



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.52	USE REGULATIONS	Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.010	Detached Dwelling Unit	None	3,600 sq. ft.	20'	5', but 2 side yards must equal at least 15'	10'	60%	25' above average building elevation.	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached or Stacked Dwelling Units		3,600 sq. ft. with at least 1,800 sq. ft. per unit.		5', but 2 side yards must equal at least 15'. See Spec Reg 3	10'. See Spec Reg 4		30' above average building elevation.	D		1.7 per unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 2. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.
.030	Church	Process IIA, Chapter 150 KZC.	7,200 sq. ft.	20' on each side		20'	70%		C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use.

3. The side yard may be reduced to 0' 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 5'.  
4. The rear yard may be reduced to 0' if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.47	USE REGULATIONS	Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.010	Detached Dwelling Units	None	3,600 sq. ft.	20'	5', but 2 side yards must equal at least 15'	10'	60%	25' above average building elevation.	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached or Stacked Dwelling Units		3,600 sq. ft. with at least 1,800 sq. ft. per unit.		5', but 2 side yards must equal at least 15' See Spec Reg 3	10'. See Spec Reg 4		If the development contains at least 1 acre, then the lower of: 4 stories or 40' above average building elevation. Otherwise, 30' above average building elevation.	D		1.7 per unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 2. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.

3. The side yard may be reduced to 0' 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 5'.

4. The rear yard may be reduced to 0' if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.42	USE REGULATIONS	Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.040	Development Containing Stacked or Attached Dwelling Units and Office Uses. See Special Regulation 1.	None	3,600 sq. ft. with at least 1,800 sq. ft. per unit.	20'	5', but 2 side yards must equal at least 15'. <i>See Spec Reg 6</i>	10' <i>See Spec Reg 7</i>	70%	If the development contains at least 1 acre, then the lower of: 6 stories or 60' above average building elevation. Otherwise, 30' above average building elevation.	C	D	See KZC 105.25.	<ol style="list-style-type: none"> <li>A veterinary office is not permitted in any development containing dwelling units.</li> <li>The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:                             <ol style="list-style-type: none"> <li>For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> </ol>                             The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.                         </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 ancillary assembled or manufactured goods are subordinate to and dependent on this use.</li> <li>The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.</li> </ol> </li> </ol>

6. The side yard may be reduced to 0' 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 5'.

7. The rear yard may be reduced to 0' if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.

Section 60.42

Zone  
PLA5C

USE ZONE CHART

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

Section 60.42	USE ↑ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Special Regulations (See also General Regulations)			
			Lot Size	REQUIRED YARDS (See Ch. 115)		Lot Coverage	Height of Structure				
.010	Detached Dwelling Units	None	3,600 sq. ft.	Front: 20'	Side: 5', but 2 side yards must equal at least 15'	Rear: 10'	70%	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached or Stacked Dwelling Units		3,600 sq. ft. with at least 1,800 sq. ft. per unit.	Front: 20'	Side: 5', but 2 side yards must equal at least 15'. <i>(See Spec Reg 4)</i>	Rear: 10'. <i>(See Spec Reg 5)</i>	If the development contains at least 1 acre, then the lower of: 6 stories or 60' above average building elevation. Otherwise, 30' above average building elevation.	D	A	1.7 per unit.	1. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.

4. The side yard may be reduced to 0' 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 5'.  
 5. The rear yard may be reduced to 0' if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.37	USE REGULATIONS	Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.040	Development Containing Stacked or Attached Dwelling Units and Office Uses. See Special Regulation 1.	None	3,600 sq. ft. with at least 1,800 sq. ft. per unit.	20'	5', but 2 side yards must equal at least 15'.	10'	70%	30' above average building elevation.	C	D	See KZC 105.25.	<ol style="list-style-type: none"> <li>1. A veterinary office is not permitted in any development containing dwelling units.</li> <li>2. Primary vehicular access must be directly from 6th Street or 4th Avenue.</li> <li>3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>4. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:                             <ol style="list-style-type: none"> <li>a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> </ol>                             The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.                         </li> <li>5. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:                             <ol style="list-style-type: none"> <li>a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use.</li> <li>b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.</li> </ol> </li> </ol>

The required yard of any structure abutting a lot containing a low density use within PLA 5A must be increased 1' for each 1' that structure exceeds 20' above average building elevation.

See Spec Reg 6

See Spec Reg 7

6. The side yard may be reduced to 0' 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 5'; provided, that this special regulations shall not supersede minimum yard requirements when abutting a lot containing a low density use within the PLA 5A zone.

7. The rear yard may be reduced to 0' if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot; provided, that this special regulations shall not supersede minimum yard requirements when abutting a lot containing a low density use within the PLA 5A zone.



DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.37	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	(Reserved)											
.020	Attached or Stacked Dwelling Units	None	3,600 sq. ft. with at least 1,800 sq. ft. per unit.	20' 5', but 2 side yards must equal at least 15'.	10'	70%	30' above average building elevation.	D	A	1.7 per unit.	<ol style="list-style-type: none"> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:                             <ol style="list-style-type: none"> <li>For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> </ol>                             The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.                         </li> <li>Chapter 115 ZCZ contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>	
.030	Office Use	None						C	D	If a Medical, Dental, or Veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	<ol style="list-style-type: none"> <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 development permit application.</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 ancillary assembled or manufactured goods are subordinate to and dependent on this use.</li> <li>The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.</li> </ol> </li> </ol>	

The required yard of any structure abutting a lot containing a low density use within PLA 5A must be increased 1' for each 1' that structure exceeds 20' above average building elevation.

See Spec Reg 3

See Spec Reg 4

3. The side yard may be reduced to 0' 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 5'; 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.

4. The rear yard may be reduced to 0' if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot; provided, that this special regulations shall not supersede minimum yard requirements when abutting a lot containing a low density use within the PLA 5A zone.



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.32	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	Detached Dwelling Unit	None	3,600 sq. ft.	20'	5', but 2 side yards must equal at least 15'.	10'	60%	25' above average building elevation.	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached or Stacked Dwelling Units		3,600 sq. ft. with at least 1,800 sq. ft. per unit.	20'	5', but 2 side yards must equal at least 15'. <i>See Spec Reg 3</i>	10'		30' above average building elevation.	D		1.7 per unit.	1. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

*See Spec Reg 3*  
The required yard of any structure abutting a lot containing a low density use within PLA 5 must be increased 1' for each 1' that structure exceeds 20' above average building elevation.

4. The rear yard may be reduced to 0' 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 5 zone.

3. The side yard may be reduced to 0' 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 5'; provided, that this special regulation shall not supersede minimum yard requirements when abutting a lot containing a low density use within the PLA 5 zone.

Section 60.27



USE ZONE CHART

Section 60.27		MINIMUMS		MAXIMUMS		Special Regulations (See also General Regulations)
		Lot Size	REQUIRED YARDS (See Ch. 115)	Lot Coverage	Height of Structure	
USE → REGULATIONS ↑	Required Review Process Process I/B, Chapter 152 KZC.	3,600 sq. ft. per unit	Front: 30' North Property Line: The greater of: a. 15', or b. 1-1/2 times the height of the primary structure above average building elevation minus 10'. South Property Line: 10'. High Water Line: The greater of: a. 15', or b. 15% of the average parcel depth.	80%	30' above average building elevation. See Special Regulation 2.	1. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. The City shall require signs designating the public pedestrian access and public uses areas. 2. Structure height may be increased to 35 feet above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Boulevard; and a. The increase is offset by a view corridor that is superior to that required by the General Regulations; or b. The increase is offset by maintaining comparable portions of the structure lower than 30 feet above average building elevation. 3. The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of the isolation. 4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 5. The hotel or motel use may include ancillary meeting and conference facilities for the resident clientele and guests of residents, but not the general public. 6. The hotel or motel use may not include restaurant, retail, or office uses.
		None	The minimum dimension of any yard, other than those listed, is 5'.	Landscape Category (See Ch. 95) D B	Sign Category (See Ch. 100) A E	

7. For attached or stacked dwelling units, this yard may be reduced to 0' if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide the otherwise-applicable minimum required yard.

