater than 30 feet but less than or equal to 35 feet above average building elevation, or
    - 2. Seventy percent of the high waterline if the height of any building is greater than 35 feet above average building elevation. If the subject property does not directly abut the shoreline, the width of the view corridor along its west property line shall be determined by projecting the view corridor as required along Lake Washington Boulevard across the subject property to the view corridor required along the shoreline; and
  - d. The view corridor must be in one continuous piece; and

- e. Within the view corridor, structures, parking areas and landscaping will be allowed, provided that they do not obscure the view from Lake Washington Boulevard to and beyond Lake Washington. Trees or shrubs that mature to a height of greater than three feet above average grade may not be placed in the required view corridor. Parking stalls or loading areas are not permitted in the required view corridor that would result in vehicles obscuring the line of sight from Lake Washington Boulevard to the high waterline as shown in Plate 27; and
  - f. The view corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties.
2. Structures may extend into the required front yard along Lake Washington Boulevard, provided that:
    - a. The entire structure within the required front yard is below the elevation of Lake Washington Boulevard; and
    - b. A public use area with superior landscaping is provided over the entire structure within the required front yard, the design of which is approved by the City; and
    - c. The required view corridor is provided for the portion of the structure within the required yard; and
    - d. Landscaping or other similar measures shall be provided to screen the exterior walls of any portion of the structure within the required yard that are visible from Lake Washington Boulevard or adjacent properties.
  3. Trees or shrubs that mature to a height that would exceed the height of the primary structure are not permitted to be placed on the subject property.
  4. May not use lands waterward of the ordinary high water mark to determine lot size or to calculate allowable density.

#### 30.10.060 PLA 17A Zones

1. 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 or a low density zone. Such wall or fence shall be in addition to the landscape materials required by Chapter 95 KZC.
2. All vehicular access must be from NE 90th Street (does not apply to Detached Dwelling Unit, Attached or Stacked Dwelling Units and Office uses).
3. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.
4. Site design should provide for the continuation of a bicycle or pedestrian path which generally follows the alignment of 120th Avenue and connects to NE 90th Street.

30.20 Permitted Uses

**Permitted Uses Table – Office Zones**  
**(PO; PR 8.5; PR 5.0; PR 3.6; PR 2.4; PR 1.8; PRA 1.8; PLA 5B, C; PLA 6B; PLA 15A; PLA 17A)**  
**(See also KZC 30.30, Density/Dimensions Table, and KZC 30.40, Development Standards Table)**

| Use       |  | Required Review Process:           |                         |                                     |                    |                      |                    |                    |
|-----------|--|------------------------------------|-------------------------|-------------------------------------|--------------------|----------------------|--------------------|--------------------|
|           |  | PO                                 | PR, PRA                 | PLA 5B                              | PLA 5C             | PLA 6B               | PLA 15A            | PLA 17A            |
|           |  | I = Process I, Chapter 145 KZC     |                         | DR = Design Review, Chapter 142 KZC |                    |                      |                    |                    |
|           |  | IIA = Process IIA, Chapter 150 KZC |                         | NP = Not Permitted                  |                    |                      |                    |                    |
|           |  | IIB = Process IIB, Chapter 152 KZC |                         |                                     |                    |                      |                    |                    |
| 30.20.010 | Assisted Living Facility   | NP                                 | None <sup>1, 2, 3</sup> | None <sup>2, 3</sup>                | DR <sup>2</sup>    | None <sup>2, 3</sup> | NP                 | NP                 |
|           |  |                                    | 4                       | 4                                   | 4, 5               | 4                    |                    |                    |
| 30.20.020 | Boat Launch for Nonmotorized and/or Motorized Boats  | NP                                 | NP                      | NP                                  | NP                 | NP                   | I <sup>16</sup>    | NP                 |
| 30.20.030 | Church   | None                               | I <sup>12</sup>         | I                                   | DR                 | None                 | NP                 | DR                 |
|           |  |                                    |                         |                                     | 5                  |                      |                    |                    |
| 30.20.040 | Community Facility   | I                                  | I <sup>1</sup>          | I                                   | DR                 | IIA                  | IIA                | DR <sup>14</sup>   |
|           |  |                                    | 13                      |                                     | 5                  |                      | 6                  |                    |
| 30.20.050 | Convalescent Center  | I                                  | I <sup>1, 3</sup>       | I <sup>3</sup>                      | DR                 | I <sup>3</sup>       | NP                 | DR                 |
|           |  |                                    |                         |                                     | 5                  |                      |                    |                    |
| 30.20.060 | Detached, Attached or Stacked Dwelling Units   | NP                                 | None <sup>12</sup>      | None                                | DR                 | None                 | IIB                | DR                 |
|           |  |                                    |                         | 31                                  | 5                  |                      | 6, 7, 8, 9, 10, 31 | 11, 31             |
| 30.20.070 | Detached Dwelling Unit   | NP                                 | None <sup>15</sup>      | NP                                  | None <sup>15</sup> | None <sup>15</sup>   | I <sup>10</sup>    | None <sup>15</sup> |
| 30.20.080 | Development containing: Attached or Stacked Dwelling Units; and Restaurant or Tavern; and Marina | NP                                 | NP                      | NP                                  | NP                 | NP                   | 17                 | NP                 |
|           |  |                                    |                         |                                     |                    |                      | 18                 |                    |
| 30.20.090 | Development Containing Stacked or Attached Dwelling Units and Office Uses                        | NP                                 | None <sup>12, 19</sup>  | None <sup>19</sup>                  | DR <sup>19</sup>   | None <sup>19</sup>   | NP                 | NP                 |
|           |  |                                    | 20                      | 20, 21                              | 5, 20              | 20                   |                    |                    |

**Permitted Uses Table – Office Zones (Continued)**  
**(PO; PR 8.5; PR 5.0; PR 3.6; PR 2.4; PR 1.8; PRA 1.8; PLA 5B, C; PLA 6B; PLA 15A; PLA 17A)**  
**(See also KZC 30.30, Density/Dimensions Table, and KZC 30.40, Development Standards Table)**

