CITY OF KIRKLAND
Planning and Community Development Department
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MEMORANDUM

To: Houghton Community Council (HCC)

From: Nancy Cox, Development Review Manager

Date: December 4, 2014

Subject: PROCESS IVA ZONING CODE AMENDMENTS, CHARTS TO TABLES - ZONING CODE REFORMATTING PROJECT

RECOMMENDATION

Discuss whether or not to make a recommendation on the Zoning Code reformatting project (Attachment 1). If so, prepare a recommendation during the meeting for transmittal to the Planning Director.

BACKGROUND DISCUSSION

On October 27, 2014, the HCC received a briefing on the project. A link to the memo from that meeting with background on the project is: http://www.kirklandwa.gov/Assets/Planning/Planning+PDFs/Houghton+Community+Council/Process+IVA+Charts+to+Tables+HCC+10272014.pdf . The draft amendments were made available for public review on November 26, 2014 when the webpage was updated for the 30 day public comment period. The webpage can be found at: http://www.kirklandwa.gov/depart/planning/Code_Updates/Projects/Fast_Track_Code_Amendments.htm
Staff has prepared a matrix showing where references to the Houghton Community Council in the existing zoning code and in the new version can be found. Please see Attachment 2.
Staff expects to have an on-line version of the new material including links and pop-up definitions to show you at the meeting.

ATTACHMENTS

1. Code Amendments
2. Kirkland Zoning Code Instances of 'Disapproval Jurisdiction' of the Houghton Community Council

cc: CAM14-02011

Chapter 1 – USER GUIDE
Sections:
1.05 How To Use This Code
1.10 Additional Regulations

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

1. Find the subject property on the Zoning Map. The subject property will be located within a zone, such as RS 7.2, for example.

2. Refer to the Table of Contents and find the chapter that includes the zone in which the subject property is located, such as Low Density Residential. The chapters contain the following: User Guide, General Regulations, Permitted Uses Table, Density/Dimensions Table and Development Standards Table.

3. The User Guide describes in detail how to find information, and lists the zones and Common Code References for that chapter.

4. The General Regulations are listed and apply to the zones as noted.

5. The Permitted Uses Table contains a list of uses in the left column and the name of each zone addressed in the chapter in the top row. The cells in the table show whether the use is permitted or not permitted in each zone. For each permitted use, the Required Review Process is shown as are numbers referencing Special Regulations listed immediately following the table. The Special Regulations are identified as PU-1, 2, 3 etc.

6. The Density/Dimensions table lists the uses in the left column and has Minimum Lot Size, Required Yards, Maximum Lot Coverage and Maximum Height of Structure in columns to the right. It is important to ensure that the use of interest is permitted in the zone according to the Permitted Uses Table before proceeding with the Density/Dimensions table. Many of the cells in this table show numbers referring to Special Regulations listed following the table. Density/Dimensions Special Regulations are identified as DD-1, 2, 3 etc.

7. The Development Standards table lists the uses in the left column and has scape Category, Sign Category and Required Parking Spaces in columns to the right. It is important to ensure that the use of interest is permitted in the zone according to the Permitted Uses Table before proceeding with the Development Standards table. Many of the cells in this table show numbers referring to Special Regulations listed following the table. Special Regulations for Development Standards identified by DS-1, 2, 3 etc.

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

1.10 Additional Regulations

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

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

15. Overlay “HL” – Is there an “HL” on the Zoning Map that contains the subject property? If so, see Chapter 75 KZC, Historic mark Overlay Zone and Historic Residence Designation.
16. Overlay “HP” – Is there an “HP” on the Zoning Map that contains the subject property? If so, see Chapter 70 KZC, Holmes Point Overlay Zone.
17. Overlay “SCTF” – Is there an “SCTF” on the Zoning Map that contains the subject property? If so, see Chapter 78 KZC, Secure Community Transition Facility Overlay Zone.
18. Performance Standards – If you are interested in provisions regulating any or all of:
a. Air quality;
b. Glare;
c. Heat emission;
d. Noise emission;
e. Odor;
f. Radiation;
g. Water quality; or
h. Erosion and sedimentation.
See the table of contents of Chapter 115 KZC.
19. Properties near Lake Washington – Is the subject property located within 200 feet of the ordinary high water mark of Lake Washington or contains a wet abutting Lake Washington? If so, you should read Chapter 83 KZC, Shoreline Management.
20. Sight Obstructions at Intersections – Do you want to find out if you must keep part of the subject property near intersections, including the intersection of a driveway onto a street, free of sight obstructions? If so, you should read KZC 115.135, Sight Distance at Intersections.
21. Slopes – Does the subject property contain moderately to steeply sloping ground, or an area which has or may settle unevenly? If so, see Chapter 85 KZC.
22. Streams, Lakes, Wets – Does the subject property contain or is this property close to a stream; either above ground or in a culvert flowing surface water; lake other than Lake Washington; or a wet? If so, see Chapter 90 KZC, Drainage Basins.

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

CHAPTER 15 – LOW DENSITY RESIDENTIAL ZONES (RS, RSX, RSA, WDII, PLA 3C, PLA 6C, PLA 6E, PLA 16)

Sections:

15.05 User Guide.

Step 1. Check that the zone of interest is included in KZC 15.05.010, Applicable Zones. If not, select the chapter where it is located.

Step 2. Refer to KZC 15.05.020, Common Code References, for relevant information found elsewhere in the code.

Step 3. Refer to the General Regulations in KZC 15.10 that apply to the zones as noted.

Step 4. Find the Use of interest in the Permitted Uses Table in KZC 15.20 and read across to the column pertaining to the zone of interest. Note the Required Review Process and Special Regulations that are applicable. The Special Regulations are linked in the on-line version or can be found immediately following the table and are marked PU-1, PU-2, PU-3, etc.

Step 5. Find the Use of interest in the Density/Dimensions Table in KZC 15.30 and read across the columns. Note the standards (Minimum Lot Size, Required Yards, Maximum Lot Coverage, and Maximum Height of Structure) and Special Regulations that are applicable. The Special Regulations are linked in the on-line version or can be found immediately following the table and are marked DD-1, DD-2, DD-3, etc.

Step 6. Find the Use of interest in the Development Standards Table in KZC 15.40 and read across the columns. Note the standards (Landscape Category, Sign Category, and Required Parking Spaces) and Special Regulations that are applicable. The Special Regulations are linked in the on-line version or can be found immediately following the table and are marked DS-1, DS-2, DS-3, etc.

Note: Not all uses listed in the Density/Dimensions and Development Standards tables are permitted in each zone addressed in this chapter. Permitted uses are determined only by the Permitted Uses Table.

15.05.010 Applicable Zones

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

15.05.020 Common Code References

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.

2. Public park development standards will be determined on a case-by-case basis. See KZC 45.50.

3. For properties within the Holmes Point (HP) Overlay Zone, see Chapter 70 KZC for additional regulations.

4. Review processes, density/dimensions and development standards for shoreline uses (RS, RSA, WDII, PLA 3C zones) can be found in Chapter 83 KZC, Shoreline Management.

5. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with Attached Dwelling Units in PLA 3C and Detached Dwelling Unit uses.

6. A hazardous liquid pipeline is located near the RSX 35 zone in the Bridle Trails neighborhood along the eastern boundary of the City, and a hazardous liquid pipeline extends through or near the RSA 1, 4, 6 and 8 zones in the vicinity of 136th Avenue NE. Refer to Chapter 118 KZC for regulations pertaining to properties near hazardous liquid pipelines.

7. Garages shall comply with the requirements of KZC 115.43. These requirements are not effective within the disapproval jurisdiction of the Houghton Community Council.

15.10 General Regulations

15.10.010 All Low Density Residential Zones

1. Structures located within 30 feet of a parcel in a low density zone or a low density use in PLA 17 shall comply with additional limitations on structure size established by KZC 115.136, except for the following uses: KZC 15.20.060, Detached Dwelling Unit, and 15.20.100, Piers, Docks, Boat Lifts and Canopies Serving Detached Dwelling Unit.

15.10.020 RS Zone

1. May not use lands waterward of the ordinary high water mark to determine lot size or to calculate allowable density.

15.10.030 RSA Zone

1. All subdivisions and short subdivisions in the RSA-1 zone shall be clustered such that development is located away from critical areas. The open space resulting from such clustering shall be placed in a separate tract that includes at least 50 percent of the subject property. Open space tracts shall be permanent and shall be dedicated to a homeowner's association or other suitable organization for purposes of maintenance. Passive recreation, with no development of recreational facilities, and natural-surface pedestrian and equestrian trails are acceptable uses within the open space tract. If access to the open space is provided, the access shall be located in a separate tract. A greenbelt protection or open space easement shall be dedicated to the City to protect the designated open space tract resulting from lot clustering.

2. May not use lands waterward of the ordinary high water mark to determine lot size or to calculate allowable density.

15.10.040 WDII Zone

1. May not use lands waterward of the ordinary high water mark to determine lot size or to calculate allowable density.

2. The required yard abutting an unopened right-of-way shall be a side property rather than a front property line.

3. The required rear yard for each use shall be the same as the required rear yard for the same use in the RS zone, unless otherwise specified in KZC 30.25.010(9) and (10). (Does not apply to Piers, Docks, Boat Lifts and Canopies Serving Detached Dwelling Unit.)

4. Residential uses abutting Lake Washington may have an associated private shoreline park that is commonly owned and used by residents and guests.

15.10.050 PLA 3C Zone

1. Development shall be subject to the following development standards:
   a. Structures must be clustered and located so that they will not significantly impact slope stability, drainage patterns, erosion or landslide hazards, and steep ravine areas on the subject property or adjacent property.
   b. Vegetative cover shall be retained to the maximum extent possible to stabilize slopes.
   c. Pursuant to the requirements of KZC 85.15(1) through (4), the applicant shall submit a geotechnical report prepared by a qualified geotechnical engineer evaluating the potential geologic hazard areas of the subject and adjacent properties to minimize damage to life and property. Specific structural designs and construction techniques to ensure long-term stability shall be considered as part of the analysis. The applicant's geotechnical report and recommendations shall be reviewed by a qualified geotechnical engineer selected and retained by the City at the applicant's expense. The applicant shall comply with the performance standards contained in KZC 85.25 and 85.45.
   d. The City may require traffic control devices, shared access points, right-of-way realignment, or limit development if necessary to further reduce traffic impacts.
   e. Development must ensure that the City has the ability to access and provide necessary emergency services.

15.20 Permitted Uses

Permitted Uses Table – Low Density Residential Zones (RS, RSX, RSA, WDII, PLA 3C, PLA 6C, PLA 6E, PLA 16)
(See also KZC 15.30, Density/Dimensions Table, and KZC 15.40, Development Standards Table)

		Required Review Process: I = Process I, Chapter 145 KZC IIA = Process IIA, Chapter 150 KZC IIB = Process IIB, Chapter 152 KZC NP = Not Permitted							
Use		**RS**	**RSX**	**RSA**	**WDII**	**PLA 3C**	**PLA 6C**	**PLA 6E**	**PLA 16**
15.20.010	Attached Dwelling Units	NP	NP	NP	NP	I 1	NP	NP	NP
15.20.020	Church	2, 3 4c	2 4c	2, 13 4c	NP	IIA 4c	2 4c	2 4c	IIA

Permitted Uses Table – Low Density Residential Zones (RS, RSX, RSA, WDII, PLA 3C, PLA 6C, PLA 6E, PLA 16) (Continued)
(See also KZC 15.30, Density/Dimensions Table, and KZC 15.40, Development Standards Table)

Use		Required Review Process: I = Process I, Chapter 145 KZC IIA = Process IIA, Chapter 150 KZC IIB = Process IIB, Chapter 152 KZC NP = Not Permitted							
		RS	**RSX**	**RSA**	**WDII**	**PLA 3C**	**PLA 6C**	**PLA 6E**	**PLA 16**
15.20.030	Commercial Equestrian Facility	NP	NP	NP	NP	NP	NP	NP	IIB 5
15.20.040	Commercial Recreation Area and Use	NP	NP	NP	NP	NP	NP	NP	IIB 6
15.20.050	Community Facility	2, 3 4b	2 4b	2 4b	IIA 4b	IIA 4b	2	2	IIA
15.20.060	Detached Dwelling Unit	None	None	None 8, 9	None 8, 11	None	None 8	None 8	None[7] 8
15.20.070	Golf Course	IIA 4b, 12	IIA 4b, 12	IIA[13] 4b, 12	NP	NP	NP	NP	NP
15.20.080	Government Facility	2, 3 4b	2 4b	2 4b	IIA 4b	IIA 4b	2	2	IIA
15.20.090	Mini-School or Mini-Day-Care Center	I 4a, 4b, 14, 15, 16, 18	I 4a, 4b, 14, 15, 16, 18	I 4a, 4b, 13, 14, 15, 16, 18	NP	I 4a, 4b, 14, 15, 16, 18	I 15, 16, 17, 18, 19	None 15, 16, 17, 18, 19	None 15, 16, 17, 18, 19
15.20.100	Piers, Docks, Boat Lifts and Canopies Serving Detached Dwelling Unit	NP	NP	I[10]	10	NP	NP	NP	NP
15.20.110	Public Park	Development standards will be determined on a case-by-case basis. See KZC 45.50.							
15.20.120	Public Utility	2, 3 4b	2 4b	2 4b	IIA 4b	IIA 4b	2	2	IIA

Permitted Uses Table – Low Density Residential Zones (RS, RSX, RSA, WDII, PLA 3C, PLA 6C, PLA 6E, PLA 16) (Continued)
(See also KZC 15.30, Density/Dimensions Table, and KZC 15.40, Development Standards Table)

Use		Required Review Process: I = Process I, Chapter 145 KZC IIA = Process IIA, Chapter 150 KZC IIB = Process IIB, Chapter 152 KZC NP = Not Permitted							
		RS	**RSX**	**RSA**	**WDII**	**PLA 3C**	**PLA 6C**	**PLA 6E**	**PLA 16**
15.20.130	School or Day-Care Center	2, 3	2	2, 13	NP	IIA	2	2	IIA
		4, 14, 16, 18, 20	4, 14, 16, 18, 20	4, 14, 16, 18, 20		4, 14, 16, 18, 20	4, 14, 16, 18, 20	4, 14, 16, 18, 20	16, 17, 18, 19, 20

Special Regulations:

PU-1. a. No more than two units may be attached to each other.
b. Attached dwelling units must be designed to look like a detached single-family house using such techniques as limiting the points of entry on each facade, providing pitched roofs and covered porches.

PU-2. The required review process is as follows:
a. 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.
b. 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.

PU-3. Within the jurisdiction of the Houghton Municipal Corporation, the required review process is Process IIB, Chapter 152 KZC.

PU-4. May locate on the subject property only if:
a. It will not be materially detrimental to the character of the neighborhood in which it is located.
b. Site and building design minimizes adverse impacts on surrounding residential neighborhoods.
c. The property is served by a collector or arterial street (does not apply to existing school sites).

PU-5. a. This use may include arenas, stables, roaming and grazing areas, club house and ancillary equestrian facilities.
b. This use must comply with KZC 80.30 through 80.45.
c. An improved public equestrian access trail through the subject property and appropriate public signing must be provided. The trail must be located and designed to allow for an eventual connection between N.E. 60th Street and Bridle Trails State and King County Parks.