Section 60.22

Zone  
PLA3A

USE ZONE CHART

Section 60.22		USE REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, read across to find requirements.										
			Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Notes
					REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
			Front	Side	Rear								
.050	Development Containing Attached, or Stacked Dwelling Units and Office uses.	Process IIB, Chapter 152 KZC.	Must be part of a development with a site area of at least 15 acres with 3,600 sq. ft. per unit.	20'	5', but 2 side yards must equal at least 15'	10' <i>See Spec Reg 5</i>	70%	30' above average building elevation. See General Regulations.	C	D	See KZC 105.25.	<ul style="list-style-type: none"> <li>4. The side yard may be reduced to 0' 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 5'.</li> <li>5. The rear yard may be reduced to 0' if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.</li> </ul>	
.060	School or Day-Care Center		Must be part of a development with a site area of at least 15 acres. See Special Regulation 1.	If this use can accommodate 50 or more students or children, then: 50' 50' on each side 50'				30' above average building elevation. See General Regulations.	D	B		<ul style="list-style-type: none"> <li>1. A veterinary office is not permitted in any development containing dwelling units.</li> <li>2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>3. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:                             <ul style="list-style-type: none"> <li>a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use.</li> <li>b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.</li> </ul> </li> <li>4. The minimum lot size for this use is 7,200 square feet if the subject property has frontage on Lake Washington Boulevard.</li> <li>5. A six-foot-high fence is required only along the property lines adjacent to the outside play areas.</li> <li>6. Hours of operation may be limited to reduce impacts on nearby residential areas.</li> <li>7. Structured play areas must be setback from all property lines as follows:                             <ul style="list-style-type: none"> <li>a. 20 feet if this use can accommodate 50 or more students or children.</li> <li>b. 10 feet if this use can accommodate 13 to 49 students or children.</li> </ul> </li> <li>8. 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 any nearby residential uses.</li> <li>9. May include accessory living facilities for staff persons.</li> <li>10. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential areas.</li> <li>11. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).</li> </ul>	

Section 60.22

Zone  
PLA3A

USE ZONE CHART

Section 60.22		USE ↓ REGULATIONS ↑	DIRECTIONS: FIRST, read down to find use...THEN, apply										
			Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	
					REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
			Front	Side	Rear								
.010	Detached Dwelling Unit	None	5,000 sq. ft. per unit	20'	5', but 2 side yards must equal at least 15'	10'	70%	30' above average building elevation.	E	A	2.0 per unit.	<p>3. For attached or stacked dwelling units, the side yard may be reduced to 0' 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 5'.</p> <p>4. For attached or stacked dwelling units, the rear yard may be reduced to 0' if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.</p>	
.020	Attached or Stacked Dwelling Unit		See Spec Reg 3		See Spec Reg 4				D		1.7 per unit.		
.030	Attached or Stacked Dwelling Units	Process IIB, Chapter 152 KZC.	Must be part of a development with a site area of at least 15 acres with 3,600 sq. ft. per unit.		10' on each side See Spec Reg 2	10' See Spec Reg 3		30' above average building elevation. See General Regulations.				<p>1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.</p> <p>2. The side yard may be reduced to 0' 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 10'.</p>	
.040	Office Uses		Must be part of a development with a site area of at least 15 acres. See Special Regulation 1.		5', but 2 side yards must equal at least 15'	10'			C	D	If a Medical, Dental, or Veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, one per each 300 sq. ft. of gross floor area.	<p>1. The minimum lot size for this use is 7,200 square feet if the subject property has frontage on Lake Washington Boulevard.</p> <p>2. The following regulations apply to veterinary offices only:</p> <ul style="list-style-type: none"> <li>a. May only treat small animals on the subject property.</li> <li>b. Outside runs and other outside facilities for the animals are not permitted.</li> <li>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.</li> </ul> <p>3. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:</p> <ul style="list-style-type: none"> <li>a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use.</li> <li>b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.</li> </ul>	

Section 55.27



USE ZONE CHART

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

Section 55.27	USE ⇓ REGULATIONS ⇓	Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.020	Public Utility	Process I(A), Chapter 150 KZC.	None	20'	20' on each side	10'	70%	30' above average building elevation.	A	B	See KZC 105.25.	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 the nearby uses.
.030	Government Facility or Community Facility				10' on each side				C See Spec. Reg. 1.			
.040	Public Park	See Spec. Regs. 1 and 2.		Will be determined on case-by-case basis.					--			<ol style="list-style-type: none"> <li>1. Except as provided in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum:                             <ol style="list-style-type: none"> <li>a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.</li> <li>b. The submittal of a written report on the proposed master plan from the Parks Board to the City Council, containing at least the following:                                     <ol style="list-style-type: none"> <li>1) A description of the proposal;</li> <li>2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies;</li> <li>3) An analysis of the consistency of the proposal with applicable developmental regulations, if any;</li> <li>4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act;</li> <li>5) A summary and evaluation of issues raised and comments received on the proposed master plan; and</li> <li>6) A recommended action by the City Council.</li> </ol> </li> <li>c. City Council review and approval. The City Council shall approve the master plan by resolution only if it finds:                                     <ol style="list-style-type: none"> <li>1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and</li> <li>2) It is consistent with the public health, safety, and welfare;</li> </ol> </li> </ol> </li> </ol>

Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.

REGULATIONS CONTINUED ON NEXT PAGE

Section 55.27

Zone  
TL 3A, 3B,  
3C, 3D

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 55.27	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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.040	Public Park (continued)									<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:</p> <ol style="list-style-type: none"> <li>Location, dimensions, and uses of all active and passive recreation areas;</li> <li>Potential users and hours of use;</li> <li>Lighting, including location, hours of illumination, lighting intensity, and height of light standards;</li> <li>Landscaping;</li> <li>Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</li> </ol> <p>2. Development and use of a park does not require a master plan under this code if it will not involve any of the following:</p> <ol style="list-style-type: none"> <li>Lighting for outdoor nighttime activities;</li> <li>The construction of any building of more than 4,000 square feet;</li> <li>The construction of more than 20 parking stalls;</li> <li>The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.</li> </ol>		

Section 60.12

Zone  
PLA1

USE ZONE CHART

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

Section 60.12	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	Public Utility		Process IIA, Chapter 150 KZC.	None	20'	10' on each side	10'	70%	25' above average building elevation.	A	See KZC 105.25.	1. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See KZC 115.30, Distance Between Structures Regarding Maximum Horizontal Facade Regulation, for further details.	
.050	Government Facility		Process IIA, Chapter 150 KZC.	None	20'	10' on each side	10'	70%	25' above average building elevation.	C	See KZC 105.25.	1. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See KZC 115.30, Distance Between Structures Regarding Maximum Horizontal Facade Regulation, for further details.	
.060	Community Facility		Process IIB, Chapter 152 KZC.	None	20'	10' on each side	10'	70%	25' above average building elevation.	See Spec. Reg. 3.	See KZC 105.25.	1. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See KZC 115.30, Distance Between Structures Regarding Maximum Horizontal Facade Regulation, for further details.	
.070	Public Park		See Special Regulations 1 and 2.	None	20'	10' on each side	10'	70%	25' above average building elevation.	--	See KZC 105.25.	1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. The required public hearing on a Master Plan proposed within the Houghton Community Municipal Corporation shall be conducted by the Houghton Community Council, which may be a joint hearing with the Parks Board; b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with applicable Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable development regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and	

Development standards will be determined on a case-by-case basis.  
See Chapter 49 KZC for required review process.

REGULATIONS CONTINUED ON NEXT PAGE

Section 60.12

Zone  
PLA1

USE ZONE CHART

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

Section 60.12	USE REGULATIONS	Required Review Process	MINIMUMS			MAXIMUMS		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					
.070	Public Park (continued)									<p style="text-align: center;"><del>REGULATIONS CONTINUED FROM PREVIOUS PAGE</del></p> <p>6) A recommended action by the City Council.                      City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds:                      1) it is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and                      2) it is consistent with the public health, safety, and welfare;                      3) if the Master Plan is proposed within the Houghton Community Municipal Corporation, it shall become effective according to the procedure in KMC 2.12.040.</p> <p>In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:                      a. Location, dimensions, and uses of all active and passive recreation areas;                      b. Potential users and hours of use;                      c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;                      d. Landscaping;                      e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</p> <p>Development and use of a park does not require a Master Plan under this Code if it will not involve any of the following:                      a. Lighting for outdoor nighttime activities;                      b. The construction of any building of more than 4,000 square feet;                      c. The construction of more than 20 parking stalls;                      d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climbing toys, slides, single basketball hoops, and similar equipment.</p> <p>2. If any portion of a structure is adjoining a low density zone, then either:                      a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or                      b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</p> <p>See KZC 115.30, Distance Between Structures Regarding Maximum Horizontal Facade Regulation, for further details.</p>

Section 60.17



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.17	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						
.030	Public Utility	Process IIA, Chapter 150 KZC.	None	20'	20' on each side	10'	70%	25' above average building elevation.	A	A	See KZC 105.25.	<ol style="list-style-type: none"> <li>1. Site design must minimize adverse impacts on surrounding residential neighborhoods.</li> <li>2. Landscape Category A may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.</li> </ol>
.040	Government Facility			10' on each side	B See Spec. Reg. 2.				B			
.050	Community Facility	Process IIB, Chapter 152 KZC.										
.060	Public Park	See Special Regulations 1 and 2.	Will be determined on a case-by-case basis.				--				<ol style="list-style-type: none"> <li>1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum:                             <ol style="list-style-type: none"> <li>a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. The required public hearing on a Master Plan proposed within the Houghton Community Municipal Corporation shall be conducted by the Houghton Community Council, which may be a joint hearing with the Parks Board;</li> <li>b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:                                     <ol style="list-style-type: none"> <li>1) A description of the proposal;</li> <li>2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies;</li> <li>3) An analysis of the consistency of the proposal with applicable developmental regulations, if any;</li> <li>4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act;</li> <li>5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and</li> <li>6) A recommended action by the City Council.</li> </ol> </li> <li>c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds:                                     <ol style="list-style-type: none"> <li>1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and</li> </ol> </li> </ol> </li> </ol>	

Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.