| Use       |  | Required Review Process: |                             |                |               |                |                   |                  |
|-----------|--|--------------------------|-----------------------------|----------------|---------------|----------------|-------------------|------------------|
|           |  | PO                       | PR, PRA                     | PLA 5B         | PLA 5C        | PLA 6B         | PLA 15A           | PLA 17A          |
| 30.20.100 | Funeral Home or Mortuary   | None                     | I <sup>12, 22</sup>         | NP             | NP            | I              | NP                | NP               |
| 30.20.110 | Government Facility  | I                        | I <sup>1</sup>              | I              | DR            | IIA            | IIA               | DR <sup>14</sup> |
|           |  |                          | 13                          |                | 5             |                | 6                 |                  |
| 30.20.120 | Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, or Shoe Repair Shop      | None <sup>23</sup>       | I <sup>12, 22, 23, 24</sup> | NP             | NP            | NP             | NP                | NP               |
| 30.20.130 | Hospital Facility  | IIA                      | NP                          | NP             | NP            | NP             | NP                | NP               |
| 30.20.140 | Marina   | NP                       | NP                          | NP             | NP            | NP             | IIB <sup>25</sup> | NP               |
| 30.20.150 | Mini-School or Mini-Day-Care Center  | None                     | None <sup>1</sup>           | None           | DR            | None           | NP                | DR               |
|           |  | 26, 27, 28               | 26, 28, 29                  | 26, 27, 28, 30 | 5, 26, 27, 28 | 26, 27, 28, 30 |                   |                  |
| 30.20.160 | Nursing Home   | I                        | I <sup>1, 3</sup>           | I <sup>3</sup> | DR            | I <sup>3</sup> | NP                | DR               |
|           |  |                          |                             |                | 5             |                |                   |                  |
| 30.20.170 | Office Uses  | None                     | None <sup>12</sup>          | None           | DR            | None           | IIB               | DR               |
|           |  | 20, 33                   | 20, 33                      | 20, 33         | 5, 20, 33     | 20, 33         | 6, 7, 8, 9, 10    | 20               |
| 30.20.180 | Passenger Only Ferry Terminal  | NP                       | NP                          | NP             | NP            | NP             | I <sup>16</sup>   | NP               |
| 30.20.190 | Piers, Docks, Boat Lifts and Canopies Serving Detached, Attached or Stacked Dwelling Units | NP                       | NP                          | NP             | NP            | NP             | I <sup>16</sup>   | NP               |
| 30.20.200 | Piers, Docks, Boat Lifts and Canopies Serving Detached Dwelling Unit                       | NP                       | NP                          | NP             | NP            | NP             | I <sup>16</sup>   | NP               |

**Permitted Uses Table – Office Zones (Continued)**  
**(PO; PR 8.5; PR 5.0; PR 3.6; PR 2.4; PR 1.8; PRA 1.8; PLA 5B, C; PLA 6B; PLA 15A; PLA 17A)**  
**(See also KZC 30.30, Density/Dimensions Table, and KZC 30.40, Development Standards Table)**

| Use       |  | Required Review Process:                   |                         |                    |                   |            |                 |                  |
|-----------|--|--|-------------------------|--------------------|-------------------|------------|-----------------|------------------|
|           |  | PO   | PR, PRA                 | PLA 5B             | PLA 5C            | PLA 6B     | PLA 15A         | PLA 17A          |
| 30.20.210 | Public Access Pier, Public Access Facility, or Boardwalk   | NP   | NP                      | NP                 | NP                | NP         | IIB             | NP               |
| 30.20.220 | Public Park  | See KZC 45.50 for required review process. |                         |                    |                   |            |                 |                  |
| 30.20.230 | Public Utility   | I  | I <sup>1</sup>          | I                  | DR                | IIA        | IIA             | DR <sup>14</sup> |
|           |  |  |                         |                    | 5                 |            | 6               |                  |
| 30.20.240 | Restaurant or Tavern   | None                                       | I <sup>12, 22, 24</sup> | NP                 | NP                | NP         | NP              | NP               |
|           |  | 34   | 34                      |                    |                   |            |                 |                  |
| 30.20.250 | Retail Establishment other than those specifically listed, limited, or prohibited in this zone, selling goods or providing services including banking and financial services | NP   | I <sup>12, 24</sup>     | NP                 | NP                | NP         | NP              | NP               |
|           |  |  | 35, 36                  |                    |                   |            |                 |                  |
| 30.20.260 | Retail Establishment providing banking or related financial service  | None <sup>23</sup>                         | NP                      | NP                 | NP                | NP         | NP              | NP               |
| 30.20.270 | School or Day-Care Center  | None                                       | None <sup>1, 37</sup>   | None <sup>37</sup> | DR                | None       | NP              | DR               |
|           |  | 26, 27, 28                                 | 26, 28, 29              | 26, 27, 38         | 5, 26, 27, 28, 32 | 26, 27, 28 |                 | 26, 28, 29       |
| 30.20.280 | Tour Boat  | NP   | NP                      | NP                 | NP                | NP         | I <sup>16</sup> | NP               |
| 30.20.290 | Water Taxi   | NP   | NP                      | NP                 | NP                | NP         | I <sup>16</sup> | NP               |

**Special Regulations:**

PU-1. Within the NE 85th Street Subarea, D.R., Chapter 142 KZC.

- PU-2. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility.
- PU-3. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the less intensive process between the two uses.
- PU-4. 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-5. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.
- PU-6. No structures, other than moorage structures or public access piers, may be waterward of the high waterline.
- PU-7. Must provide public pedestrian access as required under Chapter 83 KZC.
- PU-8. A transportation demand management plan shall be provided and implemented for the subject property, including provisions for safe pedestrian crossing and vehicle turning movements to and from the subject property to Lake Washington Boulevard, and bus stop improvements if determined to be needed by METRO. The City shall review and approve the plan.
- PU-9. The design of the site must be compatible with the scenic nature of the waterfront.
- PU-10. An applicant may propose a development containing residential uses and moorage facilities using this use listing only if the use of the moorage facilities is limited to the residents of the subject property.
- PU-11. The common recreational open space requirements may be waived if the City determines that preservation of environmentally sensitive areas provides a superior open space function.
- PU-12. Within the NE 85th Street Subarea and Yarrow Bay Business District, D.R., Chapter 142 KZC.
- PU-13. Site design must minimize adverse impacts on surrounding residential neighborhoods.
- PU-14. Outdoor uses are not permitted.
- PU-15. For this use, only one dwelling unit may be on each lot regardless of lot size.
- PU-16. See Chapter 141 KZC for additional procedural requirements in addition to those on Chapter 145 KZC.
- PU-17. 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.

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-18. a. The following uses and components are also allowed:

- 1) Retail establishment.
  - 2) Office use.
  - 3) Hotel.
  - 4) Boat and motor repair and service if:
    - a) 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
    - b) All dry land motor testing is conducted within a building.
  - 5) Dry land boat storage. However, stacked storage is not permitted.
  - 6) Gas and oil sales or boats if:
    - a) Storage tanks are underground and on dry land; and
    - b) 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 pier deck.
  - 7) Meeting and/or special events rooms.
  - 8) Boat launching ramp if it is paved with concrete.
  - 9) School or day-care center.
  - 10) Mini-school or mini-day-care center, or day-care home.
- b. Development must provide opportunities for public access to, use of and views of the waterfront by including all of the following elements:
    - a. A public pedestrian access trail along the entire waterfront of the subject property within connections to Lake Washington Boulevard at or near either end;
    - b. Waterfront areas developed and open for public use;
    - c. Improvements to and adjacent to Lake Washington Boulevard which are open for public use; and
    - d. Corridors which allow unobstructed views of Lake Washington from Lake Washington Boulevard. In addition, obstruction of views from existing development lying east of Lake Washington Boulevard must be minimized.
  - c. All nonresidential uses, except office uses, must be located and designed to have substantial waterfront orientation and accessibility from waterfront public use areas.