PU-6. a. This use may include activities such as: indoor and outdoor tennis courts, club house, swimming pool, other sport court games and ancillary commercial recreation activities.

b. Hours of operation may be limited by the City to reduce impacts on residential uses.
c. Vehicular and pedestrian circulation to and from the property shall be coordinated with the other properties in the vicinity to the maximum extent possible.

PU-7. If lot size is less than 35,000 sq. ft., then Process IIB, Chapter 152 KZC.

PU-8. For this use, only one dwelling unit may be on each lot regardless of the size of the lot.

PU-9. Residential uses abutting Lake Washington may have an associated private shoreline park that is commonly or individually owned and used by residents and guests.

PU-10. See Chapter 141 KZC for additional procedural requirements in addition to those in Chapter 145 KZC.

PU-11. At the northern terminus of the 5th Avenue West vehicular access easement, the average parcel depth shall be measured from the ordinary high water mark to the public pedestrian access easement providing access to Waverly Beach Park.

PU-12. a. May not include miniature golf.
b. The following accessory uses are specifically permitted as part of this use.
1) Equipment storage facilities.
2) Retail sales and rental of golf equipment and accessories.
3) A restaurant.

PU-13. This use is not permitted on properties within the jurisdiction of the Shoreline Management Act.

PU-14. Hours of operation and maximum number of attendees may be limited by the City to reduce impacts on nearby residential uses.

PU-15. Structured play areas must be set back from all property lines by five feet.

PU-16. May include accessory living facilities for staff persons.

PU-17. May locate on the subject property if:
a. It will serve the immediate neighborhood in which it is located; or
b. It will not be materially detrimental to the character of the neighborhood in which it is located.

PU-18. A six-foot-high fence is required along the property lines adjacent to the outside play areas.

PU-19. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.

PU-20. Structured play areas must be set back from all property lines as follows:
a. Twenty feet if this use can accommodate 50 or more students or children.
b. Ten feet if this use can accommodate 13 to 49 students or children.

15.30 Density/Dimensions

Density/Dimensions Table – Low Density Residential Zones (RS, RSX, RSA, WDII, PLA 3C, PLA 6C, PLA 6E, PLA 16)
(Refer to KZC 15.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 15.40, Development Standards Table)

Use		Minimum Lot Size	REQUIRED YARDS[1] (See Ch. 115)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
			Front	Side	Rear		
15.30.010	Attached Dwelling Units	[2, 3]	20'[4]	10'[5]	10'[5]	50%	25' above ABE.
15.30.020	Church	**RS, RSX, RSA:** [7] **PLA 3C:** 12,500 sq. ft. **PLA 6C:** 8,500 sq. ft. **PLA 6E:** 7,200 sq. ft. **PLA 16:** 35,000 sq. ft.	20'	20'	20'	70% **RSA:** 70%[6] **PLA 3C:** 50%	**RS, PLA 3C, PLA 6C, PLA 6E:** 25' above ABE. **RSX, RSA, PLA 16:** 30' above ABE.
15.30.030	Commercial Equestrian Facility	3 acres	20'	20'	20'	80%	[8a]
15.30.040	Commercial Recreation Area and Use	1 acre	20'	20'	20'	80%	38' above ABE.[8a, b]
15.30.050	Community Facility	None	20' **WDII:** [10]	10' **WDII:**[9]	10'	70% **RSA:** 70%[6] **PLA 3C:** 50%	**RS, WDII, PLA 3C, PLA 6C, PLA 6E:** 25' above ABE. **RSA, RSX, PLA 16:** 30' above ABE.
15.30.060	Detached Dwelling Unit	**RS, RSX:** [11, 12, 13] **RSA:** [11, 17, 18, 19] **WDII:** 12,500 sq. ft.[23] **PLA 3C:** 12,500 sq. ft.[2, 27] **PLA 6C, PLA 6E:** 5,000 sq. ft.[28] **PLA 16:** 35,000 sq. ft.[13, 29, 30]	**RS:** 20'[14, 16] **RSX:** 20'[15, 16] **RSA:** 20'[15, 16, 20] **WDII:** [14, 22, 32] **PLA 3C, PLA 6C, PLA 6E, PLA 16:** 20'[4]	5'/15'[9] **RSX:** 5'[15] **RSA:** 5' **WDII:** [24]	10' **RS, RSX:** 10'[16]	50% **RSA:** 50%[6]	**RS, PLA 3C, PLA 6C, PLA 6E:** 25' above ABE. **RSX, PLA 16:** 30' above ABE. **RSA:** 30' above ABE.[21] **WDII:** 25' above ABE.[25, 26]
15.30.070	Golf Course	1 acre	50'	50'	50'	50% **RSA:** 50%[6]	**RS:** 25' above ABE. **RSA, RSX:** 30' above ABE.

Density/Dimensions Table – Low Density Residential Zones (RS, RSX, RSA, WDII, PLA 3C, PLA 6C, PLA 6E, PLA 16)
(Refer to KZC 15.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 15.40, Development Standards Table)

Use		Minimum Lot Size	REQUIRED YARDS[1] (See Ch. 115)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
			Front	Side	Rear		
15.30.080	Government Facility	None	20' **WDII:** [10]	10' **WDII:** 5'/15'[9]	10'	70% **RSA:** 70%[6] **PLA 3C:** 50%	**RS, WDII, PLA 3C, PLA 6C, PLA 6E:** 25' above ABE. **RSA, RSX, PLA 16:** 30' above ABE.
15.30.090	Mini-School or Mini-Day-Care Center	**RS, RSX, RSA:** [7] **PLA 3C:** 12,500 sq. ft. **PLA 6C:** 5,000 sq. ft. **PLA 6E:** 3,600 sq. ft. **PLA 16:** 35,000 sq. ft.	20'	5'/15'[9]	10' **PLA 3C:** 20'	50% **RSA:** 50%[6] **PLA 6E:** 60%	**RS, PLA 3C, PLA 6C, PLA 6E:** 25' above ABE. **RSX, RSA, PLA 16:** 30' above ABE.
15.30.100	Piers, Docks, Boat Lifts and Canopies Serving Detached Dwelling Unit	None	See Chapter 83 KZC.			–	See Chapter 83 KZC.
15.30.110	Public Park	Development standards will be determined on a case-by-case basis.					
15.30.120	Public Utility	None	20' **WDII:** [10]	20' **WDII:** 5'/15'[9]	20'	70% **RSA:** 70%[6] **PLA 3C:** 50%	**RS, WDII, PLA 3C, PLA 6C, PLA 6E:** 25' above ABE. **RSA, RSX, PLA 16:** 30' above ABE.
15.30.130	School or Day-Care Center	**RS, RSX, RSA:** [7] **PLA 3C:** 12,500 sq. ft. **PLA 6C:** 8,500 sq ft. **PLA 6E:** 7,200 sq ft. **PLA 16:** 35,000 sq. ft.	If this use can accommodate 50 or more students or children, then: 50'	50'	50'	70% **RSA:** 70%[6] **PLA 3C:** 50%	**RS:** 25' above ABE.[31] **RSX, RSA, PLA 16:** 30' above ABE.[31] **PLA 3C:** 25' above ABE.[6] **PLA 6C, PLA 6E:** 25' above ABE.[31]
			If this use can accommodate 13 to 49 students or children, then: 20'	20'	20'		

Special Regulations:

DD-1. In the WDII zone, for shoreline setbacks see Chapter 83 KZC.

DD-2. a. Maximum dwelling units per acre is six dwelling units. Not more than one dwelling unit may be on each lot regardless of the size of the lot.
b. Within a subdivision or short plat the minimum lot size is 5,000 sq. ft.

c. Road dedication and vehicular access easements or tracts may not be included in the density calculation or in the minimum lot size per dwelling unit.

DD-3. For lots containing less than 7,200 square feet, the floor area ratio (F.A.R.) requirements of KZC 115.42 shall apply. The maximum floor area ratio is 50 percent of the lot size; provided, that F.A.R. may be increased to 60 percent if the primary roof form of all structures on the site is peaked with a minimum pitch of four feet vertical to 12 feet horizontal.

See KZC 115.42, Floor Area Ratio (FAR) Calculation for Detached Dwelling Units in Low Density Residential Zones, for additional information.

DD-4. On corner lots with two required front yards, one may be reduced to the average of the front yards for the two adjoining properties fronting the same street as the front yard to be reduced. The applicant may select which front yard will be reduced (see Plate 24).

DD-5. The side or rear yard may be reduced to zero feet if the side or rear of the dwelling unit is attached to a dwelling unit on an adjoining lot within the short plat or subdivision.

DD-6. Except 30 percent for RSA 1 zone. See RSA General Regulation 1 (KZC 15.10.030(1)) and KZC 15.05.020(3).

DD-7. As established on the Zoning Map. Minimum lot size is as follows:
a. In RS 35 and RSX 35 zones, the minimum lot size is 35,000 square feet.
b. In RS 12.5 and RSX 12.5 zones, the minimum lot size is 12,500 square feet.
c. In RS 8.5 and RSX 8.5 zones, the minimum lot size is 8,500 square feet.
d. In RS 7.2 and RSX 7.2 zones, the minimum lot size is 7,200 square feet.
e. In RS 6.3 zones, the minimum lot size is 6,300 square feet.
f. In RS 5.0 and RSX 5.0 zones, the minimum lot size is 5,000 square feet.
g. In RSA 1 zone, newly platted lots shall be clustered and configured in a manner to provide generally equal sized lots outside of the required open space area.
h. In RSA 4 zones, the minimum lot size is 7,600 square feet.
i. In RSA 6 zones, the minimum lot size is 5,100 square feet.
j. In RSA 8 zones, the minimum lot size is 3,800 square feet.

DD-8. a. Structures exceeding 25 feet above average building elevation must have the ground floor placed below existing grade to the extent possible and screened by a vegetative earthen berm.
b. Structures can be placed at existing grade if the structures are located on lower ground than adjacent properties and if the adjacent properties are developed and do not contain residential use.

DD-9. Five feet, but two side yards must equal at least 15 feet.

DD-10. The dimension of any required yard, other than as specifically listed, will be determined on a case-by-case basis. The City will use the setback for this use in RS zones as a guide.

DD-11. As established on the Zoning Map. Minimum lot size per dwelling unit is as follows:

a. In RS 35 and RSX 35 zones, the minimum lot size is 35,000 square feet.
b. In RS 12.5 zones, the minimum lot size is 12,500 square feet.
c. In RS 8.5 and RSX 8.5 zones, the minimum lot size is 8,500 square feet.
d. In RS 7.2 and RSX 7.2 zones, the minimum lot size is 7,200 square feet.
e. In RS 6.3 zones, the minimum lot size is 6,300 square feet.
f. In RS 5.0 and RSX 5.0 zones, the minimum lot size is 5,000 square feet.
g In RS 35, RSX 35, RS 12.5, RS 8.5, RSX 8.5, RS 7.2, RSX 7.2, RS 6.3, RS 5.0 and RSX 5.0 zones, not more than one dwelling unit may be on each lot, regardless of the size of each lot.
h. In RSA 1 zone, newly platted lots shall be clustered and configured in a manner to provide generally equal sized lots outside of the required open space area.
i. In RSA 4 zones, the minimum lot size is 7,600 square feet.
j. In RSA 6 zones, the minimum lot size is 5,100 square feet.
k. In RSA 8 zones, the minimum lot size is 3,800 square feet.

DD-12. Floor Area Ratio (F.A.R.) allowed for the subject property is as follows:

a. In RS 35 and RSX 35 zones, F.A.R. is 20 percent of lot size.
b. In RS 12.5 and RSX 12.5 zones, F.A.R. is 35 percent of lot size.
c. In RS 8.5 and RSX 8.5 zones, F.A.R. is 50 percent of lot size.
d. In RS 7.2 and RSX 7.2 zones, F.A.R. is 50 percent of lot size.
e. In RS 6.3 zones, F.A.R. is 50 percent of lot size.
f. In RS 5.0 and RSX 5.0 zones, F.A.R. is 50 percent of lot size; provided, that F.A.R. may be increased up to 60 percent of lot size for the first 5,000 square feet of lot area if the following criteria are met:
   1) The primary roof form of all structures on the site is peaked, with a minimum pitch of four feet vertical: 12 feet horizontal; and
   2) A setback of at least 7.5 feet is provided along each side yard.

   See KZC 115.42, Floor Area Ratio (F.A.R.) Calculation for Detached Dwelling Units in Low Density Residential Zones, for additional information.

   A reduced F.A.R. may be required pursuant to subdivision design requirements in Chapter 22.28 KMC.

Not effective within the disapproval jurisdiction of the Houghton Community Council.

DD-13. Residential lots in the RS 35, RSX 35 and PLA 16 zones within the Bridle Trails neighborhood north and northeast of Bridle Trails State Park must contain a minimum area of 10,000 permeable square feet, and shall comply with regulations for horses in KZC 115.20(5).

DD-14. On corner lots with two required front yards, one may be reduced to the average of the front yards for the two adjoining properties fronting the same street as the front yard to be reduced. The applicant may select which front yard will be reduced (see Plate 24).

DD-15. On corner lots, only one front yard must be a minimum of 20 feet. All other front yards shall be regulated as a side yard (minimum five-foot yard). The applicant may select which front yard shall meet the 20-foot requirement.

DD-16. On lots with two front yards that are essentially parallel to one another, only one front yard must be a minimum of 20 feet. The other will be regulated as a rear yard (minimum 10 feet). The front yard shall be the yard adjacent to the front facade of the dwelling unit.

DD-17. Maximum units per acre is as follows:
a. In RSA 1 zone, the maximum units per acre is one dwelling unit.
b. In RSA 4 zones, the maximum units per acre is four dwelling units.
c. In RSA 6 zones, the maximum units per acre is six dwelling units.
d. In RSA 8 zones, the maximum units per acre is eight dwelling units.
Where the maximum number of units results in a fraction, the number shall be rounded up if the fraction is 0.50 or greater. In RSA 1, 4, 6 and 8 zones, not more than one dwelling unit may be on each lot, regardless of the size of the lot.

DD-18. Road dedication and vehicular access easements or tracts may be included in the density calculation, but not in the minimum lot size per dwelling unit.

DD-19. Floor Area Ratio (F.A.R.) allowed for the subject property is as follows:
a. In RSA 1 zone, F.A.R. is 20 percent of lot size.
b. In RSA 4 zones, F.A.R. is 50 percent of lot size.
c. In RSA 6 zones, F.A.R. is 50 percent of lot size.
d. In RSA 8 zones, F.A.R. is 50 percent of lot size; provided, that F.A.R. may be increased up to 60 percent of lot size for the first 5,000 square feet of lot area if the primary roof form of all structures on the site is peaked, with a minimum pitch of four feet vertical to 12 feet horizontal.
F.A.R. is not applicable for properties located within the jurisdiction of the Shoreline Management Act regulated under Chapter 83 KZC.

See KZC 115.42, Floor Area Ratio (F.A.R.) Calculation for Detached Dwelling Units in Low Density Residential Zones, for additional information.

DD-20. For properties within the jurisdiction of the Shoreline Management Act that have a shoreline setback requirement as established in Chapter 83 KZC and the setback requirement is met, the minimum required front yard is either: 10 feet or the average of the existing front yards on the properties abutting each side of the subject property. For the reduction in front yard, the shoreline setback is considered conforming if a reduction in the required shoreline setback is approved through KZC 83.380.