REGULATIONS CONTINUED ON NEXT PAGE

(Revised 12/02)

Section 60.17

Zone  
PLA2

USE ZONE CHART

Section 60.17		DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS							
		Required Review Process	MINIMUMS		MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)
Lot Size	REQUIRED YARDS (See Ch. 115)		Lot Coverage	Height of Structure					
			Front	Side	Rear				
.060	Public Park (continued)								<p style="text-align: center;"><del>REGULATIONS CONTINUED FROM PREVIOUS PAGE</del></p> <p>2. It is consistent with the public health, safety, and welfare;</p> <p>3. If the Master Plan is proposed within the Houghton Community Municipal Corporation, it shall become effective according to the procedure in KMC 2.12.040.</p> <p>In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:</p> <ul style="list-style-type: none"> <li>a. Location, dimensions, and uses of all active and passive recreation areas;</li> <li>b. Potential users and hours of use;</li> <li>c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;</li> <li>d. Landscaping;</li> <li>e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</li> </ul> <p>2. Development and use of a park does not require a Master Plan under this Code if it will not involve any of the following:</p> <ul style="list-style-type: none"> <li>a. Lighting for outdoor nighttime activities;</li> <li>b. The construction of any building of more than 4,000 square feet;</li> <li>c. The construction of more than 20 parking stalls;</li> <li>d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climb towers, slides, single basketball hoops, and similar equipment.</li> </ul> <p>Portions of the park located within the wetlands must be devoted exclusively to passive recreation that is not consumptive of the natural environment.</p>

Section 60.22

Zone  
PLA3A

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.22	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						
.100	Church	Process IIB, Chapter 152 KZC.	Must be part of a development with a site area of at least 15 acres.  See Special Regulation 1.	20'	20' on each side	20'	70%	30' above average building elevation. See General Regulations.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Special Regulation 2.	1. The minimum lot size for this use is 7,200 square feet if the subject property has frontage on Lake Washington Boulevard. 2. No parking is required for day-care or school ancillary to the use.
.110	Public Utility	None	None	10' on each side	10'	30' above average building elevation.	A	C See Spec. Reg. 1.	See KZC 105.25.	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 the nearby uses.		
.120	Government Facility or Community Facility											
.130	Public Park	See Special Regulations 1 and 2.	Will be determined on a case-by-case basis.					--	See KZC 105.25.	1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. The required public hearing on a Master Plan proposed within the Houghton Community Municipal Corporation shall be conducted by the Houghton Community Council, which may be a joint hearing with the Parks Board; b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies;		

Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.

REGULATIONS CONTINUED ON NEXT PAGE

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.22	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						
.130	Public Park (continued)									<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>3) An analysis of the consistency of the proposal with applicable developmental regulations, if any;</p> <p>4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act;</p> <p>5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and</p> <p>6) A recommended action by the City Council.</p> <p>c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds:</p> <p>1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and</p> <p>2) It is consistent with the public health, safety, and welfare;</p> <p>3) If the Master Plan is proposed within the Houghton Community Municipal Corporation, it shall become effective according to the procedure in KMC 2.12.040.</p> <p>In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:</p> <p>a. Location, dimensions, and uses of all active and passive recreation areas;</p> <p>b. Potential users and hours of use;</p> <p>c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;</p> <p>d. Landscaping;</p> <p>e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</p> <p>2. Development and use of a park does not require a Master Plan under this Code if it will not involve any of the following:</p> <p>a. Lighting for outdoor nighttime activities;</p> <p>b. The construction of any building of more than 4,000 square feet;</p> <p>c. The construction of more than 20 parking stalls;</p> <p>d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.</p> <p>Any portion of the park located within the wetland must be devoted exclusively to passive recreation that is not consumptive.</p>		



DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
Section 60.27	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	North Property Line	South Property Line	High Water Line						
.080	Public Park	See Special Regulations 1 and 2.	None	Will be determined on a case-by-case basis.				-	B	See KZC 105.25.	<ol style="list-style-type: none"> <li>1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum:                             <ol style="list-style-type: none"> <li>a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. The required public hearing on a Master Plan proposed within the Houghton Community Municipal Corporation shall be conducted by the Houghton Community Council, which may be a joint hearing with the Parks Board;</li> <li>b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:                                     <ol style="list-style-type: none"> <li>1) A description of the proposal;</li> <li>2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies;</li> <li>3) An analysis of the consistency of the proposal with applicable developmental regulations, if any;</li> <li>4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act;</li> <li>5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and</li> <li>6) A recommended action by the City Council.</li> </ol> </li> <li>c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds:                                     <ol style="list-style-type: none"> <li>1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and</li> <li>2) It is consistent with the public health, safety, and welfare;</li> <li>3) If the Master Plan is proposed within the Houghton Community Municipal Corporation, it shall become effective according to the procedure in KMC 2.12.040.</li> </ol> </li> </ol> </li> </ol>		

Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.

REGULATIONS CONTINUED ON NEXT PAGE

Section 60.27

Zone  
PLA3B

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.27	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	North Property Line	South Property Line						
.080	Public Park (continued)										<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:</p> <ol style="list-style-type: none"> <li>Location, dimensions, and uses of all active and passive recreation areas;</li> <li>Potential users and hours of use;</li> <li>Lighting, including location, hours of illumination, lighting intensity, and height of light standards;</li> <li>Landscaping;</li> <li>Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</li> </ol> <p>2. Development and use of a park does not require a Master Plan under this Code if it will not involve any of the following:</p> <ol style="list-style-type: none"> <li>Lighting for outdoor nighttime activities;</li> <li>The construction of any building of more than 4,000 square feet;</li> <li>The construction of more than 20 parking stalls;</li> <li>The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.</li> </ol> <p>1. X If any portion of a structure is adjoining a low density zone, then either:</p> <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol> <p>See KZC 115.30, Distance Between Structures Regarding Maximum Horizontal Facade Regulation, for further details.</p> <p>2. X The provisions of Chapter 90 KZC limiting development in and around wetlands do not apply to a public park if the development is approved as part of a Master Plan.</p> <p>3. X This use may include a public access pier or boardwalk. See KZC 30.15.030 through 30.15.050 for regulations regarding these uses.</p>	

Section 60.32

Zone  
PLA5A

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.32	USE REGULATIONS	Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.070	Convalescent Center or Nursing Home	Process IIA, Chapter 150 KZC.	7,200 sq. ft.	20'	10' on each side	10'	70%	30' above average building elevation.	C	B	1 for each bed.	1. 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 least intensive process between the two uses.
.080	Public Utility	None	None		20' on each side				A		See KZC 105.25.	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 the nearby uses.
.090	Government Facility or Community Facility	Process IIA, Chapter 150 KZC.			10' on each side				C See Spec. Reg. 1			
.100	Public Park	See Special Regulations 1 and 2.		Will be determined on a case-by-case basis.					--	B	See KZC 105.25.	1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare.

*Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.*

REGULATIONS CONTINUED ON NEXT PAGE

Section 60.32

Zone  
PLA5A

USE ZONE CHART

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

Section 60.32	USE ↑	REGULATIONS ↑	MINIMUMS			MAXIMUMS		Special Regulations (See also General Regulations)			
			Required Review Process	Lot Size	REQUIRED YARDS (See Ch. 115)				Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)
					Front	Side	Rear				
.100 Public Park (continued)										<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:</p> <ol style="list-style-type: none"> <li>Location, dimensions, and uses of all active and passive recreation areas;</li> <li>Potential users and hours of use;</li> <li>Lighting, including location, hours of illumination, lighting intensity, and height of light standards;</li> <li>Landscaping;</li> <li>Other features as appropriate to the character of the neighborhood or characteristics of the subject property.</li> </ol> <p>2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following:</p> <ol style="list-style-type: none"> <li>Lighting for outdoor nighttime activities;</li> <li>The construction of any building of more than 4,000 square feet;</li> <li>The construction of more than 20 parking stalls;</li> <li>The development of any structured sports or activity areas; other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.</li> </ol>	

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

Section 60.37		REGULATIONS		Required Review Process	Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		USE				MINIMUMS								
.100	Public Utility	Chapter 145 KZC.	None	Process 1.	20'	20' on each side	20'	70%	30' above average building elevation.	A	B	See KZC 105.25.	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 the nearby uses.	1. Development and use of a park does not require a development permit under this Code if: a. A Master Plan for that park has been approved by the City and the proposed development and uses consistent with the Master Plan; or b. The proposed use and development will not involve: 1) Lighting for outdoor nighttime activities; and 2) The construction of any building of more than 4,000 square feet; and 3) The construction of more than 20 parking stalls; and 4) The development of any structured sports or activity areas. 2. Any development or use of a park that does not meet the requirements of Special Regulation 1 must be approved through the Process 11B, Chapter 152 KZC. The City will use the following factors in determining what facilities and uses will be permitted: a. Ease of access to the park. b. Character of the neighborhood. c. Size, nature, and topography of the subject property.
.110	Government Facility or Community Facility				20' 10' on each side	20' 10' on each side	10'			See Spec. Reg. 1. C				
.120	Public Park			See Special Regulations 1 and 2.						--				

Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.42	USE ↓ REGULATIONS →	Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.090	Convalescent Center or Nursing Home	Process 1, Chapter 145 KZC.	7,200 sq. ft.	20'	10' on each side	10'	70%	The lower of 6 stories or 60' above average building elevation.	C	B	1 for each bed.	1. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment. 2. 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 least intensive process between the two uses.
.100	Public Utility		None		20' on each side				A		See KZC 105.25.	
.110	Government Facility or Community Facility					10' on each side				C See Spec. Reg. 2.		
.120	Public Park	See Special Regulations 1 and 2.	None	Will be determined on a case-by-case basis.					--			1. Except as provided for in Special Regulation 2 below, any development of use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: <ol style="list-style-type: none"> <li>One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.</li> <li>The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:                             <ol style="list-style-type: none"> <li>A description of the proposal;</li> <li>An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies;</li> <li>An analysis of the consistency of the proposal with applicable developmental regulations, if any;</li> <li>A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act;</li> <li>A summary and evaluation of issues raised and comments received on the proposed Master Plan; and</li> <li>A recommended action by the City Council.</li> </ol> </li> </ol>

Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.