- d. Marina use must comply with Chapter 83 KZC.
- e. Must provide pumping facilities to remove effluent from boat holding tanks.
- f. Must provide a waste oil tank.
- g. Vehicular circulation on the subject property must be designed to mitigate traffic impacts on Lake Washington Boulevard and Lakeview Drive. Access points must be limited, with primary access located at the intersection of Lake Washington Boulevard and Lakeview Drive. The City may require traffic control devices and right-of-way realignment or limit development if necessary to further reduce traffic impacts.
- h. The regulations for this use may not be modified with a Planned Unit Development.
- i. Restaurant uses with drive-in or drive-through facilities are not permitted in this zone.

PU-19. A veterinary office is not permitted in any development containing dwelling units.

PU-20. 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-21. Primary vehicular access must be directly from 6th Street or 4th Avenue.

PU-22. This use is not permitted in a PR 3.6 zone located in the NE 85th Street Subarea.

PU-23. May not be located above the ground floor of a structure.

PU-24. This use is allowed in the Lakeview Neighborhood if located south of NE 60th Street between Lakeview Drive and Lake Washington Boulevard NE; provided, that:

- a. Both the front building facade and vehicular access are not located along Lakeview Drive.
- b. Internal lit signs are not located along Lakeview Drive and NE 60th Street.
- c. Gross floor area shall not exceed 3,000 square feet.
- d. On Lots 13 and 14 of Block 2 of Houghton Addition Volume 5 of Plats, Page 71 of King County Records if a change of use is proposed within a structure that existed on November 15, 2011, and requires additional parking the following shall apply:
  - 1) The number of required parking spaces shall be determined based on the actual parking demand pursuant to KZC 105.25. The required additional parking for the new use may be provided by adding parking along the frontage of the subject property or across the street within the NE 60th Street right-of-way at the developer's expense.
  - 2) On Lot 13 a historic interpretive sign shall be installed.

PU-25. 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) The 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. Boat launch ramp if:
  - 1) It is not for the use of the general public; and
  - 2) Is paved with concrete; and
  - 3) There is sufficient room on the subject property for maneuvering and parking so that traffic impact on the frontage road will not be significant; and
  - 4) Access to the ramp is not directly from the frontage road; and
  - 5) The design of the site is specifically approved by the City.
- d. Dry land storage. However, stacked storage is not permitted.
- e. Meeting and special events rooms.
- f. 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 pier deck.

PU-26. A six-foot-high fence is required along the property lines adjacent to the outside play areas.

PU-27. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.

PU-28. May include accessory living facilities for staff persons.

PU-29. 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-30. Structured play areas must be setback from all property lines by five feet.

PU-31. Detached Dwelling Units are not permitted.

PU-32. May locate on the subject property only if:

- a. It will serve the immediate neighborhood in which it is located; or
- b. It will not be detrimental to the character of the neighborhood in which it is located.

PU-33. The following regulations apply to veterinary offices only:

- a. May only treat small animals on the subject property.
- b. Outside runs and other outside facilities for the animals are not permitted.
- c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an acoustical engineer, must be submitted with the development permit application.

PU-34. Drive-in or drive-through facilities are prohibited.

- PU-35. The following uses are not permitted:
- a. Vehicle service stations.
  - b. Entertainment or recreational activities.
  - c. Storage services unless accessory to another permitted use.
  - d. The sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreation trailers, heavy equipment and similar vehicles.
  - e. Storage and operation of heavy equipment, except delivery vehicles, associated with retail uses.
  - f. Storage of parts unless conducted entirely within an enclosed structure.
  - g.) Uses with drive-in or drive-through facilities.
- PU-36. A delicatessen, bakery, or other similar use may include accessory seating if:
- a. The seating and associated circulation area does not exceed more than 10 percent of the gross floor area of the use; and
  - b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.
- PU-37. If this use is adjoining a low density zone, then Process I, Chapter 145 KZC.
- PU-38. Structured play areas must be setback from all property lines as follows:
- a. 20 feet if this use can accommodate 50 or more students or children.
  - b. 10 feet if this use can accommodate 13 to 49 students or children.

30.30 Density/Dimensions

**Density/Dimensions Table – Office Zones**

(PO; PR 8.5; PR 5.0; PR 3.6; PR 2.4; PR 1.8; PRA 1.8; PLA 5B, C; PLA 6B; PLA 15A; PLA 17A)

(Refer to KZC 30.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 30.40, Development Standards Table)