DD-21. Maximum height of structure for properties located within the Juanita Beach Camps Plat (Volume 32, Page 35 of King County Records) or the Carr's Park Plat (Unrecorded) shall be 35 feet above average building elevation.

DD-22. a. For properties located south of the Lake Avenue West Street End Park, the required front yard may be decreased to the average of the existing front yards on the properties abutting the subject property to the north and south.
b. The front required yard provisions shall not apply to public street ends located west of Waverly Way, but the required yard shall be regulated as a side yard.
c. The required yard along the east side of the vehicular access easements known as 5th Avenue West or Lake Avenue West is zero feet.

d. The required yard along the west side of the vehicular access easements known as 5th Avenue West or Lake Avenue West is either five feet or the average of the existing rear yards on the properties abutting the subject property to the north and south. The garage shall be located to comply with the provisions for parking pads contained in KZC 105.47.

DD-23. The gross floor area of any floor above the first story at street or vehicular access easement level shall be reduced by a minimum of 15 percent of the floor area of the first story, subject to the following conditions:

a. The structure must conform to the standard shoreline setback requirements established in Chapter 83 KZC, or as otherwise approved under the shoreline setback reduction provisions established in KZC 83.380.
b. The required floor area reductions shall be incorporated along the entire length of the facade of one or both facades facing the side property lines in order to provide separation between neighboring residences.
c. Uncovered decks with solid railings located along the side property lines on the upper floors and covered decks shall be included in gross floor area calculation.
d. This provision shall only apply if a residence has more than one story above the street or vehicular access easement level, as measured at the midpoint of the frontage of the subject property on the abutting right-of-way (Plate 36).

DD-24. Five feet, but two side yards must equal at least 15 feet or five feet each if Special Regulation DD-23 is met.

DD-25. For properties with a minimum of 45 feet of frontage along Lake Washington, 30 feet above average building elevation.

DD-26. For the increase in height from 25 feet to 30 feet above average building elevation, the structure must conform to the standard shoreline setback requirements established in Chapter 83 KZC, or as otherwise approved under the shoreline setback provisions established in KZC 83.380.

DD-27. For lots containing less than 7,200 square feet, the Floor Area Ratio (FAR) requirements of KZC 115.42 shall apply. The maximum Floor Area Ratio is 50 percent of the lot size; provided, that F.A.R. may be increased to 60 percent if:

a. The primary roof form of all structures on the site is peaked with a minimum pitch of four feet vertical to 12 feet horizontal; and
b. A setback of at least 7.5 feet is provided along each side yard.
See KZC 115.42, Floor Area Ratio (FAR) calculation for Detached Dwelling Units in Low Density Residential Zones, for additional information.

DD-28. Floor Area Ratio (F.A.R.) allowed for the subject property is 60 percent of lot size.

See KZC 115.42, Floor Area Ratio (F.A.R.) Calculation for Detached Dwelling Units in Low Density Residential Zones, for additional information.

DD-29. Floor Area Ratio (F.A.R.) allowed for the subject property is 20 percent of lot size.

See KZC 115.42, Floor Area Ratio (F.A.R.) Calculation for Detached Dwelling Units in Low Density Residential Zones, for additional information.

DD-30. If a Master Plan is approved for the property, this use may have a lot size of less than 35,000 sq. ft. and must meet the following standards:
a. The property must contain at least 16 contiguous acres.
b. Residential lots must contain a minimum area of 14,500 sq. ft. capable of being used as a horse paddock area, which shall comply with KZC 115.20(5) for keeping of horses.
c. The minimum lot size allowed on the property shall be determined and approved as part of the Master Plan. In no case shall the minimum lot size be less than 26,000 square feet.
d. A commercial equestrian facility, including an arena, stables and paddock areas, must be provided on the property. The facility must be available to the public and not exclusively for the residences within the Master Plan. The facility must meet requirements and special regulations as established for the use listing in this zone entitled "Commercial Equestrian Facility."
e. An improved public equestrian access trail and appropriate public signing must be provided. The trail must be located and designed so as to allow for an eventual connection between N.E. 60th Street and the Bridle Trails State and King County Parks.
f. A coordinated vehicular and pedestrian circulation system for the property as well as other properties in the vicinity shall be provided as part of the Master Site Plan.

DD-31. For school use, structure height may be increased, up to 35 feet, if:
a. The school can accommodate 200 or more students; and
b. The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and
c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and
d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements.
Not effective within the disapproval jurisdiction of the Houghton Community Council.

DD-32. For those properties that conform to the standard shoreline setback requirements established in Chapter 83 KZC, either:
a. Ten feet; or
b. The average of the existing front yards on the properties abutting the subject property to the north and south. Otherwise, 20 feet.

15.40 Development Standards

Development Standards Table – Low Density Residential Zones (RS, RSX, RSA, WDII, PLA 3C, PLA 6C, PLA 6E, PLA 16)
(Refer to KZC 15.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 15.30, Density/Dimensions Table)

Use		Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	Required Parking Spaces (Chapter 105 KZC)
15.40.010	Attached Dwelling Units	E	A	2.0 per dwelling unit.
15.40.020	Church	C	B	1 for every 4 people based on maximum occupancy load of any area of worship.[1]
15.40.030	Commercial Equestrian Facility	C[2]	B	See KZC 105.25.

Development Standards Table – Low Density Residential Zones (RS, RSX, RSA, WDII, PLA 3C, PLA 6C, PLA 6E, PLA 16) (Continued)
(Refer to KZC 15.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 15.30, Density/Dimensions Table)

15.40.040	Commercial Recreation Area and Use	C[2, 3]	B	See KZC 105.25.
15.40.050	Community Facility	C[4]	B **RSX, RSA:** B[5, 9]	See KZC 105.25.
15.40.060	Detached Dwelling Unit	E	A	2.0 per dwelling unit.
15.40.070	Golf Course	E[14]	B	See KZC 105.25.
15.40.080	Government Facility	C[4]	B **RSX, RSA:** B[5, 9]	See KZC 105.25.
15.40.090	Mini-School or Mini-Day-Care Center	E	B[6] **PLA 16:** B	See KZC 105.25.7[7, 8]
15.40.100	Piers, Docks, Boat Lifts and Canopies Serving Detached Dwelling Unit	–	–	None
15.40.110	Public Park	Development standards will be determined on a case-by-case basis.		
15.40.120	Public Utility	A[4]	B **RSX, RSA:** B[5, 9]	See KZC 105.25.
15.40.130	School or Day-Care Center	D	B **RS, RSX, RSA:** B[5, 10] **PLA 3C, PLA 6C, PLA 6E:** B[11]	See KZC 105.25.[8, 12] **PLA 3C:** [13]

Special Regulations:

DS-1. No parking is required for day-care or school ancillary to the use.

DS-2. Existing natural vegetation must be maintained to the greatest extent possible.

DS-3. A 20-foot-wide sight-obscuring landscape buffer must be provided along the west and south perimeter of the property.

DS-4. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

DS-5. One pedestal sign with a readerboard having electronic programming is allowed only if:
a. It is a pedestal sign (see Plate 12) having a maximum of 40 square feet of sign area per sign face;
b. The electronic readerboard is no more than 50 percent of the sign area;

c. Moving graphics and text or video are not part of the sign;
d. The electronic readerboard does not change text and/or images at a rate less than one every seven seconds and shall be readily legible given the text size and the speed limit of the adjacent right-of-way;
e. The intensity of the display shall not produce glare that extends to adjacent properties and the signs shall be equipped with a device which automatically dims the intensity of the lights during hours of darkness.

DS-6. Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses.

DS-7. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.

DS-8. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.

DS-9. One pedestal sign with a readerboard having electronic programming is allowed at a fire station only if:
a. The electronic readerboard displays messages regarding public service announcements or City events only;
b. The electronic readerboard is turned off between 10:00 p.m. and 6:00 a.m. except during emergencies;
c. It is located to have the least impact on surrounding residential properties.
If it is determined that the electronic readerboard constitutes a traffic hazard for any reason, the Planning Director may impose additional conditions.

DS-10. Electrical signs shall be permitted at junior high/middle schools and high schools. One pedestal sign with a readerboard having electronic programming is allowed per site only if:
a. The electronic readerboard displays messages regarding public service announcements or school events only;
b. The electronic readerboard is turned off between 10:00 p.m. and 6:00 a.m.;
c. The school is located on a collector or arterial street.
The City shall review and approve the location of the sign on the site. The sign shall be located to have the least impact on surrounding residential properties. If it is determined that a proposed electronic readerboard would constitute a traffic hazard the Planning Director may impose restrictions or deny the readerboard.

DS-11. Electrical signs shall not be permitted.

DS-12. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading area on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses.

DS-13. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading area on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.

DS-14. See RSA General Regulation 1 (KZC 15.10.030(1)) and KZC 15.05.020(3).

CHAPTER 20 – MEDIUM DENSITY RESIDENTIAL ZONES (RM 5.0; RMA 5.0; RM 3.6; RMA 3.6; WD I; WD III; PLA 2; PLA 3B; PLA 6F, H, K; PLA 7C; PLA 9; PLA 15B; PLA 17)

20.05 User Guide

Step 1. Check that the zone of interest is included in KZC 20.05.010, Applicable Zones. If not, select the chapter where it is located.

Step 2. Refer to KZC 20.05.020, Common Code References, for relevant information found elsewhere in the code.

Step 3. Refer to the General Regulations in KZC 20.10 that apply to the zones as noted.

Step 4. Find the Use of interest in the Permitted Uses Table in KZC 20.20 and read across to the column pertaining to the zone of interest. Note the Required Review Process and Special Regulations that are applicable. The Special Regulations are linked in the on-line version or can be found immediately following the table and are marked PU-1, PU-2, PU-3, etc.

Step 5. Find the Use of interest in the Density/Dimensions Table in KZC 20.30 and read across the columns. Note the standards (Minimum Lot Size, Required Yards, Maximum Lot Coverage, and Maximum Height of Structure) and Special Regulations that are applicable. The Special Regulations are linked in the on-line version or can be found immediately following the table and are marked DD-1, DD-2, DD-3, etc.

Step 6. Find the Use of interest in the Development Standards Table in KZC 20.40 and read across the columns. Note the standards (Landscape Category, Sign Category, and Required Parking Spaces) and Special Regulations that are applicable. The Special Regulations are linked in the on-line version or can be found immediately following the table and are marked DS-1, DS-2, DS-3, etc.

Note: Not all uses listed in the Density/Dimensions and Development Standards tables are permitted in each zone addressed in this chapter. Permitted uses are determined only by the Permitted Uses Table.

20.05.010 Applicable Zones

This chapter contains the regulations for uses in the medium density residential zones of the City:

RM 5.0; RMA 5.0; RM 3.6; RMA 3.6; WD I; WD III; PLA 2; PLA 3B; PLA 6F, H, K; PLA 7C; PLA 9; PLA 15B; and PLA 17.

See also the TL 9B and TL 11 zones.

20.05.020 Common Code References

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.

2. Public park development standards will be determined on a case-by-case basis. See KZC 45.50.

3. Review processes, density/dimensions and development standards for shoreline uses can be found in Chapter 83 KZC, Shoreline Management.

4. Development may be limited by Chapter 83 or 90 KZC, regarding development near streams, lakes and wetlands. In addition, the site must be designed to concentrate development away from, and to minimize impact on, the wetlands.

5. Refer to Chapter 85 KZC for regulations regarding development on property containing an unstable slope.

6. Refer to KZC 90.75 for regulations regarding Forbes Lake.

7. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with Assisted Living Facility, Detached, Attached or Stacked Dwelling Units, Detached Dwelling Unit and Hotel or Motel uses.

8. Chapter 115 KZC contains regulations regarding common recreational space requirements for Detached, Attached, or Stacked Dwelling Units uses.

9. Development adjoining the Cross Kirkland Corridor or Eastside Rail Corridor shall comply with the standards of KZC 115.24.

10. A hazardous liquid pipeline extends through or near the RMA 2.4 and RMA 3.6 zones in the vicinity of 136th Avenue NE. Refer to Chapter 118 KZC for regulations pertaining to properties near hazardous liquid pipelines.

20.10 General Regulations

20.10.010 All Medium Density Residential Zones

1. Developments creating four or more new dwelling units shall provide at least 10 percent of the units as affordable housing units as defined in Chapter 5 KZC. Two additional units may be constructed for each affordable housing unit provided. In such cases, the minimum lot size listed in the Use Regulations shall be used to establish the base number of units allowed on the site, but shall not limit the size of individual lots. See Chapter 112 KZC for additional affordable housing incentives and requirements.

2. May not use lands waterward of the ordinary high water mark to determine lot size or to calculate allowable density (does not apply to PLA 6F, PLA 6H, PLA 6K, PLA 7C, PLA 9 and PLA 15B zones).

3. Structures located with 30 feet of a parcel in a low density zone or a low density use in PLA 17 shall comply with additional limitations on structure size established by KZC 115.136, except for the following uses: KZC 20.20.060, Detached Dwelling Unit, and 20.20.180, Piers, Docks, Boat Lifts and Canopies Serving Detached Dwelling Unit (does not apply to WDI, WDIII, PLA 2, PLA 3B zones).

20.10.020 RM, RMA Zones

1. If the subject property is located east of JBD 2 and west of 100th Avenue NE, the following regulation applies:

Must provide a public pedestrian access easement if the Planning Official determines that it will furnish a pedestrian connection or part of a connection between 98th Avenue NE and 100th Avenue NE. Pathway improvements will also be required if the easement will be used immediately. No more than two complete connections shall be required.

2. If the subject property is located within the North Rose Hill neighborhood, east of Slater Avenue NE and north of NE 116th Street, the minimum required front yard is 10 feet. Ground floor canopies and similar entry features may encroach into the front yard; provided, the total horizontal dimension of such elements may not exceed 25 percent of the length of the structure. No parking may encroach into the required 10-foot front yard.

3. Any required yard abutting Lake Washington Boulevard or Lake Street South must be increased two feet for each one foot the structure exceeds 25 feet above average building elevation. (Does not apply to Piers, Docks, Boat Lifts and Canopies Serving Detached, Attached or Stacked Dwelling Units and Public Park uses).

4. If the property is located in the NE 85th Street Subarea, the following shall apply:
   a. If the subject property is located south of NE 85th Street between 124th Avenue NE and 120th Avenue NE, the applicant shall to the extent possible save existing viable significant trees within the required landscape buffer separating nonresidential development from adjacent single-family homes.
   b. If the subject property is located directly north of the RH 4 zone, the applicant shall install a through-block pedestrian pathway pursuant to the standards in KZC 105.19 to connect an east-west pedestrian pathway designated in the Comprehensive Plan between 124th Avenue NE and 120th Avenue NE. (See Plate 34K).

5. Residential uses may have an associated private shoreline park that is commonly owned and used by residents and guests.

6. For properties within the jurisdiction of the Shoreline Management Act that have a shoreline setback requirement as established in Chapter 83 KZC and the setback requirement is met, the minimum required front yard is either: 10 feet or the average of the existing front yards on the properties abutting each side of the subject property. For the reduction in front yard, the shoreline setback is considered conforming if a reduction in the required shoreline setback is approved through KZC 83.380. This regulation does not pertain to the School or Day-Care Center uses that accommodate 50 or more students or children.