REGULATIONS CONTINUED ON NEXT PAGE



DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.42	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 Park (continued)										<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds:</p> <ol style="list-style-type: none"> <li>1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and</li> <li>2) It is consistent with the public health, safety, and welfare.</li> </ol> <p>In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:</p> <ol style="list-style-type: none"> <li>a. Location, dimensions, and uses of all active and passive recreation areas;</li> <li>b. Potential users and hours of use;</li> <li>c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;</li> <li>d. Landscaping;</li> <li>e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</li> </ol> <p>2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following:</p> <ol style="list-style-type: none"> <li>a. Lighting for outdoor nighttime activities;</li> <li>b. The construction of any building of more than 4,000 square feet;</li> <li>c. The construction of more than 20 parking stalls;</li> <li>d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.</li> </ol>	

Section 60.47

Zone  
PLA5D

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.47	USE ↓ REGULATIONS →	Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.070	Convalescent Center or Nursing Home	Process HA, Chapter 150 KZC.	7,200 sq. ft.	20'	10' on each side	10'	70%	The tower of 4 stories or 40' above average building elevation.	C	B	1 for each bed.	1. 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 least intensive process between the two uses.  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 the nearby uses.
.080	Public Utility		None		20' on each side	20'			A		See KZC 105.25.	
.090	Government Facility or Community Facility				10' on each side	10'			C See Spec. Reg. 1			
.100	Public Park	See Special Regulations 1 and 2.	None	Will be determined on a case-by-case basis.								1. Except as provided for in Special Regulation 2 below, any development of use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare.  REGULATIONS CONTINUED ON NEXT PAGE

Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.

(Revised 12/02)

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.47	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						
.100	Public Park (continued)										<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:</p> <ol style="list-style-type: none"> <li>a. Location, dimensions, and uses of all active and passive recreation areas;</li> <li>b. Potential users and hours of use;</li> <li>c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;</li> <li>d. Landscaping;</li> <li>e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</li> </ol> <p>2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following:</p> <ol style="list-style-type: none"> <li>a. Lighting for outdoor nighttime activities;</li> <li>b. The construction of any building of more than 4,000 square feet;</li> <li>c. The construction of more than 20 parking stalls;</li> <li>d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.</li> </ol>	

USE ZONE CHART

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

Section 60.52	USE ↓ REGULATIONS →	Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.070	Convalescent Center or Nursing Home	Process IIA, Chapter 150 KZC.	7,200 sq. ft.	20'	10' on each side	10'	70%	30' above average building elevation.	C	B	1 for each bed.	1. 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 least intensive process between the two uses.
.080	Public Utility		None		20' on each side				A		See KZC 105.25.	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 the nearby uses.
.090	Government Facility or Community Facility				10' on each side				C	See Spec. Reg. 1		
.100	Public Park	See Special Regulations 1 and 2.	None	Will be determined on a case-by-case basis.								1. Except as provided for in Special Regulation 2 below, any development of use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: <ol style="list-style-type: none"> <li>One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.</li> <li>The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:                             <ol style="list-style-type: none"> <li>A description of the proposal;</li> <li>An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies;</li> <li>An analysis of the consistency of the proposal with applicable developmental regulations, if any;</li> <li>A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act;</li> <li>A summary and evaluation of issues raised and comments received on the proposed Master Plan; and</li> <li>A recommended action by the City Council.</li> </ol> </li> <li>City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds:                             <ol style="list-style-type: none"> <li>It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and</li> <li>It is consistent with the public health, safety, and welfare.</li> </ol> </li> </ol>

Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.

REGULATIONS CONTINUED ON NEXT PAGE



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.52	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						
.100	Public Park (continued)									<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:</p> <ol style="list-style-type: none"> <li>Location, dimensions, and uses of all active and passive recreation areas;</li> <li>Potential users and hours of use;</li> <li>Lighting, including location, hours of illumination, lighting intensity, and height of light standards;</li> <li>Landscaping;</li> <li>Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</li> </ol> <p>2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following:</p> <ol style="list-style-type: none"> <li>Lighting for outdoor nighttime activities;</li> <li>The construction of any building of more than 4,000 square feet;</li> <li>The construction of more than 20 parking stalls;</li> <li>The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.</li> </ol>		



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS															
Section 60.57	USE REGULATIONS	Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)			
				REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure							
				Front	Side	Rear									
.070	Convalescent Center or Nursing Home	Process IIA, Chapter 150 KZC.	7,200 sq. ft.	20'	10' on each side	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above building elevation.	C	B	1 for each bed.	1. 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 least intensive process between the two uses.			
.080	Public Utility				None	20' on each side					20'		A	See KZC 105.25.	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 the nearby uses.
.090	Government Facility or Community Facility				10' on each side	10'					C See Spec. Reg. 1.				
.100	Public Park	See Special Regulations 1 and 2.	Will be determined on a case-by-case basis.				--				1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: <ol style="list-style-type: none"> <li>One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.</li> <li>The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:                         <ol style="list-style-type: none"> <li>A description of the proposal;</li> <li>An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies;</li> <li>An analysis of the consistency of the proposal with applicable developmental regulations, if any;</li> <li>A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act;</li> <li>A summary and evaluation of issues raised and comments received on the proposed Master Plan; and</li> <li>A recommended action by the City Council.</li> </ol> </li> </ol>				

*Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.*

REGULATIONS CONTINUED ON NEXT PAGE

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.57	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						
.100	Public Park (continued)									<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds:</p> <ol style="list-style-type: none"> <li>1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and</li> <li>2) It is consistent with the public health, safety, and welfare.</li> </ol> <p>In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:</p> <ol style="list-style-type: none"> <li>a. Location, dimensions, and uses of all active and passive recreation areas;</li> <li>b. Potential users and hours of use;</li> <li>c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;</li> <li>d. Landscaping;</li> <li>e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</li> </ol> <p>2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following:</p> <ol style="list-style-type: none"> <li>a. Lighting for outdoor nighttime activities;</li> <li>b. The construction of any building of more than 4,000 square feet;</li> <li>c. The construction of more than 20 parking stalls;</li> <li>d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.</li> </ol>		



USE ZONE CHART

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

Section 60.62	USE ↓ REGULATIONS ↑	Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.100	Convalescent Center or Nursing Home	Process I, Chapter 145 KZC.	7,200 sq. ft.	20'	10' on each side	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above building elevation.	C	B	1 for each bed.	1. 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 least intensive process between the two uses.
.110	Public Utility	Process II A, Chapter 150 KZC.	None		20' on each side	20'			A		See KZC 105.25.	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 the nearby uses.
.120	Government Facility or Community Facility				10' on each side	10'			C See Spec. Reg. 1			
.130	Public Park	See Special Regulations 1 and 2.		Will be determined on a case-by-case basis.					--			1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: <ul style="list-style-type: none"> <li>a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.</li> <li>b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:                             <ul style="list-style-type: none"> <li>1) A description of the proposal;</li> <li>2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies;</li> <li>3) An analysis of the consistency of the proposal with applicable developmental regulations, if any;</li> <li>4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act;</li> <li>5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and</li> <li>6) A recommended action by the City Council.</li> </ul> </li> <li>c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds:                             <ul style="list-style-type: none"> <li>1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and</li> <li>2) It is consistent with the public health, safety, and welfare.</li> </ul> </li> </ul>

Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.