| USE       | Minimum Lot Size  | REQUIRED YARDS<br>(See Ch. 115)                                      |  |   | Maximum Lot Coverage               | Maximum Height of Structure<br>ABE = Average Building Elevation   |                              |
|-----------|---|--|--|---|------------------------------------|---|------------------------------|
|           |   | Front  | Side   | Rear  |                                    |   |                              |
| 30.30.010 | Assisted Living Facility <sup>1</sup><br>3,600 sq. ft.<br>PR, PRA: 3,600 sq. ft. <sup>2</sup> | 20'<br>PLA 5B: 20' <sup>6</sup><br>PLA 5C: 10'                       | PR, PLA 6B: 5' <sup>3</sup><br>PLA 5B: 5' <sup>3, 6</sup><br>PRA: 5'<br>PLA 5C: 5' <sup>3, 7</sup> | 10'<br>PLA 5B: 10' <sup>6</sup>   | 70%                                | PR: 30' above ABE. <sup>4</sup><br>PRA: 35' above ABE. <sup>4, 5</sup><br>PLA 5B: 30' above ABE.<br>PLA 5C: 30' above ABE. <sup>8, 18</sup><br>PLA 6B: 30' above ABE. <sup>9</sup>  |                              |
| 30.30.020 | Boat Launch (for Nonmotorized and/or Motorized Boats)   | None   | 30' <sup>12</sup>  | 5' <sup>3</sup>   | See Chapter 83 KZC.                | 80%   | 30' above ABE. <sup>30</sup> |
| 30.30.030 | Church<br>7,200 sq. ft.<br>PO: None<br>PR, PRA: 7,200 sq. ft. <sup>16</sup>                   | 20'<br>PLA 5B: 20' <sup>6</sup><br>PLA 5C: 10'                       | 20'<br>PLA 5B: 20' <sup>6</sup>  | 20'<br>PLA 5B: 20' <sup>6</sup>   | 70%<br>PLA 17A:<br>80%             | PO: 30' above ABE. <sup>9</sup><br>PR: 30' above ABE. <sup>4</sup><br>PRA: 35' above ABE. <sup>4, 5</sup><br>PLA 5B, PLA 17A: 30' above ABE.<br>PLA 5C: 60' above ABE. <sup>17, 18</sup><br>PLA 6B: 30' above ABE. <sup>9, 22</sup>       |                              |
| 30.30.040 | Community Facility<br>None  | 20'<br>PLA 5B: 20' <sup>6</sup><br>PLA 5C: 10'<br>PLA 15A: 30'<br>12 | 10'<br>PLA 5B: 10' <sup>6</sup><br>PLA 15A: 5' <sup>3</sup>  | 10'<br>PO: 20'<br>PLA 5B: 10' <sup>6</sup><br>PLA 15A:<br>See Chapter 83 KZC. | 70%<br>PLA 15A,<br>PLA 17A:<br>80% | PO, PLA 6B: 30' above ABE. <sup>9</sup><br>PR: 30' above ABE. <sup>4</sup><br>PRA: 35' above ABE. <sup>4, 5</sup><br>PLA 5B, PLA 17A: 30' above ABE.<br>PLA 5C: 60' above ABE. <sup>17, 18</sup><br>PLA 15A: 30' above ABE. <sup>19</sup> |                              |
| 30.30.050 | Convalescent Center<br>7,200 sq. ft.<br>PO: None<br>PR, PRA: 7,200 sq. ft. <sup>16</sup>      | 20'<br>PLA 5B: 20' <sup>6</sup><br>PLA 5C: 10'                       | 10'<br>PLA 5B: 5' <sup>3, 6</sup>  | 10'<br>PO: 20'<br>PLA 5B: 10' <sup>6</sup>                                    | 70%<br>PLA 17A:<br>80%             | PO, PLA 6B: 30' above ABE. <sup>9</sup><br>PR: 30' above ABE. <sup>4</sup><br>PRA: 35' above ABE. <sup>4, 5</sup><br>PLA 5B, PLA 17A: 30' above ABE.<br>PLA 5C: 60' above ABE. <sup>17, 18</sup>  |                              |

**Density/Dimensions Table – Office Zones (Continued)**

(PO; PR 8.5; PR 5.0; PR 3.6; PR 2.4; PR 1.8; PRA 1.8; PLA 5B, C; PLA 6B; PLA 15A; PLA 17A)

(Refer to KZC 30.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 30.40, Development Standards Table)

| USE       | Minimum Lot Size   | REQUIRED YARDS<br>(See Ch. 115)  |   |   | Maximum Lot Coverage  | Maximum Height of Structure<br>ABE = Average Building Elevation |  |
|-----------|--|--|---|---|---|---|--|
|           |  | Front  | Side  | Rear  |   |   |  |
| 30.30.060 | Detached, Attached or Stacked Dwelling Units   | <b>PR, PRA:</b> 3,600 sq. ft. <sup>20, 21</sup><br><b>PLA 5B:</b> 3,600 sq. ft. with at least 1,800 sq. ft. per unit.<br><b>PLA 5C:</b> 3,600 sq. ft.<br><b>PLA 6B:</b> 3,600 sq. ft. per dwelling unit.<br><b>PLA 15A:</b> 7,200 sq. ft. with at least 3,600 sq. ft. per unit<br><b>PLA 17A:</b> 5,000 sq. ft. per unit | 20'<br><b>PLA 5B:</b> 20' <sup>6</sup><br><b>PLA 5C:</b> 10'<br><b>PLA 15A:</b> 30' <sup>12, 13, 15</sup> | Detached units:<br><b>PR:</b> 5'<br><b>PRA, PLA 6B:</b> 5' <sup>10</sup><br><b>PLA 5C:</b> 5' <sup>7, 10</sup><br><br>Attached or stacked units:<br><b>PR:</b> 5' <sup>3</sup><br><b>PRA:</b> 5' <sup>10</sup><br><b>PLA 5B:</b> 5' <sup>3, 6, 10</sup><br><b>PLA 5C:</b> 5' <sup>3, 7, 10</sup><br><b>PLA 6B, PL 17A:</b> 5' <sup>3, 10</sup><br><b>PLA 15A:</b> 5' <sup>3, 15</sup> | 10' <sup>11</sup><br><b>PLA 5B:</b> 10' <sup>6, 11</sup><br><b>PLA 15A:</b> 10' <sup>11, 15</sup> | 70%<br><b>PLA 15A:</b> 80%                                      | <b>PR:</b> 30' above ABE. <sup>4, 22</sup><br><b>PRA:</b> 35' above ABE. <sup>4, 5, 22</sup><br><b>PLA 5B, PLA 17A:</b> 30' above ABE.<br><b>PLA 5C:</b> 30' above ABE. <sup>8, 18</sup><br><b>PLA 6B:</b> 30' above ABE. <sup>9, 22</sup><br><b>PLA 15A:</b> 30' above ABE. <sup>14</sup> |
| 30.30.070 | Detached Dwelling Unit   | <b>PR, PRA:</b> 3,600 sq. ft. <sup>20</sup><br><b>PLA 5C, PLA 6B:</b> 3,600 sq. ft.<br><b>PLA 15A, PLA 17A:</b> 5,000 sq. ft.  | 20'<br><b>PLA 15A:</b> 30' <sup>12, 23</sup>  | 5'<br><b>PLA 15A:</b> 5' <sup>3, 23</sup><br><b>PLA 17A:</b> 5' <sup>24</sup>   | 10'<br><b>PLA 15A:</b> See Chapter 83 KZC. <sup>23</sup>  | 70%<br><b>PLA 15A:</b> 80%                                      | <b>PR:</b> 30' above ABE. <sup>4, 22</sup><br><b>PRA:</b> 35' above ABE. <sup>4, 5, 22</sup><br><b>PLA 5C:</b> 25' above ABE.<br><b>PLA 6B:</b> 30' above ABE. <sup>9, 22</sup><br><b>PLA 15A, PLA 17A:</b> 30' above ABE.   |
| 30.30.080 | Development containing: Attached or Stacked Dwelling Units; and Restaurant or Tavern; and Marina | 5 acres with no less than 3,100 sq. ft. per dwelling unit. <sup>25, 26, 28</sup>   | <sup>27</sup>   |   |   |   |  |