20.10.030 <u>WDI Zones</u>

1. A view corridor must be maintained across 30 percent of the average parcel width. Refer to Chapter 83 KZC for additional details.

20.10.040 <u>PLA 3B Zones</u>

1. A view corridor must be maintained across 30 percent of the average parcel width. Refer to Chapter 83 KZC for additional details.

20.10.050 PLA 9 Zones

1. The area of the formal gravel pit must be recontoured to a usable, natural appearing topography. This area must be covered with topsoil and revegetated, using native plant materials wherever feasible (does not apply to Mini-School or Mini-Day-Care, Public Utility, Government Facility, Community Facility and Public Park uses).

2. The site must be designed to minimize the noise impacts from this use. A certificate to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application (does not apply to Mini-School or Mini-Day-Care, Public Utility, Government Facility, Community Facility and Public Park uses).

3. N.E. 106th Street must be rerouted to provide for through traffic. 108th Avenue N.E. and N.E. 108th Street west of 111th Avenue N.E. must be signed for local access only (does not apply to Mini-School or Mini-Day-Care, Public Utility, Government Facility, Community Facility and Public Park uses).

4. Access to this use must, to the maximum extent possible, be coordinated with a centralized circulation system that will serve the entire zone (does not apply to Government Facility, Community Facility and Public Park uses).

5. Structures must be clustered to the maximum extent possible with open space provided adjacent to any abutting public park, low density zone, or environmentally sensitive area (does not apply to Detached Dwelling Unit, Mini-School or Mini-Day-Care, Public Utility, Government Facility, Community Facility and Public Park uses).

6. Exterior lighting must be directed away from the nearby residential use, and must be at an intensity comparable to lighting in a residential neighborhood. The City may require that lighting be reduced to the minimum required for building security after 10 p.m. (does not apply to Detached Dwelling Unit, Attached Dwelling Unit, Mini-School or Mini-Day-Care and Public Park uses).

20.20 Permitted Uses

Permitted Uses Table – Medium Density Residential Zones
(RM 5.0; RMA 5.0; RM 3.6; RMA 3.6; WD I; WD III; PLA 2; PLA 3B; PLA 6F, H, K; PLA 7C; PLA 9; PLA 15B; PLA 17)
(See also KZC 20.30, Density/Dimensions Table, and KZC 20.40, Development Standards Table)

		Required Review Process: I = Process I, Chapter 145 KZC IIA = Process IIA, Chapter 150 KZC IIB = Process IIB, Chapter 152 KZC NP = Not Permitted											
Use		**RM, RMA**	**WDI**	**WDIII**	**PLA 2**	**PLA 3B**	**PLA 6F**	**PLA 6H**	**PLA 6K**	**PLA 7C**	**PLA 9**	**PLA 15B**	**PLA 17**
20.20.010	Assisted Living Facility	None[1, 2, 3, 4] 5	I[3, 4]	I[3, 4]	NP	IIB[3, 4]	None[3, 4] 5	IIA[3, 4] 5	None[3, 4] 5	None[3, 4] 5	NP	NP	IIA[3, 4] 5, 8
20.20.020	Boat Launch (for nonmotorized boats)	NP	I[6]	I[6]	NP	NP	NP	NP	NP	NP	NP	NP	NP
20.20.030	Church	IIA[2] 14	NP	NP	NP	NP	IIA	IIA	IIA	IIA	IIA	IIA	15 14, 16
20.20.040	Community Facility	IIA[2, 18] 17	IIA	IIA	IIB 17	IIB	IIA	IIA	IIA	IIA	IIA	IIA 17	15 16
20.20.050	Convalescent Center	IIA[2, 4]	NP	NP	NP	NP	IIA[4]	IIA[4]	IIA[4]	IIA[4]	IIA	NP	IIA[4] 16, 17
20.20.060	Detached, Attached, or Stacked Dwelling Units	None[2, 21] 22, 23	I	I[9]	IIB[9]	IIB[9]	None	IIA	None	None	IIB[7]	9, 11 12	IIA[9] 8, 13
20.20.070	Detached Dwelling Unit	None 24	None	None	NP	None	None 24	None 24	None 24	None 24	None 24	None	None 24
20.20.080	Entertainment, Cultural and/or Recreational Facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	IIB 25, 26	NP	NP

Permitted Uses Table – Medium Density Residential Zones (Continued)
(RM 5.0; RMA 5.0; RM 3.6; RMA 3.6; WD I; WD III; PLA 2; PLA 3B; PLA 6F, H, K; PLA 7C; PLA 9; PLA 15B; PLA 17)
(See also KZC 20.30, Density/Dimensions Table, and KZC 20.40, Development Standards Table)

Use		Required Review Process: I = Process I, Chapter 145 KZC IIA = Process IIA, Chapter 150 KZC IIB = Process IIB, Chapter 152 KZC NP = Not Permitted											
		RM, RMA	**WDI**	**WDIII**	**PLA 2**	**PLA 3B**	**PLA 6F**	**PLA 6H**	**PLA 6K**	**PLA 7C**	**PLA 9**	**PLA 15B**	**PLA 17**
20.20.090	Golf Course	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	IIA 16, 17, 19, 20
20.20.100	Government Facility	IIA[2] 17	IIA	IIA	IIA 17	IIB	IIA	IIA	IIA	IIA	IIA	IIA 17	15 16
20.20.110	Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, Beauty Shop or Shoe Repair Shop	IIA[27]	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
20.20.120	Hotel or Motel	NP	NP	NP	NP	IIB 10	NP	NP	NP	NP	NP	NP	NP
20.20.130	Marina	NP	I[6] 28	NP	NP	I[6] 28	NP	NP	NP	NP	NP	NP	NP
20.20.140	Mini-School or Mini-Day-Care Center	None[2] 29, 30, 31, 32, 33	NP	NP	IIB 30, 31, 33, 34, 35	NP	None 30, 31, 33, 34, 35	None 30, 31, 33, 34, 35	None 30, 31, 33, 34, 35	None 30, 31, 33, 35	IIA 30, 31, 33, 34, 35	None 30, 31, 33, 35	I 16, 30, 31, 33, 34, 36
20.20.150	Nursing Home	IIA[2, 4]	NP	NP	NP	NP	IIA[4]	IIA[4]	IIA[4]	IIA[4]	IIA	NP	IIA[4] 16, 17

Permitted Uses Table – Medium Density Residential Zones (Continued)
(RM 5.0; RMA 5.0; RM 3.6; RMA 3.6; WD I; WD III; PLA 2; PLA 3B; PLA 6F, H, K; PLA 7C; PLA 9; PLA 15B; PLA 17)
(See also KZC 20.30, Density/Dimensions Table, and KZC 20.40, Development Standards Table)

Use		Required Review Process: I = Process I, Chapter 145 KZC IIA = Process IIA, Chapter 150 KZC IIB = Process IIB, Chapter 152 KZC NP = Not Permitted											
		RM, RMA	**WDI**	**WDIII**	**PLA 2**	**PLA 3B**	**PLA 6F**	**PLA 6H**	**PLA 6K**	**PLA 7C**	**PLA 9**	**PLA 15B**	**PLA 17**
20.20.160	Office Use	NP	NP	NP	NP	NP	NP	NP	NP	NP	IIB 25, 37, 38, 39	NP	NP
20.20.170	Piers, Docks, Boat Lifts and Canopies Serving Detached, Attached or Stacked Dwelling Units	I[6]	I[6]	I[6]	NP	I[6]	NP	NP	NP	NP	NP	NP	NP
20.20.180	Piers, Docks, Boat Lifts and Canopies Serving Detached Dwelling Unit	NP	I[6]	I[6]	NP	I[6]	NP	NP	NP	NP	NP	NP	NP
20.20.190	Public Access Pier, Boardwalk, or Public Access Facility	NP	I[6]	I[6]	NP	I[6]	NP	NP	NP	NP	NP	NP	NP
20.20.200	Public Park	Development standards will be determined on a case-by-case basis. See KZC 45.50.[40]											
20.20.210	Public Utility	IIA[2, 18] 17	IIA	IIA	IIA 17	IIB	None	IIA	IIA	IIA	IIA	IIA 17	15 16
20.20.220	Restaurant or Tavern	NP	IIA 41, 42	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
20.20.230	School or Day-Care Center	IIA[2] 29, 30, 32, 33, 43	NP	NP	NP	NP	IIA 30, 33, 34, 35, 43	IIA 30, 33, 34, 35, 43	IIA 30, 33, 34, 35, 43	IIA 30, 33, 35, 43	IIA 30, 33, 34, 35, 43	IIA 30, 33, 34, 35, 43	15 16, 30, 33, 34, 36, 43
20.20.240	Water Taxi	NP	I[6]	I[6]	NP	NP	NP	NP	NP	NP	NP	NP	NP

Special Regulations:

PU-1. Not permitted in RM 5.0 or RMA 5.0.

PU-2. Within the NE 85th Street Subarea, D.R., Chapter 142 KZC.

PU-3. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility.

PU-4. A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. If a nursing home use is combined with an assisted living facility use, the required review process shall be the least intensive process between the two uses.

PU-5. The assisted living facility shall provide usable recreation space of at least 100 square feet per unit, in the aggregate, for both assisted living units and independent dwelling units, with a minimum of 50 square feet of usable recreation space per unit located outside.

PU-6. See Chapter 141 KZC for additional procedural requirements in addition to those on Chapter 145 KZC.

PU-7. Stacked Dwelling Units are not allowed.

PU-8.
a. If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation.
b. West of Forbes Lake, site design should provide for the continuation of a bicycle or pedestrian path which generally follows the alignment of Slater Avenue NE and extending south to NE 90th Street.
c. Adjacent to Forbes Lake, new development should provide for public access to the lake in appropriate locations. Public access should be limited to passive uses, such as walking trails or viewpoints.
d. No vehicular connection through this subarea to NE 90th Street is permitted.
e. Viewpoints and interpretive information around streams and wetlands should be provided where possible. These features shall be permitted only where protection of natural features can be reasonably assured.

PU-9. Detached Dwelling Units are not allowed as part of a development containing Attached or Stacked Dwelling Units.

PU-10.
a. 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.
b. The hotel or motel use may not include restaurant, retail, or office uses.

PU-11. Development must be consistent with an approved Master Plan. The Master Plan must address all properties within PLA-15A and PLA-15B, which are owned by the applicant. The Master Plan will be approved in two stages:
a. The first stage will result in approval of a Preliminary Master Plan using Process IIB, Chapter 152 KZC. The Preliminary Master Plan shall consist of at least the following:
1) A site plan which diagrammatically shows the general location, shape and use of the major features of development.

2) A written description of the planned development which discusses the elements of the site plan and indicates the maximum number of dwelling units and their probable size; the maximum area to be developed with nonresidential uses; the maximum size of moorage facilities and the maximum number of moorage slips; the maximum and minimum number of parking stalls; and the schedule of phasing for the final Master Plan. The majority of the public use and access areas and off-site right-of-way improvements shall be included in the initial phases of the final Master Plan.

In approving the Preliminary Master Plan, the City shall determine the appropriate review process for the Final Master Plan. The City may determine that the Final Master Plan be reviewed using Process IIA, Chapter 150 KZC, if the Preliminary Master Plan shows the placement, approximate dimensions and uses of all structures, vehicular and pedestrian facilities, open space and other features of development. Otherwise, the Final Master Plan shall be reviewed using Process IIB, Chapter 152 KZC.

b. The second stage will result in approval of a final Master Plan using Process IIA, Chapter 150 KZC, or Process IIB, Chapter 152 KZC, as established by the Preliminary Master Plan. The final Master Plan shall set forth a detailed development plan which is consistent with the Preliminary Master Plan. Each phase of the Master Plan shall set forth a schedule for obtaining building permits for and construction of that phase.

PU-12. a. Must be developed in conjunction with property in Planned Area 15A.
b. Vehicular circulation on the subject property must be designed to mitigate impacts on Lake Washington Boulevard and Lakeview Drive. Access points must be limited. The City may require traffic control devices and right-of-way realignment or limit development if necessary to further reduce traffic impacts.
c. Obstruction of views from existing development lying east of the Burlington Northern Railroad right-of-way must be minimized.
d. Structures, parking areas and roadways must be clustered and located away from areas with soils limitations and outside of the steep ravine located near the middle of Planned Area 15B.
e. Development must be consistent with the policies for development on the Houghton Slope in the Comprehensive Plan.

PU-13. 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 sq. ft. 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.

PU-14. The property must be served by a collector or arterial street.

PU-15. The required review process is as follows:
a. 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.

b. 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.

PU-16. No vehicular connection through this subarea to NE 90th Street is permitted.

PU-17. Site design must minimize adverse impacts on surrounding residential neighborhoods.

PU-18. A community facility use is not permitted on properties within the jurisdiction of the Shoreline Management Act.

PU-19. May not include miniature golf.

PU-20. The following accessory uses are specifically permitted as part of this use:
a. Equipment storage facilities.
b. Retail sales and rental of golf equipment and accessories.
c. A restaurant.

PU-21. Stacked dwelling units are not permitted in RM and RMA 5.0.

PU-22. Development located in the RM 3.6 zone in North Rose Hill, lying between Slater Avenue NE and 124th Avenue NE, and NE 108th Place (extended) and approximately NE 113th Place (extended) shall comply with the following:
a. Each development shall incorporate at least two acres; and
b. Significant vegetation that provides protection from I-405 shall be retained to the maximum extent feasible.

PU-23. Residential uses may have an associated private shoreline park that is commonly owned and used by residents and guests.

PU-24. For this use, only one dwelling unit may be on each lot regardless of lot size.

PU-25. Hours of operation may be limited by the City to reduce impact on residential uses.

PU-26. The following accessory components are permitted as part of this use:
a. Retail sales and rental of sports equipment for activity conducted on the subject property.
b. A restaurant encompassing not more than 20 percent of the gross floor area of this use.

PU-27. a. This use may be permitted only if it is specifically consistent with the Comprehensive Plan in the proposed location.
b. May only be permitted if placement, orientation, and scale indicate this use is primarily intended to serve the immediate residential area.
c. Must be located on a collector arterial or higher volume right-of-way.
d. Placement and scale must indicate pedestrian orientation.
e. Must mitigate traffic impacts on residential neighborhood.
f. May not be located above the ground floor of a structure.
g. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.

h. This use is not permitted in an RM zone located within the NE 85th Street Subarea.
i. Also see Chapter 83 KZC for properties in shoreline jurisdiction.

PU-28. The following accessory components are allowed if approved through Process IIB, Chapter 152 KZC:
a. Boat and motor sales leasing.
b. Boat and motor repair and service if:
1) This activity is conducted on dry land and either totally within a building or totally sight screened from adjoining property and the right-of-way; and
2) All dry land motor testing is conducted within a building.
c. Meeting and special events rooms.
d. Gas and oil sale for boats, if:
1) Storage tanks are underground and on dry land; and
2) The use has facilities to contain and clean up gas and oil spills. May have an overwater shed that is not more than 50 square feet and 10 feet high as measured from the deck.

PU-29. May locate on the subject property if:
a. It will not be materially detrimental to the character of the neighborhood in which it is located.
b. Site and building design minimizes adverse impacts on surrounding residential neighborhoods.

PU-30. A six-foot-high fence is required along the property lines adjacent to the outside play areas.

PU-31. Structured play areas must be set back from all property lines by five feet.