(Revised 12/02)

Section 60.62

Zone  
PLA6B

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS											
Section 60.62	USE ↑	REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS			Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)		Lot Coverage	Height of Structure	Landscaping Category (See Ch. 95)		Sign Category (See Ch. 100)
				Front	Side	Rear					
.130 Public Park (continued)											<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:</p> <ol style="list-style-type: none"> <li>Location, dimensions, and uses of all active and passive recreation areas;</li> <li>Potential users and hours of use;</li> <li>Lighting, including location, hours of illumination, lighting intensity, and height of light standards;</li> <li>Landscaping;</li> <li>Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</li> </ol> <p>2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following:</p> <ol style="list-style-type: none"> <li>Lighting for outdoor nighttime activities;</li> <li>The construction of any building of more than 4,000 square feet;</li> <li>The construction of more than 20 parking stalls;</li> <li>The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.</li> </ol>

Section 60.67

Zone  
PLA6C

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.67	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	Public Park	See Special Regulations 1 and 2.	None	Will be determined on a case-by-case basis.			-	B	See KZC 105.25.	<ol style="list-style-type: none"> <li>1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum:                             <ol style="list-style-type: none"> <li>a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.</li> <li>b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:                                     <ol style="list-style-type: none"> <li>1) A description of the proposal;</li> <li>2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies;</li> <li>3) An analysis of the consistency of the proposal with applicable developmental regulations, if any;</li> <li>4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act;</li> <li>5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and</li> <li>6) A recommended action by the City Council.</li> </ol> </li> <li>c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds:                                     <ol style="list-style-type: none"> <li>1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and</li> <li>2) It is consistent with the public health, safety, and welfare.</li> </ol> </li> </ol>                             In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:                             <ol style="list-style-type: none"> <li>a. Location, dimensions, and uses of all active and passive recreation areas;</li> <li>b. Potential users and hours of use;</li> <li>c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;</li> <li>d. Landscaping;</li> <li>e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</li> </ol> </li></ol>		

Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.

REGULATIONS CONTINUED ON NEXT PAGE

(Revised 12/02)

Section 60.67

Zone  
PLA6C

USE ZONE CHART

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

Section 60.67	USE ↑	REGULATIONS ↑	MINIMUMS			MAXIMUMS		Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)			
			Required Review Process	Lot Size	REQUIRED YARDS (See Ch. 115)						Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)
					Front	Side	Rear						
.080 Public Park (continued)										<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following:</p> <ul style="list-style-type: none"> <li>a. Lighting for outdoor nighttime activities;</li> <li>b. The construction of any building of more than 4,000 square feet;</li> <li>c. The construction of more than 20 parking stalls;</li> <li>d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.</li> </ul>			

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS														
Section 60.72	USE REGULATIONS	Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)		
				REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure						
				Front	Side	Rear								
.070	Convalescent Center or Nursing Home	Process IIA, Chapter 150 KZC.	7,200 sq. ft.	20'	10' on each side	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	1 for each bed.	1. 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 least intensive process between the two uses.		
.080	Public Utility		None		20' on each side	20'					A		See KZC 105.25.	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 the nearby uses.
.090	Government Facility or Community Facility				10' on each side	10'					C See Spec. Reg. 1			
.100	Public Park	See Special Regulations 1 and 2.		Will be determined on a case-by-case basis.							1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: <ol style="list-style-type: none"> <li>One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.</li> <li>The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:                             <ol style="list-style-type: none"> <li>A description of the proposal;</li> <li>An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies;</li> <li>An analysis of the consistency of the proposal with applicable developmental regulations, if any;</li> <li>A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act;</li> <li>A summary and evaluation of issues raised and comments received on the proposed Master Plan; and</li> <li>A recommended action by the City Council.</li> </ol> </li> </ol>			

Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.

REGULATIONS CONTINUED ON NEXT PAGE



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.72	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						
.100	Public Park (continued)										<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds:</p> <ol style="list-style-type: none"> <li>1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and</li> <li>2) It is consistent with the public health, safety, and welfare.</li> </ol> <p>In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:</p> <ol style="list-style-type: none"> <li>a. Location, dimensions, and uses of all active and passive recreation areas;</li> <li>b. Potential users and hours of use;</li> <li>c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;</li> <li>d. Landscaping;</li> <li>e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</li> </ol> <p>2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following:</p> <ol style="list-style-type: none"> <li>a. Lighting for outdoor nighttime activities;</li> <li>b. The construction of any building of more than 4,000 square feet;</li> <li>c. The construction of more than 20 parking stalls;</li> <li>d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.</li> </ol>	

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.77	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						
.070	Public Park	See Special Regulations 1 and 2.	None	Will be determined on a case-by-case basis.			-	B	See KZC 105.25.	<ol style="list-style-type: none"> <li>1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum:                             <ol style="list-style-type: none"> <li>a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.</li> <li>b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:                                     <ol style="list-style-type: none"> <li>1) A description of the proposal;</li> <li>2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies;</li> <li>3) An analysis of the consistency of the proposal with applicable developmental regulations, if any;</li> <li>4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act;</li> <li>5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and</li> <li>6) A recommended action by the City Council.</li> </ol> </li> <li>c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds:                                     <ol style="list-style-type: none"> <li>1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and</li> <li>2) It is consistent with the public health, safety, and welfare.</li> </ol> </li> </ol>                             In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:                             <ol style="list-style-type: none"> <li>a. Location, dimensions, and uses of all active and passive recreation areas;</li> <li>b. Potential users and hours of use;</li> <li>c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;</li> <li>d. Landscaping;</li> <li>e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</li> </ol> </li></ol>		

Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.

REGULATIONS CONTINUED ON NEXT PAGE

Section 60.77



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS											
Section 60.77 USE ↑ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS			Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)		
		Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure			Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)
			Front	Side	Rear						
.070 (Public Park (continued))									<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following:</p> <ul style="list-style-type: none"> <li>a. Lighting for outdoor nighttime activities;</li> <li>b. The construction of any building of more than 4,000 square feet;</li> <li>c. The construction of more than 20 parking stalls;</li> <li>d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, rubber toys, slides, single basketball hoops, and similar equipment.</li> </ul>		

Section 60.82

Zone  
PLA6F

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.82	USE REGULATIONS	Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.080	Public Utility	None	None	20'	20' on each side	20'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above building elevation.	A	B	See KZC 105.25.	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 the nearby uses.
.090	Government Facility or Community Facility	Process IIA, Chapter 150 KZC.		10' on each side	10'				C See Spec. Reg. 1.			
.100	Public Park	See Special Regulations 1 and 2.		Will be determined on a case-by-case basis.					--	B	See KZC 105.25.	1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: <ol style="list-style-type: none"> <li>One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.</li> <li>The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:                             <ol style="list-style-type: none"> <li>A description of the proposal;</li> <li>An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies;</li> <li>An analysis of the consistency of the proposal with applicable developmental regulations, if any;</li> <li>A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act;</li> <li>A summary and evaluation of issues raised and comments received on the proposed Master Plan; and</li> <li>A recommended action by the City Council.</li> </ol> </li> </ol>

Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.

REGULATIONS CONTINUED ON NEXT PAGE

(Revised 12/02)

Section 60.82



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS												
Section 60.82	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						
.100	Public Park (continued)									<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds:</p> <ol style="list-style-type: none"> <li>1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and</li> <li>2) It is consistent with the public health, safety, and welfare.</li> </ol> <p>In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:</p> <ol style="list-style-type: none"> <li>a. Location, dimensions, and uses of all active and passive recreation areas;</li> <li>b. Potential users and hours of use;</li> <li>c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;</li> <li>d. Landscaping;</li> <li>e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</li> </ol> <p>2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following:</p> <ol style="list-style-type: none"> <li>a. Lighting for outdoor nighttime activities;</li> <li>b. The construction of any building of more than 4,000 square feet;</li> <li>c. The construction of more than 20 parking stalls;</li> <li>d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.</li> </ol>		



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.87	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 96)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.140	Public Utility	Process II A, Chapter 150 KZC.	None	20'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 35' above average building elevation, exclusive of parking levels.	A	B	See KZC 105.25.	<ol style="list-style-type: none"> <li>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.</li> <li>Site and building design shall be complementary with surrounding residential through use of design elements such as roof forms, building modulation, setbacks, and landscaping. The City may require revision of the building design, site plan or landscaping plan in order to minimize noise and enhance the visual character of the area.</li> <li>Prior to issuance of a development permit, documentation must be provided and stamped by a licensed professional verifying that the expected noise to be emanating from the site adjoining any residentially zoned property complies with the standards set forth in WAC 173-60-040(1) for a Class B source property and a Class A receiving property.</li> </ol>
.150	Government Facility or Community Facility								C See Spec. Reg. 1.			
.160	Public Park	See Spec. Regs. 1 and 2.		Will be determined on case-by-case basis.					--			<ol style="list-style-type: none"> <li>Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum:                             <ol style="list-style-type: none"> <li>One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.</li> <li>The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:                                     <ol style="list-style-type: none"> <li>A description of the proposal;</li> <li>An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies;</li> <li>An analysis of the consistency of the proposal with applicable development regulations, if any;</li> <li>A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act;</li> <li>A summary and evaluation of issues raised and comments received on the proposed Master Plan; and</li> <li>A recommended action by the City Council.</li> </ol> </li> <li>City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds:                                     <ol style="list-style-type: none"> <li>It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and</li> <li>It is consistent with the public health, safety, and welfare.</li> </ol> </li> </ol> </li> </ol>

Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.