**Density/Dimensions Table – Office Zones (Continued)**

(PO; PR 8.5; PR 5.0; PR 3.6; PR 2.4; PR 1.8; PRA 1.8; PLA 5B, C; PLA 6B; PLA 15A; PLA 17A)

(Refer to KZC 30.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 30.40, Development Standards Table)

| USE  | Minimum Lot Size   | REQUIRED YARDS<br>(See Ch. 115)   |  |  | Maximum Lot Coverage                | Maximum Height of Structure<br>ABE = Average Building Elevation   |
|--|--|---|--|--|-------------------------------------|---|
|  |  | Front   | Side   | Rear   |                                     |   |
| 30.30.090<br>Development Containing Stacked or Attached Dwelling Units and Office Uses             | <b>PR, PRA:</b> 3,600 sq. ft. <sup>21</sup><br><b>PLA 5B:</b> 3,600 sq. ft. with at least 1,800 sq. ft. per unit.<br><b>PLA 5C:</b> 3,600 sq. ft.<br><b>PLA 6B:</b> 3,600 sq. ft. per dwelling unit. | 20'<br><b>PLA 5B:</b> 20' <sup>6</sup><br><b>PLA 5C:</b> 10'                                      | <b>PR:</b> 5' <sup>3</sup><br><b>PRA:</b> 5'<br><b>PLA 5B:</b> 5' <sup>3, 6, 10</sup><br><b>PLA 5C:</b> 5' <sup>3, 7, 10</sup><br><b>PLA 6B:</b> 5' <sup>3, 10</sup> | <b>PR, PRA:</b> 10'<br><b>PLA 5B:</b> 10' <sup>6, 11</sup><br><b>PLA 5C, PLA 6B:</b> 10' <sup>11</sup> | 70%                                 | <b>PR:</b> 30' above ABE. <sup>4, 22</sup><br><b>PRA:</b> 35' above ABE. <sup>4, 5, 22</sup><br><b>PLA 5B:</b> 30' above ABE.<br><b>PLA 5C:</b> 30' above ABE. <sup>8, 18</sup><br><b>PLA 6B:</b> 30' above ABE. <sup>9, 22</sup>   |
| 30.30.100<br>Funeral Home or Mortuary  | <b>PO:</b> None<br><b>PR, PRA:</b> 7,200 sq. ft. <sup>16</sup><br><b>PLA 6B:</b> 7,200 sq. ft.   | 20'   | 20'  | 20'  | 70%                                 | <b>PO:</b> 30' above ABE. <sup>9</sup><br><b>PR:</b> 30' above ABE. <sup>4</sup><br><b>PRA:</b> 35' above ABE. <sup>4, 5</sup><br><b>PLA 6B:</b> 30' above ABE. <sup>9, 22</sup>  |
| 30.30.110<br>Government Facility   | None   | 20'<br><b>PLA 5B:</b> 20' <sup>6</sup><br><b>PLA 5C:</b> 10'<br><b>PLA 15A:</b> 30' <sup>12</sup> | 10'<br><b>PLA 5B:</b> 10' <sup>6</sup><br><b>PLA 15A:</b> 5' <sup>3</sup>  | 10'<br><b>PO:</b> 20'<br><b>PLA 5B:</b> 10' <sup>6</sup><br><b>PLA 15A:</b> See Chapter 83 KZC.        | 70%<br><b>PLA 15A, PLA 17A:</b> 80% | <b>PO, PLA 6B:</b> 30' above ABE. <sup>9</sup><br><b>PR:</b> 30' above ABE. <sup>4</sup><br><b>PRA:</b> 35' above ABE. <sup>4, 5</sup><br><b>PLA 5B, PLA 17A:</b> 30' above ABE.<br><b>PLA 5C:</b> 60' above ABE. <sup>17, 18</sup><br><b>PLA 15A:</b> 30' above ABE. <sup>19</sup> |
| 30.30.120<br>Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, or Shoe Repair Shop | <b>PO:</b> None <sup>29</sup><br><b>PR, PRA:</b> 7,200 sq. ft. <sup>16, 29</sup>   | 20'   | 10'  | <b>PO:</b> 20'<br><b>PR, PRA:</b> 10'  | 70%                                 | <b>PO:</b> 30' above ABE. <sup>9</sup><br><b>PR:</b> 30' above ABE. <sup>4</sup><br><b>PRA:</b> 35' above ABE. <sup>4, 5</sup>  |
| 30.30.130<br>Hospital Facility   | One Acre   | 20'   | 10'  | 20'  | 70%                                 | 30' above ABE. <sup>9</sup>   |
| 30.30.140<br>Marina  | None   | 30' <sup>12, 30</sup>   | 5' <sup>3, 30</sup>  | 30   | 80%                                 | 30' above ABE. <sup>19, 30</sup>  |

**Density/Dimensions Table – Office Zones (Continued)**

(PO; PR 8.5; PR 5.0; PR 3.6; PR 2.4; PR 1.8; PRA 1.8; PLA 5B, C; PLA 6B; PLA 15A; PLA 17A)

(Refer to KZC 30.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 30.40, Development Standards Table)