PU-32. Hours of operation of the use may be limited and parking and passenger loading areas may be relocated by the City to reduce impacts on nearby residential uses.

PU-33. May include accessory living facilities for staff persons.

PU-34. May locate on the subject property if:
a. It will serve the immediate neighborhood in which it is located; or
b. It will not be materially detrimental to the character of the neighborhood in which it is located.

PU-35. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.

PU-36. Hours of operation and maximum number of attendees may be limited by the City to reduce impacts on nearby residential uses.

PU-37. This use must be part of a primarily residential development that encompasses the entire zone. The maximum amount of allowable floor area for office use is computed using the following formula:
(The maximum number of dwelling units allowed on the subject property minus the number of dwelling units proposed) x (the average square footage of the dwelling units proposed equals the amount of square footage available for office use). In addition, the gross floor area of office use may not exceed 25 percent of the gross floor area of residential use.

PU-38. May not include offices providing veterinary, medical, dental, or other health-related services.

PU-39. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:
a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use.
b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.

PU-40. In the PLA 2 zone, portions of the park located within the wetlands must be devoted exclusively to passive recreation that is not consumptive of the natural environment.

PU-41. Outside storage is not permitted.

PU-42. Drive-in or drive-through facilities are prohibited.

PU-43. Structured play areas must be set back from all property lines as follows:
a. Twenty feet if this use can accommodate 50 or more students or children.
b. Ten feet if this use can accommodate 13 to 49 students or children.

20.30 Density/Dimensions

Density/Dimensions Table – Medium Density Residential Zones
(RM 5.0; RMA 5.0; RM 3.6; RMA 3.6; WD I; WD III; PLA 2; PLA 3B; PLA 6F, H, K; PLA 7C; PLA 9; PLA 15B; PLA 17)
(Refer to KZC 20.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 20.40, Development Standards Table)

USE		Minimum Lot Size	REQUIRED YARDS (See Ch. 115)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
			Front	Side	Rear (or shoreline setback)		
20.30.010	Assisted Living Facility[1]	3,600 sq. ft. **PLA 6H:** 2 acres **PLA 17:** 2 acres[11]	20' **RM, RMA:** 20'[2] **WDI:** 30'[4, 5, 36, 37] **WDIII, PLA 3B:** 30'[5, 22, 38]	5'[33] **RMA:** 5' **WDI, WDIII, PLA 3B:** 5'[5, 33]	10' **WDI, WDIII:** [5, 35] **PLA 3B:** [5]	60% **WDI, WDIII, PLA 3B:** 80%	**RM:** 30' above ABE.[7] **RMA:** 35' above ABE. **WDI:** 30' above ABE.[8] **WDIII:** 30' above ABE.[9] **PLA 3B:** 30' above ABE. **PLA 6F:** 30' above ABE.[34] **PLA 6H:** 25' above ABE. **PLA 6K:** 30' above ABE. **PLA 7C:** 30' above ABE.[10] **PLA 17:** 30' above ABE.
20.30.020	Boat Launch (for nonmotorized boats)	None	See Chapter 83 KZC.			–	–
20.30.030	Church	7,200 sq. ft. **PLA 15B:** 12,500 sq. ft.	20' **RM, RMA:** 20'[2]	20'	20'	70% **PLA 15B:** 50%	**RM:** 30' above ABE.[7] **RMA:** 35' above ABE. **PLA 6F:** 30' above ABE.[23, 34] **PLA 6H:** 25' above ABE. **PLA 6K:** 30' above ABE. **PLA 7C:** 30' above ABE.[10] **PLA 9:** 25' above ABE. **PLA 15:** 25' above ABE. **PLA 17:** 30' above ABE.

Density/Dimensions Table – Medium Density Residential Zones
(RM 5.0; RMA 5.0; RM 3.6; RMA 3.6; WD I; WD III; PLA 2; PLA 3B; PLA 6F, H, K; PLA 7C; PLA 9; PLA 15B; PLA 17)
(Refer to KZC 20.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 20.40, Development Standards Table)

USE		Minimum Lot Size	REQUIRED YARDS (See Ch. 115)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
			Front	Side	Rear (or shoreline setback)		
20.30.040	Community Facility	None	20' **RM, RMA:** 20'[2] **WDI:** 30'[36, 37] **WDIII,** [8] **PLA 3B:** 30'[22, 38]	10' **WDI, WDIII:** 5'[33] **PLA 3B:** 10'	10' **WDI, WDIII:** [35]	70% **WDI, WDIII, PLA 3B:** 80% **PLA 15B:** 50%	**RM:** 30' above ABE.[7] **RMA:** 35' above ABE. **WDI:** 30' above ABE.[8] **WDIII:** 30' above ABE.[9] **PLA 2:** 25' above ABE. **PLA 3:** 30' above ABE.[16] **PLA 6F:** 30' above ABE.[34] **PLA 6H:** 25' above ABE. **PLA 6K:** 30' above ABE. **PLA 7C:** 30' above ABE.[10] **PLA 9:** 25' above ABE. **PLA 15B:** 25' above ABE. **PLA 17:** 30' above ABE.
20.30.050	Convalescent Center	7,200 sq. ft.	20' **RM, RMA:** 20'[2]	10'	10'	70%	**RM:** 30' above ABE.[7] **RMA:** 35' above ABE. **PLA 6F:** 30' above ABE.[34] **PLA 6H:** 25' above ABE. **PLA 6K:** 30' above ABE. **PLA 7C:** 30' above ABE.[10] **PLA 9:** 25' above ABE. **PLA 17:** 30' above ABE.

Density/Dimensions Table – Medium Density Residential Zones
(RM 5.0; RMA 5.0; RM 3.6; RMA 3.6; WD I; WD III; PLA 2; PLA 3B; PLA 6F, H, K; PLA 7C; PLA 9; PLA 15B; PLA 17)
(Refer to KZC 20.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 20.40, Development Standards Table)

USE		Minimum Lot Size	REQUIRED YARDS (See Ch. 115)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
			Front	Side	Rear (or shoreline setback)		
20.30.060	Detached, Attached or Stacked Dwelling Units	**RM, RMA:** 3,600 sq. ft.[21] **WDI, WDIII, PLA 3B:** 3,600 sq. ft. per unit. **PLA 2:** 35,000 sq. ft. per unit **PLA 6F:** 3,600 sq. ft. per dwelling unit **PLA 6H:** 2 acres with at least 3,600 sq. ft. per unit. **PLA 6K:** 3,600 sq. ft. with at least 2,400 sq. ft. per unit. **PLA 7C:** 3,600 sq. ft.[27] **PLA 9:** 5,000 sq. ft. per unit **PLA 15B:** 5 acres, with no less than 6,200 sq. ft. per unit.[18, 19] **PLA 17:** 3,600 sq. ft. per unit, with a minimum lot size of 2 acres.[11]	**RM, RMA:** 20'[2] **WDI:** 30'[14, 36, 37] **WDIII:** 30'[14, 22, 38] **PLA 2:** 20'[12, 13] **PLA 6F, PLA 6K, PLA 7C, PLA 9, PLA 17:** 20' **PLA 3B:** 30'[5, 17, 22, 38] **PLA 6H:** 20'[24] **PLA 15:** [20]	5'[33] **RM:** Detached units: 5'; attached or stacked units: 5'[12, 33] **RMA:** 5'. **WDI, WDII:** 5'[14, 33] **PLA 2:** 5'[12, 13, 33] **PLA 3B:** 5'[5, 17, 33] **PLA 6F, PLA 6K, PLA 7C:** detached units: 5'; attached or stacked units, 5'[12, 33] **PLA 6H:** detached units: 5'; attached or stacked units, 5'[12, 24, 25, 33] **PLA 9, PLA 17:** 5'[12, 33] **PLA 15:** [20]	**RM, RMA:** 10'[13] **WDI, WDII:** [14, 35] **PLA 2:** 10'[12, 13] **PLA 3B:** See Chapter 83 KZC.[5, 17] **PLA 6F, PLA 6K, PLA 7C, PLA 9, PLA 17:** 10'[13] **PLA 6H:** 10'[13, 24, 26] **PLA 15:** [20]	60% **WDI, WDIII, PLA 3B:** 80% **PLA 9, PLA 15:** 50%	**RM:** 30' above ABE.[7, 23] **RMA:** 35' above ABE. **WDI:** 30' above ABE.[8] **WDIII:** 30' above ABE.[9] **PLA 2:** 25' above ABE.[15] **PLA 3B:** 30' above ABE.[16] **PLA 6F:** 30' above ABE.[23, 34] **PLA 6H:** 25' above ABE. **PLA 6K:** 30' above ABE. **PLA 7C:** 30' above ABE.[10, 23] **PLA 9:** 25' above ABE. **PLA 15:** [20] **PLA 17:** 30' above ABE.

Density/Dimensions Table – Medium Density Residential Zones
(RM 5.0; RMA 5.0; RM 3.6; RMA 3.6; WD I; WD III; PLA 2; PLA 3B; PLA 6F, H, K; PLA 7C; PLA 9; PLA 15B; PLA 17)
(Refer to KZC 20.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 20.40, Development Standards Table)

USE		Minimum Lot Size	REQUIRED YARDS (See Ch. 115)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
			Front	Side	Rear (or shoreline setback)		
20.30.070	Detached Dwelling Unit	**RM, RMA:** 3,600 sq. ft.[3] **WDI, WDIII:** 3,600 sq. ft./ unit[6] **PLA 3B, PLA 6F, PLA 6K, PLA 7C:** 3,600 sq. ft. **PLA 6H:** 5,000 sq. ft. per unit **PLA 9:** 8,500 sq. ft. **PLA 15B:** 12,500 sq. ft. per dwelling unit **PLA 17:** 7,200 sq. ft.	20' **RM, RMA:** 20'[2] **WDI:** 30'[5, 36, 37] **WDIII:** 30'[22, 38] **PLA 3B:** 30'[5, 22, 38]	5' **RM, RMA, WDI, WDIII, PLA 9:** 5'[33] **PLA 3B:** 5'[5, 33] **WDI:** 5'[5, 33] **PLA 17:** 5'[28]	10' **WDI:** [5, 35] **WDIII:** [35] **PLA 3B:** See Chapter 83 KZC.[5]	60% **WDI, WDIII, PLA 3B:** 80% **PLA 9, PLA 15B:** 50%	**RM:** 30' above ABE.[7, 23] **RMA:** 35' above ABE.[23] **WDI, WDIII, PLA 3B:** 30' above ABE. This provision may not be varied. **PLA 6F:** 30' above ABE.[23, 34] **PLA 6H, PLA 9, PLA 15B:** 25' above ABE. **PLA 6K, PLA 17:** 30' above ABE. **PLA 7C:** 30' above ABE.[10, 23]
20.30.080	Entertainment, Cultural and/or Recreational Facility[29]	7,200 sq. ft.	20'	10'	10'	60%	25' above ABE.
20.30.090	Golf Course	1 acre	50'	50'	50'	60%	30' above ABE.
20.30.100	Government Facility	None	20' **RM, RMA:** 20'[2] **WDI:** 30'[36, 37] **WDIII:** 30'[22, 38] **PLA 3B:** 30'[22, 38]	10' **WDI, WDIII:** 5'[33] **PLA 3B:** 10'	10' **WDI, WDIII:** [35] **PLA 3B:** See Chapter 83 KZC.	70% **WDI, WDIII, PLA 3B:** 80% **PLA 15B:** 50%	**RM:** 30' above ABE.[7] **RMA:** 35' above ABE. **WDI:** 30' above ABE.[8] **WDIII:** 30' above ABE.[9] **PLA 2, PLA 6H, PLA 9, PLA 15B:** 25' above ABE. **PLA 3B:** 30' above ABE.[16] **PLA 6F:** 30' above ABE.[34] **PLA 6K, PLA 17:** 30' above ABE. **PLA 7C:** 30' above ABE.[10]

Density/Dimensions Table – Medium Density Residential Zones
(RM 5.0; RMA 5.0; RM 3.6; RMA 3.6; WD I; WD III; PLA 2; PLA 3B; PLA 6F, H, K; PLA 7C; PLA 9; PLA 15B; PLA 17)
(Refer to KZC 20.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 20.40, Development Standards Table)

USE		Minimum Lot Size	REQUIRED YARDS (See Ch. 115)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
			Front	Side	Rear (or shoreline setback)		
20.30.110	Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, Beauty Shop or Shoe Repair Shop[30]	7,200 sq. ft.	20'[2]	5'[33]	10'	60%	**RM:** 30' above ABE.[7] **RMA:** 35' above ABE.
20.30.120	Hotel or Motel	None	30'[22, 38]	5'[33]	See Chapter 83 KZC.	80%	30' above ABE.[16]
20.30.130	Marina	None	Landward of the ordinary high water mark:			80%	Landward of the ordinary high water mark, 30' above ABE.[8].
			WDI: 30'[36, 37] **PLA 3B:** 30'[22, 38]	5'[33]	See Chapter 83 KZC. **WDI:** [35]		
			Waterward of the Ordinary High Water Mark: See Chapter 83 KZC.				
20.30.140	Mini-School or Mini-Day-Care Center	3,600 sq. ft. **PLA 2:** 35,000 sq. ft. **PLA 9:** 5,000 sq. ft. **PLA 15B:** 12,500 sq. ft. **PLA 17:** 7,200 sq. ft.	20' **RM, RMA:** 20'[2]	5'[33]	10'	60% **PLA 9, PLA 15B:** 50%	**RM:** 30' above ABE.[7] **RMA:** 35' above ABE. **PLA 2:** 25' above ABE.[15] **PLA 6F:** 30' above ABE.[34] **PLA 6H, PLA 9, PLA 15:** 25' above ABE. **PLA 6K, PLA 17:** 30' above ABE. **PLA 7C:** 30' above ABE.[10]

Density/Dimensions Table – Medium Density Residential Zones
(RM 5.0; RMA 5.0; RM 3.6; RMA 3.6; WD I; WD III; PLA 2; PLA 3B; PLA 6F, H, K; PLA 7C; PLA 9; PLA 15B; PLA 17)
(Refer to KZC 20.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 20.40, Development Standards Table)

USE		Minimum Lot Size	REQUIRED YARDS (See Ch. 115)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
			Front	Side	Rear (or shoreline setback)		
20.30.150	Nursing Home	7,200 sq. ft.	20' **RM, RMA:** 20'[2]	10'	10'	70%	**RM:** 30' above ABE.[7] **RMA:** 35' above ABE. **PLA 6F:** 30' above ABE.[34] **PLA 6H, PLA 9:** 25' above ABE. **PLA 6K, PLA 17:** 30' above ABE. **PLA 7C:** 30' above ABE.[10]
20.30.160	Office Use	[31]	20'	5'[33]	10'	60%	25' above ABE.
20.30.170	Piers, Docks, Boat Lifts and Canopies Serving Detached, Attached or Stacked Dwelling Units	None	See Chapter 83 KZC.			–	See Chapter 83 KZC. **RM, RMA:** Landward of the ordinary high water mark: RM, 30' above ABE; RMA: 35' above ABE.
20.30.180	Piers, Docks, Boat Lifts and Canopies Serving Detached Dwelling Unit	None	See Chapter 83 KZC.			–	See Chapter 83 KZC.
20.30.190	Public Access Pier, Boardwalk, or Public Access Facility	None	See Chapter 83 KZC.			–	See Chapter 83 KZC.
20.30.200	Public Park	Development standards will be determined on a case-by-case basis. See KZC 45.50 for required review process.					