(Revised 12/02)

Section 60.87

Zone  
PLA6G

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.87	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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.160	Public Park (continued)									<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:</p> <ol style="list-style-type: none"> <li>a. Location, dimensions, and uses of all active and passive recreation areas;</li> <li>b. Potential users and hours of use;</li> <li>c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;</li> <li>d. Landscaping;</li> <li>e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</li> </ol> <ol style="list-style-type: none"> <li>2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following:               <ol style="list-style-type: none"> <li>a. Lighting for outdoor nighttime activities;</li> <li>b. The construction of any building of more than 4,000 square feet;</li> <li>c. The construction of more than 20 parking stalls;</li> <li>d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.</li> </ol> </li> </ol>		

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.92	USE ↓ REGULATIONS →	Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.070	Convalescent Center or Nursing Home	Process IIA, Chapter 150 KZC.	7,200 sq ft.	20'	10' on each side.	10'	70%	25' above average building elevation.	C	B	1 for each bed.	1. 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 least intensive process between the two uses.
.080	Public Utility		None		20' on each side				A		See KZC 105.25.	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 the nearby uses.
.090	Government Facility or Community Facility				10' on each side				C See Spec. Reg. 1.			
.100	Public Park	See Special Regulations 1 and 2.	None	Will be determined on a case-by-case basis.					--			1. Except as provided for in Special Regulation 2 below, any development for use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: <ol style="list-style-type: none"> <li>a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.</li> <li>b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:                             <ol style="list-style-type: none"> <li>1) A description of the proposal;</li> <li>2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies;</li> <li>3) An analysis of the consistency of the proposal with applicable developmental regulations, if any;</li> <li>4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act;</li> <li>5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and</li> <li>6) A recommended action by the City Council.</li> </ol> </li> <li>c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds:                             <ol style="list-style-type: none"> <li>1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and</li> <li>2) It is consistent with the public health, safety, and welfare.</li> </ol> </li> </ol>

Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.

(Revised 12/02)

REGULATIONS CONTINUED ON NEXT PAGE



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.92	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						
.100	Public Park (continued)									<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:</p> <ol style="list-style-type: none"> <li>a. Location, dimensions, and uses of all active and passive recreation areas;</li> <li>b. Potential users and hours of use;</li> <li>c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;</li> <li>d. Landscaping;</li> <li>e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</li> </ol> <p>2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following:</p> <ol style="list-style-type: none"> <li>a. Lighting for outdoor nighttime activities;</li> <li>b. The construction of any building of more than 4,000 square feet;</li> <li>c. The construction of more than 20 parking stalls;</li> <li>d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, timber toys, slides, single basketball hoops, and similar equipment.</li> </ol>		

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS												
Section 60.97	USE REGULATIONS	Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.070	Convalescent Center or Nursing Home	Process I/A, Chapter 150 KZC.	None	20'	10' on each side	10'	70%	30' above average building elevation.	C	B	1 for each bed.	1. 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 least intensive process between the two uses.
.080	Public Utility			20' on each side	See KZC 105.25.	A			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 the nearby uses.			
.090	Government Facility or Community Facility			10' on each side		C See Spec. Reg. 1.						
.100	Public Park	See Special Regulations 1 and 2.	None	Will be determined on a case-by-case basis.				--				1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: <ol style="list-style-type: none"> <li>a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.</li> <li>b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:                             <ol style="list-style-type: none"> <li>1) A description of the proposal;</li> <li>2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies;</li> <li>3) An analysis of the consistency of the proposal with applicable developmental regulations, if any;</li> <li>4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act;</li> <li>5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and</li> <li>6) A recommended action by the City Council.</li> </ol> </li> <li>c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds:                             <ol style="list-style-type: none"> <li>1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and</li> <li>2) It is consistent with the public health, safety, and welfare.</li> </ol> </li> </ol>

Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.

REGULATIONS CONTINUED ON NEXT PAGE

(Revised 12/02)

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.97	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						
.100	Public Park (continued)										<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:</p> <ol style="list-style-type: none"> <li>a. Location, dimensions, and uses of all active and passive recreation areas;</li> <li>b. Potential users and hours of use;</li> <li>c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;</li> <li>d. Landscaping;</li> <li>e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</li> </ol> <p>2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following:</p> <ol style="list-style-type: none"> <li>a. Lighting for outdoor nighttime activities;</li> <li>b. The construction of any building of more than 4,000 square feet;</li> <li>c. The construction of more than 20 parking stalls;</li> <li>d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.</li> </ol>	

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
Section 60.102	USE ↓ REGULATIONS ↑	Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure					
				Front	Side	Rear							
.070	Convalescent Center or Nursing Home	Process IIA, Chapter 150 KZC.	7,200 sq. ft.	20'	10' on each side.	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	1 for each bed.	1. 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 least intensive process between the two uses.	
.080	Public Utility		None		20' on each side	20'					A	See KZC 105.25.	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 the nearby uses.
.090	Government Facility or Community Facility				10' on each side	10'					C See Spec. Reg. 1		
.100	Public Park	See Special Regulations 1 and 2.		Will be determined on a case-by-case basis.				--			1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: <ol style="list-style-type: none"> <li>One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.</li> <li>The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:                             <ol style="list-style-type: none"> <li>A description of the proposal;</li> <li>An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies;</li> <li>An analysis of the consistency of the proposal with applicable developmental regulations, if any;</li> <li>A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act;</li> <li>A summary and evaluation of issues raised and comments received on the proposed Master Plan; and</li> <li>A recommended action by the City Council.</li> </ol> </li> </ol>		

*Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.*

REGULATIONS CONTINUED ON NEXT PAGE

Section 60.102

Zone  
PLA6J

USE ZONE CHART

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

Section 60.102 USE REGULATIONS	Required Review Process	MINIMUMS			MAXIMUMS			Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
		Lot Size	REQUIRED YARDS (See Ch. 115)			Height of Structure	Landscape Category (See Ch. 95)			Sign Category (See Ch. 100)
			Front	Side	Rear					
100 Public Park (continued)									<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds:                      1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and                      2) It is consistent with the public health, safety and welfare.                      In addition to the features identified in KZC 5.16.505, the Master Plan shall identify the following:                      a. Location, dimensions, and uses of all active and passive recreation areas;                      b. Potential users and hours of use;                      c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;                      d. Landscaping;                      e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.                      2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following:                      a. Lighting for outdoor nighttime activities;                      b. The construction of any building of more than 4,000 square feet;                      c. The construction of more than 20 parking stalls;                      d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.</p>	

Section 60.107

Zone  
PLA6K

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
Section 60.107	USE ↓ REGULATIONS →	Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure					
				Front	Side	Rear							
.070	Convalescent Center or Nursing Home	Process IIA, Chapter 150 KZC.	7,200 sq. ft.	20'	10' on each side.	10'	70%	30' above average building elevation.	C	1 for each bed.	1. 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 least intensive process between the two uses.		
.080	Public Utility		None		20' on each side				A			See KZC 105.25.	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 the nearby uses.
.090	Government Facility or Community Facility		10' on each side		C See Spec. Reg. 1.								
.100	Public Park	See Special Regulations 1 and 2.	None	Will be determined on a case-by-case basis.			--	B		1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: <ol style="list-style-type: none"> <li>One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.</li> <li>The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:                             <ol style="list-style-type: none"> <li>A description of the proposal;</li> <li>An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies;</li> <li>An analysis of the consistency of the proposal with applicable developmental regulations, if any;</li> <li>A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act;</li> <li>A summary and evaluation of issues raised and comments received on the proposed Master Plan; and</li> <li>A recommended action by the City Council.</li> </ol> </li> <li>City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds:                             <ol style="list-style-type: none"> <li>It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and</li> <li>It is consistent with the public health, safety, and welfare.</li> </ol> </li> </ol>			

Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.

REGULATIONS CONTINUED ON NEXT PAGE

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.107	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						
.100	Public Park (continued)									<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:</p> <ol style="list-style-type: none"> <li>a. Location, dimensions, and uses of all active and passive recreation areas;</li> <li>b. Potential users and hours of use;</li> <li>c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;</li> <li>d. Landscaping;</li> <li>e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</li> </ol> <p>2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following:</p> <ol style="list-style-type: none"> <li>a. Lighting for outdoor nighttime activities;</li> <li>b. The construction of any building of more than 4,000 square feet;</li> <li>c. The construction of more than 20 parking stalls;</li> <li>d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.</li> </ol>		

Section 60.112

Zone  
PLA7A

USE ZONE CHART

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

Section 60.112	USE ↑	REGULATIONS ↑	MINIMUMS			MAXIMUMS			Special Regulations (See also General Regulations)						
			Required Review Process	Lot Size	REQUIRED YARDS (See Ch. 115)			Height of Structure		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)			
					Front	Side	Rear								
.080	Public Utility		Process IIA, Chapter 150 KZC.	None	20'	20' on each side	10'	10'	70%	A	B	See KZC 105.25.			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 the nearby uses.
.090	Government Facility or Community Facility				20'	10' on each side				C See Spec. Reg. 1.					
.100	Public Park		See Special Regulations 1 and 2.			Will be determined on a case-by-case basis.									1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. b. The <del>submission</del> of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council.

Development standards will be determined on a case-by-case basis.  
See Chapter 49 KZC for required review process.