| USE   | Minimum Lot Size   | REQUIRED YARDS<br>(See Ch. 115)   |  |  | Maximum Lot Coverage               | Maximum Height of Structure<br>ABE = Average Building Elevation   |
|---|--|---|--|--|------------------------------------|---|
|   |  | Front   | Side   | Rear   |                                    |   |
| 30.30.150<br>Mini-School or Mini-Day-Care Center  | 3,600 sq. ft.<br>PO: None<br>PR, PRA: 3,600 sq. ft. <sup>2</sup><br>PLA 17A: 7,200 sq. ft. | 20'<br>PLA 5B: 20' <sup>6</sup><br>PLA 5C: 10'  | 5' <sup>3</sup><br>PRA: 5'<br>PLA 5B: 5' <sup>3, 6</sup><br>PLA 5C: 5' <sup>3, 7</sup>                                 | 10'<br>PLA 5B: 10' <sup>6</sup>                                  | 70%<br>PLA 17A:<br>80%             | PO, PLA 6B: 30' above ABE. <sup>9</sup><br>PR: 30' above ABE. <sup>4</sup><br>PRA: 35' above ABE. <sup>4, 5</sup><br>PLA 5B, PLA 17A: 30' above ABE.<br>PLA 5C: 30' above ABE. <sup>8, 18</sup>   |
| 30.30.160<br>Nursing Home   | 7,200 sq. ft.<br>PO: None<br>PR, PRA: 7,200 sq. ft. <sup>16</sup>                          | 20'<br>PLA 5B: 20' <sup>6</sup><br>PLA 5C: 10'  | 10'<br>PLA 5B: 5' <sup>3, 6</sup>  | 10'<br>PO: 20'<br>PLA 5B: 10' <sup>6</sup>                       | 70%<br>PLA 17A:<br>80%             | PO, PLA 6B, PLA 15A: 30' above ABE. <sup>9</sup><br>PR: 30' above ABE. <sup>4</sup><br>PRA: 35' above ABE. <sup>4, 5</sup><br>PLA 5B, PLA 17A: 30' above ABE.<br>PLA 5C: 60' above ABE. <sup>17, 18</sup>   |
| 30.30.170<br>Office Uses  | None<br>PLA 6B: 7,200 sq. ft.<br>PLA 17AB:<br>7,200 sq. ft. per unit                       | 20'<br>PLA 5B: 20' <sup>6</sup><br>PLA 5C: 10'<br>PLA 15A:<br>30' <sup>12, 13, 15</sup> | 5' <sup>3</sup><br>PLA 5B: 5' <sup>3, 6</sup><br>PRA: 5'<br>PLA 5C: 5' <sup>3, 7</sup><br>PLA 15A: 5' <sup>3, 15</sup> | 10'<br>PLA 5B: 10' <sup>6</sup><br>PLA 15A:<br>10' <sup>15</sup> | 70%<br>PLA 15A,<br>PLA 17A:<br>80% | PO: 30' above ABE. <sup>9</sup><br>PR: 30' above ABE. <sup>4</sup><br>PRA: 35' above ABE. <sup>4, 5</sup><br>PLA 5B, PLA 17A: 30' above ABE.<br>PLA 5C: 30' above ABE. <sup>8, 18</sup><br>PLA 6B: 30' above ABE. <sup>9, 22</sup><br>PLA 15A: 30' above ABE. <sup>14</sup> |
| 30.30.180<br>Passenger Only Ferry Terminal  | None   | 30' <sup>12</sup>   | 5' <sup>3</sup>  | See Chapter 83 KZC.  | 80%                                | 30' above ABE. <sup>19, 30</sup>  |
| 30.30.190<br>Piers, Docks, Boat Lifts and Canopies Serving Detached, Attached or Stacked Dwelling Units | None   | See Chapter 83 KZC.   |  |  | –                                  | See Chapter 83 KZC.   |
| 30.30.200<br>Piers, Docks, Boat Lifts and Canopies Serving Detached Dwelling Unit                       | None   | See Chapter 83 KZC.   |  |  | –                                  | See Chapter 83 KZC.   |

**Density/Dimensions Table – Office Zones (Continued)**

(PO; PR 8.5; PR 5.0; PR 3.6; PR 2.4; PR 1.8; PRA 1.8; PLA 5B, C; PLA 6B; PLA 15A; PLA 17A)

(Refer to KZC 30.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 30.40, Development Standards Table)

| USE       | Minimum Lot Size   | REQUIRED YARDS<br>(See Ch. 115)                                   |  |  | Maximum Lot Coverage   | Maximum Height of Structure<br>ABE = Average Building Elevation |   |
|-----------|--|---|--|--|--|---|---|
|           |  | Front   | Side   | Rear   |  |   |   |
| 30.30.210 | Public Access Pier, Public Access Facility, or Boardwalk   | None  | See Chapter 83 KZC.  |  |  | –   | See Chapter 83 KZC.   |
| 30.30.220 | Public Park  | Development standards will be determined on a case-by-case basis. |  |  |  |   |   |
| 30.30.230 | Public Utility   | None  | 20'<br>PLA 5B: 20' <sup>6</sup><br>PLA 5C: 10'<br>PLA 15A: 30' <sup>12</sup> | 20'<br>PO: 10'<br>PLA 5B: 20' <sup>6</sup><br>PLA 15A: 5' <sup>3</sup> | 20'<br>PLA 5B: 20' <sup>6</sup><br>PLA 5C: 10'<br>PLA 15A: See Chapter 83 KZC. | 70%<br>PLA 15A,<br>PLA 17A:<br>80%                              | PO, PLA 6B: 30' above ABE. <sup>9</sup><br>PR: 30' above ABE. <sup>4</sup><br>PRA: 35' above ABE. <sup>4, 5</sup><br>PLA 5B, PLA 17A: 30' above ABE.<br>PLA 5C: 60' above ABE. <sup>17, 18</sup><br>PLA 15A: 30' above ABE. <sup>19</sup> |
| 30.30.240 | Restaurant or Tavern   | PO: None<br>PR, PRA: 7,200 sq. ft. <sup>16</sup>                  | 20'  | 10'  | PO: 20'<br>PR, PRA: 10'  | 70%   | PO: 30' above ABE. <sup>9</sup><br>PR: 30' above ABE. <sup>4</sup><br>PRA: 35' above ABE. <sup>4, 5</sup>   |
| 30.30.250 | Retail Establishment other than those specifically listed, limited, or prohibited in this zone, selling goods or providing services including banking and financial services | 7,200 sq. ft. <sup>16</sup>                                       | 20'  | 10'  | 10'  | 70%   | PR: 30' above ABE. <sup>4</sup><br>PRA: 35' above ABE. <sup>4, 5</sup>  |
| 30.30.260 | Retail Establishment providing banking or related financial service  | None  | 20'  | 10'  | 20'  | 70%   | 30' above ABE. <sup>9</sup>   |

**Density/Dimensions Table – Office Zones (Continued)**

(PO; PR 8.5; PR 5.0; PR 3.6; PR 2.4; PR 1.8; PRA 1.8; PLA 5B, C; PLA 6B; PLA 15A; PLA 17A)

(Refer to KZC 30.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 30.40, Development Standards Table)

| USE                                 | Minimum Lot Size  | REQUIRED YARDS<br>(See Ch. 115)  |                 |                     | Maximum Lot Coverage   | Maximum Height of Structure<br>ABE = Average Building Elevation  |
|-------------------------------------|---|--|-----------------|---------------------|------------------------|--|
|                                     |   | Front  | Side            | Rear                |                        |  |
| 30.30.270 School or Day-Care Center | 7,200 sq. ft.<br>PO: None<br>PR, PRA: 7,200 sq. ft. <sup>16</sup> | 20'  | 5' <sup>3</sup> | 10'                 | 70%<br>PLA 17A:<br>80% | PO, PLA 6B: 30' above ABE. <sup>9, 31</sup><br>PR: 30' above ABE. <sup>4, 31</sup><br>PRA: 35' above ABE. <sup>4, 5, 31</sup><br>PLA 5B, PLA 17A: 30' above ABE. <sup>31</sup><br>PLA 5C: 60' above ABE. <sup>17, 18</sup> |
|                                     |   | PLA 5B: If this use can accommodate 50 or more students or children, then: |                 |                     |                        |  |
|                                     |   | 50'  | 50'             | 50'                 |                        |  |
|                                     |   | PLA 5B: If this use can accommodate 13 to 49 students or children, then:   |                 |                     |                        |  |
|                                     |   | 20'  | 20'             | 20'                 |                        |  |
| 30.30.280 Tour Boat                 | None  | 30' <sup>12</sup>  | 5' <sup>3</sup> | See Chapter 83 KZC. | 80%                    | 30' above ABE. <sup>19, 30</sup>   |
| 30.30.290 Water Taxi                | None  | 30' <sup>12</sup>  | 5' <sup>3</sup> | See Chapter 83 KZC. | 80%                    | 30' above ABE. <sup>19, 30</sup>   |