Density/Dimensions Table – Medium Density Residential Zones
(RM 5.0; RMA 5.0; RM 3.6; RMA 3.6; WD I; WD III; PLA 2; PLA 3B; PLA 6F, H, K; PLA 7C; PLA 9; PLA 15B; PLA 17)
(Refer to KZC 20.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 20.40, Development Standards Table)

USE		Minimum Lot Size	REQUIRED YARDS (See Ch. 115)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
			Front	Side	Rear (or shoreline setback)		
20.30.210	Public Utility	None	20' **RM, RMA:** 20'[2] **WDI, WDIII:** 30' **PLA 3B:** 30'[38]	20' **WDI, WDIII:** 5'[33] **PLA 3B:** 10'	10' **RM, RMA, PLA 6F, PLA 15B, PLA 17:** 20' **WDI, WDIII:** [35]	70% **WDI, WDIII, PLA 3B:** 80% **PLA 15B:** 50%	**RM:** 30' above ABE.[7] **RMA:** 35' above ABE. **WDI:** 30' above ABE.[8] **WDIII:** 30' above ABE.[9] **PLA 2, PLA 6H, PLA 9, PLA 15B:** 25' above ABE. **PLA 3B:** 30' above ABE.[16] **PLA 6F:** 30' above ABE.[34] **PLA 6K, PLA 17:** 30' above ABE. **PLA 7C:** 30' above ABE.[10]
20.30.220	Restaurant or Tavern	7,200 sq. ft.	30'[4, 36, 37] [5]	5'[33]	See Chapter 83 KZC.[35]	80%	30' above ABE.[8]
20.30.230	School or Day-Care Center	7,200 sq. ft. **PLA 15B:** 12,500 sq. ft.	If this use can accommodate 50 or more students or children, then: 50'	50'	50'	70% **PLA 15B:** 50%	**RM:** 30' above ABE.[7, 32] **RMA:** 35' above ABE. **PLA 6F:** 30' above ABE.[32, 34] **PLA 6H, PLA 9:** 25' above ABE.[32] **PLA 6K, PLA 17:** 30' above ABE.[32] **PLA 7C:** 30' above ABE.[10, 32] **PLA 15B:** 25' above ABE.
			If this use can accommodate 13 to 49 students or children, then: 20'	20'	20'		
			RM, RMA: [2]				
20.30.240	Water Taxi	None	Landward of the Ordinary High Water Mark 30'	5'[33]	See Chapter 83 KZC.	80%	Landward of the ordinary high water mark, 30' above ABE. **WDI:** Landward of the ordinary high water mark, 30' above ABE.[8]

Special Regulations:

DD-1. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. Through Process IIB, Chapter 152 KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the property may be approved if the following criteria are met:
a. Project is of superior design; and
b. Project will not create impacts that are substantially different than would be created by a permitted multifamily development.

DD-2. See KZC 20.10.020(6).

DD-3. 5,000 sq. ft. in an RM and RMA 5.0.

DD-4. The required yard of a structure abutting Lake Washington Boulevard or Lake Street South must be increased two feet for each one foot that structure exceeds 25 feet above average building elevation.

DD-5. The minimum dimension of any yard, other than those listed, is five feet.

DD-6. Except 1,800 sq. ft./unit for up to two dwelling units if the public access provisions of KZC 83.420 are met.

DD-7. If adjoining a low density zone other than RSX, then 25 feet above average building elevation.

DD-8. 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.

DD-9. Structure height may be increased to 35 feet above average building elevation if:
a. The increase does not impair views of the lake from properties east of Lake Washington Boulevard; and
b. The increase is offset by a view corridor that is superior to that required by Chapter 83 KZC.

DD-10. If adjoining a low density zone other than RSX, or detached dwelling unit in Planned Area 7C, then 25 feet above ABE.

DD-11. Lands upland of the ordinary high waterline only may be included in the calculation of lot area.

DD-12. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet.

DD-13. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.

DD-14. Any required yard, other than the front required yard or shoreline setback, may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached shall provide the minimum required yard.

DD-15. The height of a structure may be increased as long as neither of the following maximums is exceeded:
a. The structure may not exceed 60 feet above average building elevation.
b. The structure may not exceed a plane that starts 3.5 feet above the outside westbound lane of SR 520 and ends at the high waterline of Lake Washington in the zone, excluding the canal.

DD-16. 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.

DD-17. For attached or stacked dwelling units, this yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide the otherwise applicable minimum required yard.

DD-18. Part of the unit count allowed in Planned Area 15A may be developed in Planned Area 15B. The maximum permitted number of dwelling units on the subject property in Planned Area 15B is computed using the following formula:
(The total lot area in square feet divided by 6,200) plus the unit count transferred from Planned Area 15A = The maximum number of permitted dwelling units.

DD-19. Subsequent subdivision of an approved Master Plan into smaller lots is permitted provided that the required minimum acreage is met for the Master Plan.

DD-20. The City will determine required yards and structure height based on the compatibility of development with adjacent uses and the degree to which development maintains the existing natural characteristics of the slope.

DD-21. With a density as established on the Zoning Map. Minimum amount of lot area per dwelling unit is as follows:
a. In RM 5.0 and RMA 5.0 zones, the minimum lot area per unit is 5,000 sq. ft.
b. In RM 3.6 and RMA 3.6 zones, the minimum lot area per unit is 3,600 sq. ft.
c. In RM 2.4 and RMA 2.4 zones, the minimum lot area per unit is 2,400 sq. ft.
d. In RM 1.8 and RMA 1.8 zones, the minimum lot area per unit is 1,800 sq. ft.

DD-22. The required 30-foot front yard may be reduced one foot for each one foot of this yard that is developed as a public use area if:
a. Substantially, the entire width of the yard (from north to south property line) is developed as a public use area; and
b. The design of the public use area is specifically approved by the City.

DD-23. Where the 25-foot height limitation results solely from an adjoining low density zone occupied by a school that has been allowed to increase its height to at least 30 feet, then a structure height of 30 feet above average building elevation is allowed.

DD-24. Buildings may not be closer than 40 feet to any low density zone.

DD-25. Special Regulation DD-12 shall not supersede Special Regulation DD-24.

DD-26. Special Regulation DD-13 shall not supersede Special Regulation DD-24.

DD-27. Minimum amount of lot area per dwelling unit is as follows:
a. In the PLA 7C zone, the minimum lot area per unit is 3,600 sq. ft.

DD-28. On corner lots, only one front yard must be a minimum of 20 feet. All other front yards shall be regulated as a side yard (minimum five-foot yard). The applicant may select which front yard shall meet the 20-foot requirement.

DD-29. The area covered by structures, parking, buffers, and other elements of this use may not be used in calculating residential density in the development.

DD-30. Gross floor area may not exceed 3,000 square feet.

DD-31. Must be part of a development that encompasses the entire zone. See PU-37 for the maximum amount of office space allowed.

DD-32. For school use, structure height may be increased, up to 35 feet, if:
a. The school can accommodate 200 or more students; and
b. The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and
c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and
d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements.
This special regulation is not effective within the disapproval jurisdiction of the Houghton Community Council.

DD-33. Five feet but two side yards must equal at least 15 feet.

DD-34. If adjoining a low density zone, then 25 feet above average building elevation.

DD-35. The required rear yard for each use shall be the same as the required rear yard for the same use in the RM zone, unless otherwise specified in Special Regulation DD-14.

DD-36. The required 30-foot front yard may be reduced one foot for each one foot of this yard that is developed as a public use area if:
a. Within 30 feet of the front property line, each portion of a structure is set back from the front property line by a distance greater than or equal to the height of that portion above the front property line; and
b. Substantially, the entire width of this yard (from north to south property lines) is developed as a public use area; and
c. The design of the public use area is specifically approved by the City.

DD-37. The required 30-foot front yard may be reduced, subject to all of the following conditions:
a. The existing primary structure does not conform to the minimum shoreline setback standard;

b. The proposed complete replacement or replacement of portion of the existing primary structure comply with the minimum required shoreline setback established under the provisions of Chapter 83 KZC, or as otherwise approved under the shoreline setback reduction provisions established in KZC 83.380;
c. The front yard for the complete replacement or the portion of replacement may be reduced one foot for each one foot of the shoreline setback that is increased in dimension from the setback of the existing nonconforming primary structure; provided, that subsection (4)(d) of this section is met; and
d. Within the front yard, each portion of the replaced primary structure is set back from the front property line by a distance greater than or equal to the maximum height of that portion above the front property line.

DD-38. The required 30-foot front yard may be reduced, subject to all of the following conditions:
a. The existing primary structure does not conform to the minimum shoreline setback standard;
b. The proposed complete replacement or replacement of a portion of the existing primary structure complies with the minimum required shoreline setback established under the provisions of Chapter 83 KZC, or as otherwise approved under the shoreline setback reduction provisions established in KZC 83.380; and
c. The front yard for the complete replacement or the portion of replacement may be reduced one foot for each one foot of the shoreline setback that is increased in dimension from the setback of the existing nonconforming primary structure.

20.40 Development Standards

Development Standards Table – Medium Density Residential Zones
(RM 5.0; RMA 5.0; RM 3.6; RMA 3.6; WD I; WD III; PLA 2; PLA 3B; PLA 6F, H, K; PLA 7C; PLA 9; PLA 15B; PLA 17)
(Refer to KZC 20.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 20.30, Density/Dimensions Table)

Use		Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	Required Parking Spaces (Chapter 105 KZC)
20.40.010	Assisted Living Facility	D **RM, RMA:** D[1] **PLA 6H:** D[2] **PLA 17:** D[10]	A	**RM, RMA, PLA 6F, PLA 6H, PLA 6K, PLA 7C:** 1.7 per independent unit; 1 per assisted living unit. **PLA 17:** 1.7 per independent unit; 1 per assisted living unit.[3] **WDI, WDIII, PLA 3B:** 2.0 per independent unit; 1 per assisted living unit.
20.40.020	Boat Launch (for nonmotorized boats)	–	–	**WDI:** See KZC 105.25. **WDIII:** None.
20.40.030	Church	C **RM, RMA:** C[1] **PLA 17:** C[10]	B	1 for every 4 people based on maximum occupancy load of any area of worship.[5]
20.40.040	Community Facility	C[6] **RM, RMA:** C[1, 6] **PLA 2:** B[8] **PLA 17:** C[6, 10]	B **RM, RMA:** B[7]	See KZC 105.25.
20.40.050	Convalescent Center	C **RM, RMA:** C[1] **PLA 17:** C[10]	B	1 for each bed.
20.40.060	Detached, Attached or Stacked Dwelling Units	D **RM, RMA:** D[9, 11] **PLA 6F, PLA 6K, PLA 7C:** D[12] **PLA 6H:** D[12, 13] **PLA 9:** E **PLA 17:** D[10]	A	1.7 per unit. **WDI, WDIII, PLA 3B:** 2.0 per unit. **PLA9:** Attached dwelling units, 1.7 per unit. Detached dwelling units, 2.0 per unit, **PLA 17:** 1.7 per unit.[3]
20.40.070	Detached Dwelling Unit	E **PLA 6H:** E[2]	A	2.0 per unit.

Development Standards Table – Medium Density Residential Zones
(RM 5.0; RMA 5.0; RM 3.6; RMA 3.6; WD I; WD III; PLA 2; PLA 3B; PLA 6F, H, K; PLA 7C; PLA 9; PLA 15B; PLA 17)
(Refer to KZC 20.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 20.30, Density/Dimensions Table)

Use		Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	Required Parking Spaces (Chapter 105 KZC)
20.40.080	Entertainment, Cultural and/or Recreational Facility	B	D	See KZC 105.25.
20.40.090	Golf Course	E **PLA 17:** E[10]	B	See KZC 105.25.
20.40.100	Government Facility	C[6] **RM, RMA:** C[1, 6] **PLA 2:** B[8] **PLA 17:** C[6, 10]	B **RM, RMA:** B[7]	See KZC 105.25.
20.40.110	Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, Beauty Shop or Shoe Repair Shop	B	E	1 per each 300 sq. ft. of gross floor area.
20.40.120	Hotel or Motel	B	E	1 per each room.
20.40.130	Marina	B	B	1 per each 2 slips.
20.40.140	Mini-School or Mini-Day-Care Center	E **RM, RMA, PLA 2:** D	B	See KZC 105.25.[14, 15] **RM, RMA:** See KZC 105.25.[14] **PLA 2:** See KZC 105.25.[15]
20.40.150	Nursing Home	C **RM, RMA:** C[1] **PLA 17:** C[10]	B	1 for each bed.
20.40.160	Office Use	C	D	1 per each 300 sq. ft. of gross floor area of office use.
20.40.170	Piers, Docks, Boat Lifts and Canopies Serving Detached, Attached, or Stacked Dwelling Units	See Chapter 83 KZC. **RM, RMA:** B	See Chapter 83 KZC. **RM, RMA:** B	None
20.40.180	Piers, Docks, Boat Lifts and Canopies Serving Detached Dwelling Unit	See Chapter 83 KZC.	See Chapter 83 KZC.	None
20.40.190	Public Access Pier, Boardwalk, or Public Access Facility	See Chapter 83 KZC.	See Chapter 83 KZC.	See KZC 105.25.

Development Standards Table – Medium Density Residential Zones
(RM 5.0; RMA 5.0; RM 3.6; RMA 3.6; WD I; WD III; PLA 2; PLA 3B; PLA 6F, H, K; PLA 7C; PLA 9; PLA 15B; PLA 17)
(Refer to KZC 20.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 20.30, Density/Dimensions Table)

Use		Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	Required Parking Spaces (Chapter 105 KZC)
20.40.200	Public Park	Development standards will be determined on a case-by-case basis.		
20.40.210	Public Utility	A[6] **RM, RMA:** A[1, 6] **PLA 2, PLA 7C:** A **PLA 17:** A[10]	B **RM, RMA:**B[7] **PLA 2:** A	See KZC 105.25.
20.40.220	Restaurant or Tavern	B	E	1 per each 100 sq. ft. of gross floor area.
20.40.230	School or Day-Care Center	D **PLA 17:** D[10]	B	See KZC 105.25.[4, 15] **RM, RMA:** See KZC 105.25.[4]
20.40.240	Water Taxi	B	B	See KZC 105.25.

Special Regulations:

DS-1. If the subject property is located within the NRH neighborhood, west of Slater Avenue NE and south of NE 100th Street, and if it adjoins a low density zone or a low density use in PLA 17, then Landscape Category A applies.

DS-2. Must provide the buffer described in Buffering Standard 2 in Chapter 95 KZC where the subject property adjoins a low density zone.

DS-3. The parking area shall also include a designated location and facilities to serve on-site residents as they wash or otherwise service their personal vehicles. These facilities shall be so located, improved, and furnished to prevent surface water contaminants, such as detergents, oils and debris, from entering the lake or wetlands.

DS-4. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading area on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses.

DS-5. No parking is required for day-care or school ancillary to the use.