REGULATIONS CONTINUED ON NEXT PAGE



DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.112	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						
.100	Public Park (continued)										<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds:</p> <ol style="list-style-type: none"> <li>1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and</li> <li>2) It is consistent with the public health, safety, and welfare.</li> </ol> <p>In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:</p> <ol style="list-style-type: none"> <li>a. Location, dimensions, and uses of all active and passive recreation areas;</li> <li>b. Potential users and hours of use;</li> <li>c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;</li> <li>d. Landscaping;</li> <li>e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</li> </ol> <p>2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following:</p> <ol style="list-style-type: none"> <li>a. Lighting for outdoor nighttime activities;</li> <li>b. The construction of any building of more than 4,000 square feet;</li> <li>c. The construction of more than 20 parking stalls;</li> <li>d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.</li> </ol>	

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.117	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	Public Park	See Special Regulations 1 and 2.	None	Will be determined on a case-by-case basis.			--	B	See KZC 105.25.	1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: <ol style="list-style-type: none"> <li>One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.</li> <li>The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:                             <ol style="list-style-type: none"> <li>A description of the proposal;</li> <li>An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies;</li> <li>An analysis of the consistency of the proposal with applicable developmental regulations, if any;</li> <li>A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act;</li> <li>A summary and evaluation of issues raised and comments received on the proposed Master Plan; and</li> <li>A recommended action by the City Council.</li> </ol> </li> <li>City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds:                             <ol style="list-style-type: none"> <li>It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and</li> <li>It is consistent with the public health, safety, and welfare.</li> </ol> </li> </ol> In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: <ol style="list-style-type: none"> <li>Location, dimensions, and uses of all active and passive recreation areas;</li> <li>Potential users and hours of use;</li> <li>Lighting, including location, hours of illumination, lighting intensity, and height of light standards;</li> <li>Landscaping;</li> <li>Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</li> </ol>		

Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.

REGULATIONS CONTINUED ON NEXT PAGE

Section 60.117

Zone  
PLA7B

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
Section 60.117	USE ↑	REGULATIONS ↑	MINIMUMS			MAXIMUMS		Required Review Process	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 Public Park (continued)										REGULATIONS CONTINUED FROM PREVIOUS PAGE  2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climb toys, slides, single basketball hoops, and similar equipment.	

Section 60.122

Zone  
PLA7C

USE ZONE CHART

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

Section 60.122	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						
.100	Public Park	See Spec. Regs. 1 and 2.	None	Will be determined on a case-by-case basis.			--	B	See KZC 105.25.	<ol style="list-style-type: none"> <li>1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum:                             <ol style="list-style-type: none"> <li>a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.</li> <li>b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:                                     <ol style="list-style-type: none"> <li>1) A description of the proposal;</li> <li>2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies;</li> <li>3) An analysis of the consistency of the proposal with applicable developmental regulations, if any;</li> <li>4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act;</li> <li>5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and</li> <li>6) A recommended action by the City Council.</li> </ol> </li> <li>c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds:                                     <ol style="list-style-type: none"> <li>1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and</li> <li>2) It is consistent with the public health, safety, and welfare.</li> </ol> </li> </ol>                             In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:                             <ol style="list-style-type: none"> <li>a. Location, dimensions, and uses of all active and passive recreation areas;</li> <li>b. Potential users and hours of use;</li> <li>c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;</li> <li>d. Landscaping;</li> <li>e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</li> </ol> </li></ol>		

Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.

REGULATIONS CONTINUED ON NEXT PAGE

(Revised 6/06)

Section 60.122

Zone  
PLAY7C

USE ZONE CHART

Section 60.122		DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS							Special Regulations (See also General Regulations)	
		Required Review Process	Lot Size	MINIMUMS REQUIRED YARDS (See Ch. 115)			MAXIMUMS			Required Parking Spaces (See Ch. 105)
USE	REGULATIONS		Front	Side	Rear	Lot Coverage	Height of Structure	Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	
	Public Park (continued)									REGULATIONS CONTINUED FROM PREVIOUS PAGE  2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber-toys, slides, single basketball hoops, and similar equipment.

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.132	USE ↓ REGULATIONS →	Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.110	Public Utility	Process IIA, Chapter 150 KZC.	None	20'	20' on each side	10'	70%	25' above average building elevation.	A	B	See KZC 105.25.	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 the nearby uses.
.120	Government Facility or Community Facility			10' on each side	C See Spec. Reg. 1.							
.130	Public Park	See Special Regulations 1 and 2.		Will be determined on a case-by-case basis.					--			1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum: a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds: 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare.

Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.

REGULATIONS CONTINUED ON NEXT PAGE

**USE ZONE CHART**

Zone  
PLA9

Section 60.132

Section 60.132		DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS							Special Regulations (See also General Regulations)
		Lot Size	MINIMUMS			MAXIMUMS		Required Parking Spaces (See Ch. 105)	
USE ↑	REGULATIONS ↑		Required Review Process	REQUIRED YARDS (See Ch. 115)			Landscaping Category (See Ch. 95)		Sign Category (See Ch. 100)
		Front		Side	Rear	Lot Coverage		Height of Structure	
.130	Public Park (continued)								<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:</p> <ol style="list-style-type: none"> <li>Location, dimensions, and uses of all active and passive recreation areas;</li> <li>Potential users and hours of use;</li> <li>Lighting, including location, hours of illumination, lighting intensity, and height of light standards;</li> <li>Landscaping;</li> <li>Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</li> </ol> <p>Development and use of a park does not require a Master Plan under this code if it will not involve any of the following:</p> <ol style="list-style-type: none"> <li>Lighting for outdoor nighttime activities;</li> <li>The construction of any building of more than 4,000 square feet;</li> <li>The construction of more than 20 parking stalls;</li> <li>The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, roller toys, slides, single basketball hoops, and similar equipment.</li> </ol>

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.168b	USE REGULATIONS	Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.060	Public Utility See Spec. Reg. 1.	See Spec. Reg. 2.	None	20'	20' on each side	20'	70%	25' above average building elevation.	A See Spec. Reg. 3.	B	See KZC 105.25.	<ol style="list-style-type: none"> <li>Site design must minimize adverse impacts on surrounding residential neighborhoods.</li> <li>The required review process is as follows:                             <ol style="list-style-type: none"> <li>If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process IIA, Chapter 150 KZC.</li> <li>If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is five or more acres, a Master Plan, approved through Process IIB, Chapter 152 KZC, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and landscaping.</li> </ol> </li> <li>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.</li> </ol>
.070	Government Facility or Community Facility See Spec. Reg. 1.			10' on each side	10'	C See Spec. Reg. 3.						
.080	Public Park	See Spec. Regs. 1 and 2.		Will be determined on a case-by-case basis.				-			<ol style="list-style-type: none"> <li>Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum:                             <ol style="list-style-type: none"> <li>One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.</li> <li>The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:                                     <ol style="list-style-type: none"> <li>A description of the proposal;</li> <li>An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies;</li> <li>An analysis of the consistency of the proposal with applicable developmental regulations, if any;</li> <li>A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act;</li> <li>A summary and evaluation of issues raised and comments received on the proposed Master Plan; and</li> </ol> </li> </ol> </li> </ol>	

Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.

REGULATIONS CONTINUED ON NEXT PAGE

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.168b	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	Public Park (Continued)									<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>6) A recommended action by the City Council.</p> <p>c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds:</p> <ol style="list-style-type: none"> <li>1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and</li> <li>2) It is consistent with the public health, safety, and welfare.</li> </ol> <p>In addition to the features identified in KZC 540.505, the Master Plan shall identify the following:</p> <ol style="list-style-type: none"> <li>a. Location, dimensions, and uses of all active and passive recreation areas;</li> <li>b. Potential users and hours of use;</li> <li>c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;</li> <li>d. Landscaping;</li> <li>e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</li> </ol> <p>2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following:</p> <ol style="list-style-type: none"> <li>a. Lighting for outdoor nighttime activities;</li> <li>b. The construction of any building of more than 4,000 square feet;</li> <li>c. The construction of more than 20 parking stalls;</li> <li>d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.</li> </ol>		

USE ZONE CHART



Section 60.172



DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										
Required Review Process	Lot Size	MINIMUMS					MAXIMUMS			
		North Property Line	South Property Line	High Water Line	Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	
See Special Regulations 1 and 2	None	Will be determined on a case-by-case basis.					B	See KZC 105.25.	<p>1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum:</p> <p>a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. The required public hearing on a Master Plan proposed within the Houghton Community Municipal Corporation shall be conducted by the Houghton Community Council, which may be a joint hearing with the Parks Board.</p> <p>b. The submission of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:</p> <p>(1) A description of the proposal;</p> <p>(2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies;</p> <p>(3) An analysis of the consistency of the proposal with applicable developmental regulations, if any;</p> <p>(4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act;</p> <p>(5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and</p> <p>(6) A recommended action by the City Council.</p> <p>c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds:</p> <p>(1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and</p> <p>(2) It is consistent with the public health, safety, and welfare;</p> <p>(3) If the Master Plan is proposed within the Houghton Community Municipal Corporation, it shall become effective according to the procedure in KMC 2.12.040.</p>	
Public Park	100								<p>REGULATIONS CONTINUED ON NEXT PAGE</p>	

Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
Section 60.172	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 YARD (See Ch. 115)				Lot Coverage					Height of Structure
				Front	North Property Line	South Property Line	High Water Line						
.100	Public Park (continued)										<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:</p> <ol style="list-style-type: none"> <li>a. Location, dimensions, and uses of all active and passive recreation areas;</li> <li>b. Potential users and hours of use;</li> <li>c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;</li> <li>d. Landscaping;</li> <li>e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</li> </ol> <ol style="list-style-type: none"> <li>2. Development and use of a park does not require a Master Plan under this Code if it will not involve any of the following:             <ol style="list-style-type: none"> <li>a. Lighting for outdoor nighttime activities;</li> <li>b. The construction of any building of more than 4,000 square feet;</li> <li>c. The construction of more than 20 parking stalls;</li> <li>d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.</li> </ol> </li> </ol>		

Section 60.177

Zone  
PLA15B

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.177	USE REGULATIONS	Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.050	Mini-School or Mini-Day-Care Center	None	12,500 sq. ft.	20'	5', but 2 side yards must equal at least 15'.	10'	50%	25' above average building elevation.	E	B	See KZC 105.25.	<ol style="list-style-type: none"> <li>1. A six-foot high fence is required along the property lines adjacent to the outside play areas.</li> <li>2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.</li> <li>3. Structured play areas must be setback from all property lines by five feet.</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. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.</li> <li>6. May include accessory living facilities for staff persons.</li> <li>7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).</li> </ol>
.050	Public Utility	Process IIA, Chapter 150 KZC.	None	20'	20' on each side	20'	50%	25' above average building elevation.	A	C See Spec. Reg. 2		<ol style="list-style-type: none"> <li>1. Site design must minimize adverse impacts on surrounding residential neighborhoods.</li> <li>2. 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.</li> </ol>
.070	Government Facility or Community Facility				10' on each side	10'						
.080	Public Park	See Special Regulations 1 and 2.		Will be determined on a case-by-case basis.					--			<ol style="list-style-type: none"> <li>1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum:                             <ol style="list-style-type: none"> <li>a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. The required public hearing on a Master Plan proposed within the Houghton Community Municipal Corporation shall be conducted by the Houghton Community Council, which may be a joint hearing with the Parks Board;</li> <li>b. The submission of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:                                     <ol style="list-style-type: none"> <li>1) A description of the proposal;</li> </ol> </li> </ol> </li> </ol>

Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.

REGULATIONS CONTINUED ON NEXT PAGE

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.177	 	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 96)	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	Public Park (continued)									<p style="text-align: center;">REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies;</p> <p>3) An analysis of the consistency of the proposal with applicable developmental regulations, if any;</p> <p>4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act;</p> <p>5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and</p> <p>6) A recommended action by the City Council.</p> <p>c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds:</p> <p>1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and</p> <p>2) It is consistent with the public health, safety, and welfare;</p> <p>3) If the Master Plan is proposed within the Houghton Community Municipal Corporation, it shall become effective according to the procedure in KMC 2.12.040.</p> <p>In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:</p> <p>a. Location, dimensions, and uses of all active and passive recreation areas;</p> <p>b. Potential users and hours of use;</p> <p>c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;</p> <p>d. Landscaping;</p> <p>e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</p> <p>2. Development and use of a park does not require a Master Plan under this Code if it will not involve any of the following:</p> <p>a. Lighting for outdoor nighttime activities;</p> <p>b. The construction of any building of more than 4,000 square feet;</p> <p>c. The construction of more than 20 parking stalls;</p> <p>d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.</p>		



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.182	USE ↓ REGULATIONS ↑	Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.060	Mini-Day-Care Center	None	35,000 sq. ft.	20'	5', but 2 side yards must equal at least 15'.	10'	50%	30' above average building elevation.	E	B	See KZC 105.25.	<ol style="list-style-type: none"> <li>1. May locate on the subject property only if:                             <ol style="list-style-type: none"> <li>a. it will serve the immediate neighborhood in which it is located; or</li> <li>b. it will not be detrimental to the character of the neighborhood in which it is located.</li> </ol> </li> <li>2. A six-foot high fence is required along the property lines adjacent to the outside play areas.</li> <li>3. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.</li> <li>4. Structured play areas must be setback from all property lines by five feet.</li> <li>5. May include accessory living facilities for staff persons.</li> <li>6. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).</li> <li>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.</li> <li>8. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.</li> </ol>
.070	Public Utility	Process 11A, Chapter 150 KZC.	None	20'	20' on each side	20'	70%	30' above average building elevation.	A	C See Spec. 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 the nearby uses.</li> </ol>
.080	Government Facility or Community Facility				10' on each side	10'						
.090	Public Park	See Special Regulations 1 and 2.		Will be determined on a case-by-case basis.					--			<ol style="list-style-type: none"> <li>7. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum:                             <ol style="list-style-type: none"> <li>a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.</li> <li>b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:                                     <ol style="list-style-type: none"> <li>1) A description of the proposal;</li> </ol> </li> </ol> </li> </ol>

Development standards will be determined on a case-by-case basis.  
See Chapter 49 KZC for required review process.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.182	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	Public Park (continued)									<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <ol style="list-style-type: none"> <li>2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies;</li> <li>3) An analysis of the consistency of the proposal with applicable developmental regulations, if any;</li> <li>4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act;</li> <li>5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and</li> <li>6) A recommended action by the City Council.</li> </ol> <p>c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds:</p> <ol style="list-style-type: none"> <li>1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and</li> <li>2) It is consistent with the public health, safety, and welfare.</li> </ol> <p>In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:</p> <ol style="list-style-type: none"> <li>a. Location, dimensions, and uses of all active and passive recreation areas;</li> <li>b. Potential users and hours of use;</li> <li>c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;</li> <li>d. Landscaping;</li> <li>e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</li> </ol> <p>2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following:</p> <ol style="list-style-type: none"> <li>a. Lighting for outdoor nighttime activities;</li> <li>b. The construction of any building of more than 4,000 square feet;</li> <li>c. The construction of more than 20 parking stalls;</li> <li>d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.</li> </ol>		



ORDINANCE NO. 4072  
PUBLICATION SUMMARY

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING, AND LAND USE AND AMENDING TITLE 23 OF THE KIRKLAND MUNICIPAL CODE; AMENDING PORTIONS OF THE FOLLOWING CHAPTERS OF THE KIRKLAND ZONING CODE (TITLE 23 OF THE KIRKLAND MUNICIPAL CODE): CHAPTER 5 – DEFINITIONS; CHAPTER 15 – RS ZONES; CHAPTER 17 – RSX ZONES; CHAPTER 20 – RM ZONES; CHAPTER 25 – PR ZONES; CHAPTER 27 – PO ZONES; CHAPTER 30 – WD ZONES; CHAPTER 35 – FC ZONES; CHAPTER 40 – BN ZONES; CHAPTER 45 – BC ZONES; CHAPTER 47 – BCX ZONES; CHAPTER 50 – CBD ZONES; CHAPTER 52 – JBD ZONES; CHAPTER 53 – RH ZONES; CHAPTER 54 – NRH ZONES; CHAPTER 55 – TL ZONES; CHAPTER 60 – PLA ZONES; CHAPTER 90 – DRAINAGE BASINS; CHAPTER 105 – PARKING AND PARKING AREAS, VEHICLE AND PEDESTRIAN ACCESS, AND RELATED IMPROVEMENTS; CHAPTER 110 – REQUIRED PUBLIC IMPROVEMENTS; CHAPTER 115 – MISCELLANEOUS USE DEVELOPMENT AND PERFORMANCE STANDARDS; CHAPTER 120 – VARIANCES; CHAPTER 130 – REZONES; CHAPTER 135 – ZONING CODE AMENDMENTS; CHAPTER 140 – AMENDMENTS TO THE COMPREHENSIVE PLAN; CHAPTER 145 – PROCESS I; CHAPTER 150 – PROCESS IIA; CHAPTER 152 – PROCESS IIB; CHAPTER 155 – PROCESS III; CHAPTER 160 – PROCESS IV; CHAPTER 161 – PROCESS IVA; CHAPTER 170 – ENFORCEMENT; AND CHAPTER 180 – PLATES (FILE NO. ZON05-00001); AND ALSO REPEALING ORDINANCE NO. 4064 REGARDING OPTIONS FOR MEETING PARKING OBLIGATIONS IN THE CENTRAL BUSINESS DISTRICT (“FEE-IN-LIEU”).

Section 1. Identifies the specific amendments to Ordinance 3719, as amended, the Kirkland Zoning Code.

Section 2. Repeals Ordinance No. 4064.

Section 3. Addresses severability.

Section 4. Establishes that this ordinance will be effective within the disapproval jurisdiction of the Houghton Community Council Municipal Corporation upon approval by the Houghton Community Council or the failure of said Community Council to disapprove this ordinance within 60 days of the date of the passage of this ordinance.

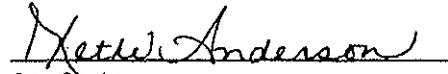
Section 5. Authorizes publication of the ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code and establishes the effective date as thirty days after publication of said summary.

Section 6. Directs the City Clerk to certify and forward a complete certified copy of this ordinance to the King County Department of Assessments.

The full text of this ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The ordinance was passed by the Kirkland City Council at its regular meeting on the 6th day of February, 2007.

I certify that the foregoing is a summary of Ordinance 4072 approved by the Kirkland City Council for summary publication.

Attest:

  
\_\_\_\_\_  
City Clerk