**Special Regulations:**

- DD-1. In the PR, PRA, PLA 5B and PLA 6B zones, 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 one and one-half 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. 8,500 sq. ft. if PR 8.5 zone, 7,200 sq. ft. if PR 7.2 zone, 5,000 sq. ft. if PR 5.0 zone.
- DD-3. Five feet but two side yards must equal at least 15 feet.
- DD-4. If adjoining a low density zone other than RSA or RSX, then 25 feet above ABE.
- DD-5. See KZC 30.10.020(2).

- DD-6. The required yard of any structure abutting a lot containing a low density use within PLA 5A must be increased one foot for each one foot that structure exceeds 20 feet above ABE.
- DD-7. From easterly edge of PLA 5C – 15 feet.
- DD-8. a. If the development contains at least one acre, 60 feet above ABE, except for properties within 325 feet of the PLA 5C eastern boundary, then 40 feet above ABE.  
b. If the development is south of 4th Avenue and within 180 feet east of 6th Street, and contains at least 0.8 acres, 52 feet above ABE.  
c. If the development is south of 4th Avenue and within 180 feet east of 6th Street, and contains at least 0.4 acres, 40 feet above ABE.
- DD-9. If adjoining a low density zone other than RSX, then 25 feet above ABE.
- DD-10. 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; provided, that this special regulation shall not supersede minimum yard requirements when abutting a lot containing a low density use within the PLA 5A zone.
- DD-11. 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; provided, that this special regulation shall not supersede minimum yard requirements when abutting a lot containing a low density use within the PLA 5A zone.
- DD-12. 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-13. The required front yard for any portion of the structure over 30 feet in height above average building elevation shall be 35 feet. This required front yard cannot be reduced under Note 12 above for a public use area.
- DD-14. Structure height may be increased to 40 feet above ABE if:  
a. Obstruction of views from existing development lying east of Lake Washington Boulevard is minimized; and  
b. Maximum lot coverage is 80 percent, but shall not include any structure allowed within the required front yard under the General Regulations in KZC 60.170; and  
c. Maximum building coverage is 50 percent, but shall not include any structure allowed within the required front yard under the General Regulations in KZC 60.170 or any structure below finished grade; and  
d. A waterfront area developed and open for public use shall be provided with the location and design specifically approved by the City. Public amenities shall be provided, such as nonmotorized watercraft access or a public pier. A public use easement document shall be provided to the City for the public use area, in a form acceptable to the City. The City shall require signs designating the public use area; and

- e. The required public pedestrian access trail from Lake Washington Boulevard to the shoreline shall have a trail width of at least six feet and shall have a grade separation from the access driveway; and
  - f. No roof top appurtenances, including elevator shafts, roof decks or plantings, with the exception of ground cover material on the roof not to exceed four inches in height, shall be on the roof of the building or within the required view corridors.
- DD-15. The minimum dimension of any yard, other than those listed, is five feet. Any required yard, other than the front required 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 shall provide the minimum required yard.
- DD-16. 8,500 sq. ft. if PR 8.5 zone.
- DD-17. Except for properties within 325 feet of the PLA 5C eastern boundary, then 40 feet above ABE.
- DD-18. For properties abutting PLA 5D, any portion of a building exceeding 30 feet above ABE shall be no closer than 50 feet to the easterly edge of PLA 5C.
- DD-19. Structure height may be increased to 35 feet above ABE 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 the General Regulations.
- DD-20. 8,500 sq. ft. if PR 8.5 zone, 5,000 sq. ft. if PR 5.0 zone.
- DD-21. With a residential density as established on the Zoning Map. Minimum amount of lot area per dwelling unit is as follows:
- a. In PR 8.5 zones, the minimum lot area per unit is 8,500 square feet.
  - b. In PR 5.0 zones, the minimum lot area per unit is 5,000 square feet.
  - c. In PR 3.6 zones, the minimum lot area per unit is 3,600 square feet.
  - d. In PR 2.4 and PRA 2.4 zones, the minimum lot area per unit is 2,400 square feet.
  - e. In PR 1.8 and PRA 1.8 zones, the minimum lot area per unit is 1,800 square feet.
- DD-22. 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 ABE is allowed.
- DD-23. The minimum dimension of any yard, other than those listed, is five feet.
- DD-24. 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-25. 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 15A is computed using the following formula:

(The total lot area in square feet divided by 3,100) minus the unit count transferred to Planned Area 15B = the maximum permitted number of dwelling units.

DD-26. The maximum amount of allowable floor area for nonresidential use is computed using the following formula:

(The maximum number of dwelling units allowed on the subject property - the number of dwelling units proposed) x the average square footage of the dwelling units = amount of square footage available for nonresidential use.

DD-27. The City will determine required yards, lot coverage, structure height and landscaping based on the compatibility of development with adjacent uses and the degree to which public access, use and views are provided. Also see Chapter 83 KZC for required shoreline setback.

DD-28. 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-29. Gross floor area shall not exceed 3,000 square feet.

DD-30. Landward of the ordinary high water mark.

DD-31. For school use, structure height may be increased, up to 35 feet and 40 feet in PRA zones, 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.*

30.40 Development Standards

**Development Standards Table – Office Zones**

(PO; PR 8.5; PR 5.0; PR 3.6; PR 2.4; PR 1.8; PRA 1.8; PLA 5B, C; PLA 6B; PLA 15A; PLA 17A)