DS-6. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

DS-7. One pedestal sign with a readerboard having electronic programming is allowed at a fire station only if:
a. It is a pedestal sign (see Plate 12) having a maximum of 40 square feet of sign area per sign face;

b. The electronic readerboard is no more than 50 percent of the sign area;
c. Moving graphics and text or video are not part of the sign;
d. The electronic readerboard does not change text and/or images at a rate less than one every seven seconds and shall be readily legible given the text size and the speed limit of the adjacent right-of-way;
e. The electronic readerboard displays messages regarding public service announcements or City events only;
f. The intensity of the display shall not produce glare that extends to adjacent properties and the signs shall be equipped with a device which automatically dims the intensity of the lights during hours of darkness;
g. The electronic readerboard is turned off between 10:00 p.m. and 6:00 a.m. except during emergencies;
h. It is located to have the least impact on surrounding residential properties.
If it is determined that the electronic readerboard constitutes a traffic hazard for any reason, the Planning Director may impose additional conditions.

DS-8. 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.

DS-9. Except for low density uses, if the subject property is located within the NRH neighborhood, west of Slater Avenue NE and south of NE 100th Street, and if it adjoins a low density zone or a low density use in PLA 17, then Landscape Category A applies.

DS-10 a. A significant buffer shall be required around all proposed structures and parking areas. This buffer should take the form of up to a 25-foot-wide landscaped area OR a lesser dimensioned area furnished with screening walls, fences, berms, or dense stands of trees, but in no case be less than 10 feet.
b. A solid screening wall or fence shall be required between any portion of a parking area which is closer than 40 feet to a low density use, low density zone, or the right-of-way of NE 97th Street. Such wall or fence shall be in addition to the landscape materials required by Chapter 95 KZC.

DS-11. When a low density use adjoins a detached dwelling unit in a low density zone, Landscape Category E applies.

DS-12. When a low density use abuts a detached dwelling unit in a low density zone, Landscape Category E applies.

DS-13. Except for low density uses, must provide the buffer described in Buffering Standard 2 in Chapter 95 KZC where the subject property adjoins a low density zone.

DS-14. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.

DS-15. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.

CHAPTER 25 – HIGH DENSITY RESIDENTIAL ZONES (RM 2.4; RMA 2.4; RM 1.8; RMA 1.8; PLA 5A, D, E; PLA 6A, D, I, J; PLA 7A, B)

25.05 User Guide

Step 1. Check that the zone of interest is included in KZC 25.05.010, Applicable Zones. If not, select the chapter where it is located.

Step 2. Refer to KZC 25.05.020, Common Code References, for relevant information found elsewhere in the code.

Step 3. Refer to the General Regulations in KZC 25.10 that apply to the zones as noted.

Step 4. Find the Use of interest in the Permitted Uses Table in KZC 25.20 and read across to the column pertaining to the zone of interest. Note the Required Review Process and Special Regulations that are applicable. The Special Regulations are linked in the on-line version or can be found immediately following the table and are marked PU-1, PU-2, PU-3, etc.

Step 5. Find the Use of interest in the Density/Dimensions Table in KZC 25.30 and read across the columns. Note the standards (Minimum Lot Size, Required Yards, Maximum Lot Coverage, and Maximum Height of Structure) and Special Regulations that are applicable. The Special Regulations are linked in the on-line version or can be found immediately following the table and are marked DD-1, DD-2, DD-3, etc.

Step 6. Find the Use of interest in the Development Standards Table in KZC 25.40 and read across the columns. Note the standards (Landscape Category, Sign Category, and Required Parking Spaces) and Special Regulations that are applicable. The Special Regulations are linked in the on-line version or can be found immediately following the table and are marked DS-1, DS-2, DS-3, etc.

Note: Not all uses listed in the Density/Dimensions and Development Standards tables are permitted in each zone addressed in this chapter. Permitted uses are determined only by the Permitted Uses Table.

25.05.010 Applicable Zones

This chapter contains the regulations for uses in the high density residential zones of the City:

RM 2.4; RMA 2.4; RM 1.8; RMA 1.8; PLA 5A, D, E; PLA 6A, D, I, J; PLA 7A, B.

See also TL 1B.

25.05.020 Common Code References

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.
2. Public park development standards will be determined on a case-by-case basis. See KZC 45.50.
3. Review processes, density/dimensions and development standards for shoreline uses can be found in Chapter 83 KZC, Shoreline Management.

4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with Assisted Living Facility, Detached, Attached or Stacked Dwelling Units and Detached Dwelling Unit uses.

5. Chapter 115 KZC contains regulations regarding common recreational space requirements for Detached, Attached or Stacked Dwelling Units uses.

6. Development adjoining the Cross Kirkland Corridor or Eastside Rail Corridor shall comply with the standards of KZC 115.24.

7. Structures located within 30 feet of a parcel in a low density zone or a low density use in PLA 17 shall comply with additional limitations on structure size established by KZC 115.136.

8. A hazardous liquid pipeline extends through or near the RMA 2.4 and RMA 3.6 zones in the vicinity of 136th Avenue NE. Refer to Chapter 118 KZC for regulations pertaining to properties near hazardous liquid pipelines.

25.10 General Regulations

25.10.010 All High Density Residential Zones

The following regulations apply to all uses in these zones unless otherwise noted:

1. Developments creating four or more new dwelling units shall provide at least 10 percent of the units as affordable housing units as defined in Chapter 5 KZC. Two additional units may be constructed for each affordable housing unit provided. In such cases, the minimum lot size listed in the Use Regulations shall be used to establish the base number of units allowed on the site, but shall not limit the size of individual lots. See Chapter 112 KZC for additional affordable housing incentives and requirements.

25.10.020 RM, RMA Zones

1. If the subject property is located east of JBD 2 and west of 100th Avenue NE, the following regulation applies:

   Must provide a public pedestrian access easement if the Planning Official determines that it will furnish a pedestrian connection or part of a connection between 98th Avenue NE and 100th Avenue NE. Pathway improvements will also be required if the easement will be used immediately. No more than two complete connections shall be required.

2. If the subject property is located within the North Rose Hill neighborhood, east of Slater Avenue NE and north of NE 116th Street, the minimum required front yard is 10 feet. Ground floor canopies and similar entry features may encroach into the front yard; provided, the total horizontal dimension of such elements may not exceed 25 percent of the length of the structure. No parking may encroach into the required 10-foot front yard.

3. Any required yard abutting Lake Washington Boulevard or Lake Street South must be increased two feet for each one foot the structure exceeds 25 feet above average building elevation. (Does not apply to Piers, Docks, Boat Lifts and Canopies Serving Detached, Attached or Stacked Dwelling Units and Public Park uses).

4. If the property is located in the NE 85th Street Subarea, the following shall apply:
   a. If the subject property is located south of NE 85th Street between 124th Avenue NE and 120th Avenue NE, the applicant shall to the extent possible save existing viable significant trees within the required landscape buffer separating nonresidential development from adjacent single-family homes.
   b. If the subject property is located directly north of the RH 4 zone, the applicant shall install a through-block pedestrian pathway pursuant to the standards in KZC 105.19 to connect an east-west pedestrian pathway designated in the Comprehensive Plan between 124th Avenue NE and 120th Avenue NE. (See Plate 34K).

5. May not use lands waterward of the ordinary high water mark to determine lot size or to calculate allowable density.

6. Residential uses may have an associated private shoreline park that is commonly owned and used by residents and guests.

7. For properties within the jurisdiction of the Shoreline Management Act that have a shoreline setback requirement as established in Chapter 83 KZC and the setback requirement is met, the minimum required front yard is either: 10 feet or the average of the existing front yards on the properties abutting each side of the subject property. For the reduction in front yard, the shoreline setback is considered conforming if a reduction in the required shoreline setback is approved through KZC 83.380. This regulation does not pertain to the School or Day-Care Center uses that accommodate 50 or more students or children.

25.10.030 PLA 5A Zones

1. If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:
   a. The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area.
   b. Any required yard of the subject property abutting the 4th Avenue right-of-way or the easterly extension of that right-of-way will be regulated as a front yard.
   c. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.

   (Does not apply to Public Utility, Government Facility or Community Facility and Public Park uses).

25.10.040 PLA 5D Zones

1. Any portion of a structure that exceeds 30 feet above average building elevation must be setback from the front property line one foot for each one foot that the portion of the structure exceeds 30 feet above average building elevation (does not apply to Detached Dwelling and Public Park uses).

2. The minimum setback from a lot containing a low density use within PLA 5A of any structure that exceeds 30 feet above average building elevation is twice the height of that structure as measured on the side of the structure closest to the lot containing a low density use within PLA 5A (does not apply to Detached Dwelling and Public Park uses).

3. If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:
   a. The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area.
   b. Any required yard of the subject property abutting the 4th Avenue right-of-way or the easterly extension of that right-of-way will be regulated as a front yard.
   c. Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard.
   d. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.

   (Does not apply to Public Park uses).

25.10.050 PLA 5E Zones

1. Primary vehicular access must be directly from 2nd Street unless this is not possible (does not apply to Detached Dwelling and Public Park uses).

25.10.060 PLA 6A Zones

1. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased two feet for each one foot that structure exceeds 25 feet above average building elevation (does not apply to Public Park uses).

25.10.070 PLA 6I Zones

1. The required yard of a structure abutting Lake Washington Boulevard or Lake Street South must be increased two feet for each one foot that structure exceeds 25 feet above average building elevation (does not apply to Public Park uses).

25.20 Permitted Uses

Permitted Uses Table – High Density Residential Zones
(RM 2.4; RMA 2.4; RM 1.8; RMA 1.8; PLA 5A, D, E; PLA 6A, D, I, J; PLA 7A, B)
(See also KZC 25.30, Density/Dimensions Table, and KZC 25.40, Development Standards Table)

		Required Review Process: I = Process I, Chapter 145 KZC IIA = Process IIA, Chapter 150 KZC IIB = Process IIB, Chapter 152 KZC DR = Design Review, Chapter 142 KZC NP = Not Permitted								
Use		**RM, RMA**	**PLA 5A**	**PLA 5D**	**PLA 5E**	**PLA 6A**	**PLA 6D**	**PLA 6I**	**PLA 6J**	**PLA 7A, B**
25.20.010	Assisted Living Facility	None[1, 2, 3] 4	None[2, 3] 4	None[2, 3] 4	None[2, 3] 4	None[2, 3] 4	I or None[2, 3] 4	IIA[2, 3] 4	None[2, 3] 4	None[2, 3] 4
25.20.020	Church	IIA[1] 6	IIA	IIA	IIA	IIA	IIA	IIA	IIA	IIA
25.20.030	Community Facility	IIA[1, 7] 8	IIA	IIA	IIA	IIA	IIA	IIA	IIA	IIA
25.20.040	Convalescent Center	IIA[1, 3]	I[3]	IIA[3]	IIA[3]	IIA[3]	IIA[3]	IIA[3]	IIA[3]	IIA[3]
25.20.050	Detached, Attached, or Stacked Dwelling Units	None[1] 9	None	None	None	None	I or None[5] 12	None	None	None
25.20.060	Detached Dwelling Unit	None[13]	None[13]	None[13]	None[13]	None[13]	None[13]	None[13]	None[13]	None[13]
25.20.070	Government Facility	IIA[1] 8	IIA	IIA	IIA	IIA	IIA	IIA	IIA	IIA
25.20.080	Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, Beauty Shop or Shoe Repair Shop	IIA[14]	NP	NP	NP	NP	NP	NP	NP	NP

Permitted Uses Table – High Density Residential Zones (Continued)
(RM 2.4; RMA 2.4; RM 1.8; RMA 1.8; PLA 5A, D, E; PLA 6A, D, I, J; PLA 7A, B)
(See also KZC 25.30, Density/Dimensions Table, and KZC 25.40, Development Standards Table)

Use		Required Review Process: I = Process I, Chapter 145 KZC IIA = Process IIA, Chapter 150 KZC IIB = Process IIB, Chapter 152 KZC DR = Design Review, Chapter 142 KZC NP = Not Permitted								
		RM, RMA	**PLA 5A**	**PLA 5D**	**PLA 5E**	**PLA 6A**	**PLA 6D**	**PLA 6I**	**PLA 6J**	**PLA 7A, B**
25.20.090	Mini-School or Mini-Day-Care Center	None[1] 15, 16, 17, 18, 19	None 16, 17, 19, 20, 21	None 16, 17, 19, 20, 21	None 16, 17, 19, 20, 21	None 16, 17, 19, 20, 21	None 16, 17, 19, 20, 21	None 16, 17, 19, 20, 21	None 16, 17, 19, 20, 21	None 16, 17, 19, 21
25.20.100	Nursing Home	IIA[1, 3]	I[3]	IIA[3]	IIA[3]	IIA[3]	IIA[3]	IIA[3]	IIA[3]	IIA[3]
25.20.110	Office Uses (Stand-Alone or Mixed with Detached, Attached, or Stacked Dwelling Units)	NP	NP	NP	NP	NP	NP	NP	NP	None[22] 23, 24
25.20.120	Piers, Docks, Boat Lifts and Canopies Serving Detached, Attached or Stacked Dwelling Units	I[11]	NP	NP	NP	NP	NP	NP	NP	NP
25.20.130	Public Park	See KZC 45.50 for required review process.								
25.20.140	Public Utility	IIA[1] 8	None	IIA	IIA	IIA	IIA	IIA	IIA	IIA
25.20.150	School or Day-Care Center	IIA[1] 10, 15, 16, 18, 19	IIA 10, 16, 19, 20, 21	IIA 10, 16, 19, 20, 21	IIA 10, 16, 19, 20, 21	IIA 10, 16, 19, 20, 21	IIA 10, 16, 19, 21, 25	IIA 10, 16, 19, 20, 21	IIA 10, 16, 19, 20, 21	IIA 10, 16, 19, 21

Special Regulations:

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

PU-2. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility.

PU-3. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.

PU-4. The assisted living facility shall provide usable recreation space of at least 100 square feet per unit, in the aggregate, for both assisted living units and independent dwelling units, with a minimum of 50 square feet of usable recreation space per unit located outside.

PU-5. If between 1,800 and 3,600 sq. ft. of lot area per unit, then Process I, Chapter 145 KZC. If 3,600 sq. ft. of lot area per unit or more, then None.

PU-6. The property must be served by a collector or arterial street.

PU-7. A community facility use is not permitted on properties within the jurisdiction of the Shoreline Management Act.

PU-8. Site design must minimize adverse impacts on surrounding residential neighborhoods.

PU-9. Development located in the RM 3.6 zone in North Rose Hill, lying between Slater Avenue NE and 124th Avenue NE, and NE 108th Place (extended) and approximately NE 113th Place (extended) shall comply with the following:
a. Each development shall incorporate at least two acres; and
b. Significant vegetation that provides protection from I-405 shall be retained to the maximum extent feasible.

PU-10. Structured play areas must be set back from all property lines as follows:
a. Twenty feet if this use can accommodate 50 or more students or children.
b. Ten feet if this use can accommodate 13 to 49 students or children.

PU-11. See Chapter 141 KZC for additional procedural requirements in addition to those on Chapter 145 KZC.

PU-12. If proposed development contains less than 3,600 square feet of lot area per unit, the following right-of-way improvements shall be required on rights-of-way which serve the subject property. The improvements shall extend from State Street to the eastern boundary of the subject property/frontage on the right-of-way.
a. On 2nd Avenue South, 3rd Avenue South, and 5th Avenue South:
20 feet of paved surface, six-inch vertical curb on each side, five-foot sidewalk on north side adjacent to curb and two-foot utility strip on each side. In addition, right-of-way dedication on 5th Avenue South will be required as necessary to install these improvements.
b. On 4th Avenue South:
24 feet of paved surface, six-inch vertical curb on each side, five-foot sidewalk on north side adjacent to curb and five-foot six-inch utility strip on each side.