(Refer to KZC 30.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 30.30, Density/Dimensions Table)

|           | <b>Use</b>   | <b>Landscape Category<br/>(Chapter 95 KZC)</b>  | <b>Sign Category<br/>(Chapter 100 KZC)</b> | <b>Required Parking Spaces<br/>(Chapter 105 KZC)</b>   |
|-----------|--|---|--|--|
| 30.40.010 | Assisted Living Facility   | D   | A  | 1.7 per independent unit. 1 per assisted living unit.  |
| 30.40.020 | Boat Launch (for Nonmotorized and/or Motorized Boats)  | B   | B  | See KZC 105.25.  |
| 30.40.030 | Church   | C   | B  | 1 for every 4 people based on maximum occupancy load of any area of worship. <sup>3</sup>  |
| 30.40.040 | Community Facility   | C <sup>4</sup><br><b>PLA 15A: A<sup>4</sup></b> | B  | See KZC 105.25.  |
| 30.40.050 | Convalescent Center  | C   | B  | 1 for each bed.  |
| 30.40.060 | Detached, Attached or Stacked Dwelling Units   | D<br><b>PLA 17A: D<sup>1</sup></b>              | A  | 1.7 per unit.<br><b>PLA 15A: 2.0 per unit.</b><br><b>PLA 17A: 1.7 per unit.<sup>2</sup></b>  |
| 30.40.070 | Detached Dwelling Units  | E   | A  | <b>PR, PRA, 17A: 2.0 per dwelling unit.</b><br><b>PLA 5C, PLA 6B, PLA 15A: 2.0 per unit.</b>   |
| 30.40.080 | Development containing: Attached or Stacked Dwelling Units; and Restaurant or Tavern; and Marina | 5   | 6  | See KZC 105.25.  |
| 30.40.090 | Development Containing Stacked or Attached Dwelling Units and Office Uses                        | C   | D  | See KZC 105.25.  |
| 30.40.100 | Funeral Home or Mortuary   | C   | B  | <b>PO: 1 per each 300 sq. ft. of gross floor area.</b><br><b>PR, PRA: 1 per each 300 sq. ft. floor area.</b><br><b>PLA 6B: See KZC 105.25.</b> |

**Development Standards Table – Office Zones (Continued)**

(PO; PR 8.5; PR 5.0; PR 3.6; PR 2.4; PR 1.8; PRA 1.8; PLA 5B, C; PLA 6B; PLA 15A; PLA 17A)

(Refer to KZC 30.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 30.30, Density/Dimensions Table)

| Use       |  | Landscape Category<br>(Chapter 95 KZC)                            | Sign Category<br>(Chapter 100 KZC) | Required Parking Spaces<br>(Chapter 105 KZC)  |
|-----------|--|---|------------------------------------|---|
| 30.40.110 | Government Facility  | C <sup>4</sup><br>PLA 15A: A <sup>4</sup>                         | B                                  | See KZC 105.25.   |
| 30.40.120 | Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, or Shoe Repair Shop      | B   | E                                  | PO: 1 per each 300 sq. ft. of gross floor area.<br>PR, PRA: 1 per each 300 sq. ft. floor area.                    |
| 30.40.130 | Hospital Facility  | B   | B                                  | See KZC 105.25.   |
| 30.40.140 | Marina   | B   | B                                  | 1 per each 2 slips.   |
| 30.40.150 | Mini-School or Mini-Day-Care Center  | E<br>PLA 17A: D   | B<br>PR, PRA: B <sup>10</sup>      | See KZC 105.25. <sup>7, 8</sup><br>PR, PRA: See KZC 105.25. <sup>7</sup><br>PLA 17A: See KZC 105.25. <sup>9</sup> |
| 30.40.160 | Nursing Home   | C   | B                                  | 1 for each bed.   |
| 30.40.170 | Office Uses  | C<br>PLA 15A: D   | D                                  | One per each 300 sq. ft. of gross floor area. <sup>11</sup>   |
| 30.40.180 | Passenger Only Ferry Terminal  | B   | B                                  | See KZC 105.25.   |
| 30.40.190 | Piers, Docks, Boat Lifts and Canopies Serving Detached, Attached or Stacked Dwelling Units | See Chapter 83 KZC.   | See Chapter 83 KZC.                | None  |
| 30.40.200 | Piers, Docks, Boat Lifts and Canopies Serving Detached Dwelling Unit                       | See Chapter 83 KZC.   | See Chapter 83 KZC.                | None  |
| 30.40.210 | Public Access Pier, Public Access Facility, or Boardwalk                                   | See Chapter 83 KZC.   | See Chapter 83 KZC.                | See KZC 105.25.   |
| 30.40.220 | Public Park  | Development standards will be determined on a case-by-case basis. |                                    |   |
| 30.40.230 | Public Utility   | A <sup>4</sup><br>PR, PRA: A                                      | B                                  | See KZC 105.25.   |

**Development Standards Table – Office Zones (Continued)**

(PO; PR 8.5; PR 5.0; PR 3.6; PR 2.4; PR 1.8; PRA 1.8; PLA 5B, C; PLA 6B; PLA 15A; PLA 17A)

(Refer to KZC 30.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 30.30, Density/Dimensions Table)

| Use       |  | Landscape Category<br>(Chapter 95 KZC) | Sign Category<br>(Chapter 100 KZC) | Required Parking Spaces<br>(Chapter 105 KZC)   |
|-----------|--|--|------------------------------------|--|
| 30.40.240 | Restaurant or Tavern   | B                                      | E                                  | <b>PO:</b> 1 per each 100 sq. ft. of gross floor area.<br><b>PR, PRA:</b> 1 per each 100 sq. ft. floor area. |
| 30.40.250 | Retail Establishment other than those specifically listed, limited, or prohibited in this zone, selling goods or providing services including banking and financial services | B                                      | E                                  | 1 per each 300 sq. ft. floor area.   |
| 30.40.260 | Retail Establishment providing banking or related financial service  | B                                      | E                                  | 1 per each 300 sq. ft. of gross floor area.  |
| 30.40.270 | School or Day-Care Center  | D                                      | B                                  | See KZC 105.25. <sup>8, 9</sup><br><b>PR, PRA, PLA 17A:</b> See KZC 105.25. <sup>9</sup>                     |
| 30.40.280 | Tour Boat  | B                                      | B                                  | See KZC 105.25.  |
| 30.40.290 | Water Taxi   | B                                      | B                                  | See KZC 105.25.  |

**Special Regulations:**

- DS-1. Adjacent to NE 90th Street and existing institutional parking lots, the property must include dense landscaping and a fence or screen wall which provide screening for this use.
- DS-2. If the subject property contains eight or more units, then the parking area shall also include a designated location and facilities to serve on-site residents as they wash or otherwise service their personal vehicles. These facilities shall be so located, improved, and furnished to prevent surface water contaminants, such as detergents, oils, and debris, from entering the lake or wetlands.
- DS-3. No parking is required for day-care or school ancillary to the use.
- DS-4. 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-5. The City will determine required yards, lot coverage, structure height and landscaping based on the compatibility of development with adjacent uses and the degree to which public access, use and views are provided. Also see Chapter 83 KZC for required shoreline setback.
- DS-6. All signs must be approved as part of a Comprehensive Design Plan in accordance with KZC 100.80.
- DS-7. 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-8. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
- DS-9. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses.
- DS-10. Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses.
- DS-11. If a medical, dental, or veterinary office, then one per each 200 square feet of gross floor area.