PU-13. For this use, only one dwelling unit may be on each lot regardless of the size of the lot.

PU-14. a. This use may be permitted only if it is specifically consistent with the Comprehensive Plan in the proposed location.
b. May only be permitted if placement, orientation, and scale indicate this use is primarily intended to serve the immediate residential area.
c. Must be located on a collector arterial or higher volume right-of-way.
d. Placement and scale must indicate pedestrian orientation.

e. Must mitigate traffic impacts on residential neighborhood.
f. May not be located above the ground floor of a structure.
g. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.
h. This use is not permitted in an RM zone located within the NE 85th Street Subarea.

PU-15. May locate on the subject property if:
a. It will not be materially detrimental to the character of the neighborhood in which it is located.
b. Site and building design minimizes adverse impacts on surrounding residential neighborhoods.

PU-16. A six-foot-high fence is required along the property line adjacent to the outside play areas.

PU-17. Structured play areas must be set back from all property lines by five feet.

PU-18. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated.

PU-19. May include accessory living facilities for staff persons.

PU-20. May locate on the subject property only if:
a. It will serve the immediate neighborhood in which it is located; or
b. It will not be materially detrimental to the character of the neighborhood in which it is located.

PU-21. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.

PU-22. This use is permitted only in PLA 7B, extending 50 feet west of the property line adjoining 4th Street, south of 4th Avenue.

PU-23. The following regulations apply to veterinary offices only:
a. May only treat small animals on the subject property.
b. Outside runs and other outside facilities for the animals are not permitted.
c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application.
d. A veterinary office is not permitted in any development containing dwelling units.

PU-24. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:
a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use.
b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.

PU-25. May locate on the subject property only if:
a. It will serve the immediate neighborhood in which it is located; or
b. It will not be materially detrimental to the character of the neighborhood in which it is located; or

c. The property is served by a collector or arterial street.

25.30 Density/Dimensions

Density/Dimensions Table – – High Density Residential Zones
(RM 2.4; RMA 2.4; RM 1.8; RMA 1.8; PLA 5A, D, E; PLA 6A, D, I, J; PLA 7A, B)
(Refer to KZC 25.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 25.40, Development Standards Table)

USE		Minimum Lot Size	REQUIRED YARDS (See Ch. 115)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
			Front	Side	Rear		
25.30.010	Assisted Living Facility[1]	3,600 sq. ft.	20' **RM, RMA:** 20'[2]	5'[4] **RMA:** 5'	10'	60%	**RM, PLA 6A, PLA 6D, PLA 6J:** 30' above ABE.[5] **RMA:** 35' above ABE. **PLA 5A, PLA 5E, PLA 6I:** 30' above ABE. **PLA 5D:** 30' above ABE.[6] **PLA 7A, 7B:** 30' above ABE.[7]
			PLA 5A: [3]				
25.30.020	Church	7,200 sq. ft.	20' **RM, RMA:** 20'[2]	20'	20'	70%	**RM, PLA 6D:** 30' above ABE.[5] **RMA:** 35' above ABE. **PLA 5A, PLA 5E, PLA 6I:** 30' above ABE. **PLA 5D:** The lower of 4 stories or 40' above ABE. **PLA 6A, PLA 6J:** 30' above ABE.[5, 12] **PLA 7A, 7B:** 30' above ABE.[7]
25.30.030	Community Facility	None	20' **RM, RMA:** 20'[2]	10'	10'	70%	**RM, PLA 6A, PLA 6D, PLA 6J:** 30' above ABE.[5] **RMA:** 35' above ABE. **PLA 5A, PLA 5E, PLA 6I:** 30' above ABE. **PLA 5D:** The lower of 4 stories or 40' above ABE. **PLA 7A, 7B:** 30' above ABE.[7]

Density/Dimensions Table – – High Density Residential Zones (Continued)
(RM 2.4; RMA 2.4; RM 1.8; RMA 1.8; PLA 5A, D, E; PLA 6A, D, I, J; PLA 7A, B)
(Refer to KZC 25.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 25.40, Development Standards Table)

USE		Minimum Lot Size	REQUIRED YARDS (See Ch. 115)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
			Front	Side	Rear		
25.30.040	Convalescent Center	7,200 sq. ft. **PLA 6I:** None	20' **RM, RMA:** 20'[2]	10'	10'	70%	**RM, PLA 6A, PLA 6D, PLA 6J:** 30' above ABE.[5] **RMA:** 35' above ABE. **PLA 5A, PLA 5E, PLA 6I:** 30' above ABE. **PLA 5D:** The lower of 4 stories or 40' above ABE. **PLA 7A, 7B:** 30' above ABE.[7]
25.30.050	Detached, Attached or Stacked Dwelling Units	3,600 sq. ft. with at least 1,800 sq. ft. per unit. **RM, RMA:** 3,600 sq. ft. [8] **PLA 6I:** 3,600 sq. ft. with at least 2,400 sq. ft. per unit. **PLA 7A, 7B:** 3,600 sq. ft.[14]	20' **RM, RMA:** 20'[2]	Detached units, 5'; attached or stacked units, 5'.[4, 10] **RMA:** 5'.	10'[11]	60%	**RM, PLA 6A, PLA 6D, PLA 6J:** 30' above ABE.[5, 12] **RMA:** 35' above ABE. **PLA 5A, PLA 5E, PLA 6I:** 30' above ABE. **PLA 5D:** 30' above ABE.[6] **PLA 7A, 7B:** 30' above ABE.[7, 12]
			RM, RMA: [13] **PLA 5A:** [3]				
25.30.060	Detached Dwelling Unit	3,600 sq. ft.	20' **RM, RMA:** 20'[2] **PLA 6I:** 10'	5' **RM, RMA:** 5'[4]	10'	60%	**RM, PLA 6A, PLA 6D, PLA 6J:** 30' above ABE.[5, 12] **RMA:** 35' above ABE.[12] **PLA 5A, PLA 5D, PLA 5E:** 25' above ABE. **PLA 6I:** 30' above ABE. **PLA 7A, 7B:** 30' above ABE.[7, 12]

Density/Dimensions Table – – High Density Residential Zones (Continued)
(RM 2.4; RMA 2.4; RM 1.8; RMA 1.8; PLA 5A, D, E; PLA 6A, D, I, J; PLA 7A, B)
(Refer to KZC 25.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 25.40, Development Standards Table)

USE		Minimum Lot Size	REQUIRED YARDS (See Ch. 115)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
			Front	Side	Rear		
25.30.070	Government Facility	None	20' **RM, RMA:** 20'[2]	10'	10'	70%	**RM, PLA 6A, PLA 6D, PLA 6J:** 30' above ABE.[5] **RMA:** 35' above ABE. **PLA 5A, PLA 5E, PLA 6I:** 30' above ABE. **PLA 5D:** The lower of 4 stories or 40' above ABE. **PLA 7A, 7B:** 30' above ABE.[7]
25.30.080	Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, Beauty Shop or Shoe Repair Shop	7,200 sq. ft. [9]	20'[2]	5'[4]	10'	60%	**RM:** 30' above ABE.[5] **RMA:** 35' above ABE.
25.30.090	Mini-School or Mini-Day-Care Center	3,600 sq. ft.	20' **RM, RMA:** 20'[2]	5'[4]	10'	60%	**RM, PLA 6A, PLA 6D, PLA 6J:** 30' above ABE.[5] **RMA:** 35' above ABE. **PLA 5D:** [6] **PLA 5A, PLA 5E, PLA 6I:** 30' above ABE. **PLA 7A, 7B:** 30' above ABE.[7]
25.30.100	Nursing Home	7,200 sq. ft. **PLA 6I:** None	20' **RM, RMA:** 20'[2]	10'	10'	70%	**RM, PLA 6A, PLA 6D, PLA 6J:** 30' above ABE.[5] **RMA:** 35' above ABE. **PLA 5A, PLA 5E, PLA 6I:** 30' above ABE. **PLA 5D:** The lower of 4 stories or 40' above ABE. **PLA 7A, 7B:** 30' above ABE.[7]

Density/Dimensions Table – – High Density Residential Zones (Continued)
(RM 2.4; RMA 2.4; RM 1.8; RMA 1.8; PLA 5A, D, E; PLA 6A, D, I, J; PLA 7A, B)
(Refer to KZC 25.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 25.40, Development Standards Table)

USE		Minimum Lot Size	REQUIRED YARDS (See Ch. 115)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
			Front	Side	Rear		
25.30.110	Office Uses (Stand-Alone or Mixed with Detached, Attached, or Stacked Dwelling Units)	3,600 sq. ft. with at least 1,800 sq. ft. per unit	20'	5'[4]	10'	80%	30' above ABE.
25.30.120	Piers, Docks, Boat Lifts and Canopies Serving Detached, Attached or Stacked Dwelling Units	None	See Chapter 83 KZC.			–	Landward of the ordinary high water mark: **RM:** 30' above ABE. **RMA:** 35' above ABE.
25.30.130	Public Park	Development standards will be determined on a case-by-case basis.					
25.30.140	Public Utility	None	20' **RM, RMA:** 20'[2]	20'	**RM, RMA, PLA 5D, PLA 6A, PLA 6D, PLA 6J:** 20' **PLA 5A, PLA 5E, PLA 6I, PLA 7A, 7B:** 10'	70%	**RM, PLA 6A, PLA 6D, PLA 6J:** 30' above ABE.[5] **RMA:** 35' above ABE. **PLA 5A, PLA 5E, PLA 6I:** 30' above ABE. **PLA 5D:** The lower of 4 stories or 40' above ABE. **PLA 7A, 7B:** 30' above ABE.[7]

Density/Dimensions Table – – High Density Residential Zones (Continued)
(RM 2.4; RMA 2.4; RM 1.8; RMA 1.8; PLA 5A, D, E; PLA 6A, D, I, J; PLA 7A, B)
(Refer to KZC 25.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 25.40, Development Standards Table)

USE		Minimum Lot Size	REQUIRED YARDS (See Ch. 115)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
			Front	Side	Rear		
25.30.150	School or Day-Care Center	7,200 sq. ft.	If this use can accommodate 50 or more students or children, then:			70%	**RM:** 30' above ABE.[5, 15] **RMA:** 35' above ABE. **PLA 5A, PLA 5E, PLA 6I:** 30' above ABE.[15] **PLA 5D:** The lower of 4 stories or 40' above ABE. **PLA 6A, PLA 6D, PLA 6J:** 30' above ABE.[5, 15] **PLA 7A, 7B:** 30' above ABE.[7, 15]
			50'	50'	50'		
			If this use can accommodate 13 to 49 students or children, then:				
			20'	20'	20'		
			RM, RMA:[2]				

Special Regulations:

DD-1. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. Through Process IIB, Chapter 152 KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the property may be approved if the following criteria are met:
a. Project is of superior design; and
b. Project will not create impacts that are substantially different than would be created by a permitted multifamily development.

DD-2. See KZC 25.10.020(7).

DD-3. The required yard of any structure abutting a lot containing a low density use within PLA 5 must be increased one foot for each one foot that structure exceeds 20 feet above average building elevation.

DD-4. Five feet but two side yards must equal at least 15 feet.

DD-5. If adjoining a low density zone other than RSX, then 25 feet above average building elevation.

DD-6. If the development contains at least one acre, then the lower of four stories or 40 feet above average building elevation.

DD-7. If adjoining a low density zone other than RSX, or detached dwelling unit in PLA 7C, then 25 feet above average building elevation.

DD-8. With a density as established on the Zoning Map. Minimum amount of lot area per dwelling unit is as follows:

a. In RM 5.0 and RMA 5.0 zones, the minimum lot area per unit is 5,000 sq. ft.
b. In RM 3.6 and RMA 3.6 zones, the minimum lot area per unit is 3,600 sq. ft.
c. In RM 2.4 and RMA 2.4 zones, the minimum lot area per unit is 2,400 sq. ft.
d. In RM 1.8 and RMA 1.8 zones, the minimum lot area per unit is 1,800 sq. ft.

DD-9. Gross floor area may not exceed 3,000 square feet.

DD-10. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet; provided, that for PLA 5A this special regulation shall not supersede minimum yard requirements when abutting a lot containing a low density use within the PLA 5 zone.

DD-11. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot; provided, that for PLA 5A this special regulation shall not supersede minimum yard requirements when abutting a lot containing a low density use within the PLA 5 zone.

DD-12. Where the 25-foot height limitation results solely from an adjoining low density zone occupied by a school that has been allowed to increase its height to at least 30 feet, then a structure height of 30 feet above average building elevation is allowed.

DD-13. See KZC 25.05.020(3).

DD-14. Minimum amount of lot area per dwelling unit is as follows:
a. In the PLA 7A zone, the minimum lot area per unit is 2,400 sq. ft.
b. In the PLA 7B zone, the minimum lot area per unit is 1,800 sq. ft.

DD-15. For school use, structure height may be increased, up to 35 feet, if:
a. The school can accommodate 200 or more students; and
b. The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and
c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and
d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements.
This special regulation is not effective within the disapproval jurisdiction of the Houghton Community Council.

25.40 Development Standards

Development Standards Table – – High Density Residential Zones
(RM 2.4; RMA 2.4; RM 1.8; RMA 1.8; PLA 5A, D, E; PLA 6A, D, I, J; PLA 7A, B)
(Refer to KZC 25.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 25.30, Density/Dimensions Table)

Use		Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	Required Parking Spaces (Chapter 105 KZC)
25.40.010	Assisted Living Facility	D **RM, RMA:** D[1]	A	1.7 per independent unit. 1 per assisted living unit.
25.40.020	Church	C **RM, RMA:** C[1]	B	1 for every 4 people based on maximum occupancy load of any area of worship.[2]
25.40.030	Community Facility	C[3] **RM, RMA:** C[1, 3]	B **RM, RMA:** B[4]	See KZC 105.25.
25.40.040	Convalescent Center	C **RM, RMA:** C[1]	B	1 for each bed.
25.40.050	Detached, Attached, or Stacked Dwelling Units	D **RM, RMA:** D[5, 6] **PLA 7A, 7B:** D[6]	A	1.7 per unit.
25.40.060	Detached Dwelling Unit	E	A	2.0 per unit.
25.40.070	Government Facility	C[3] **RM, RMA:** C[1, 3]	B **RM, RMA:** B[4]	See KZC 105.25.
25.40.080	Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, Beauty Shop or Shoe Repair Shop	B	E	1 per each 300 sq. ft. of gross floor area.
25.40.090	Mini-School or Mini-Day-Care Center	E **RM, RMA:** D	B	See KZC 105.25.[7, 8] **RM, RMA:** See KZC 105.25.[7]
25.40.100	Nursing Home	C **RM, RMA:** C[1]	B	1 for each bed.
25.40.110	Office Uses (Stand-Alone or Mixed with Detached, Attached, or Stacked Dwelling Units)	C	D	See KZC 105.25.
25.40.120	Piers, Docks, Boat Lifts and Canopies Serving Detached, Attached or Stacked Dwelling Units	B	B	None

Development Standards Table – – High Density Residential Zones (Continued)
(RM 2.4; RMA 2.4; RM 1.8; RMA 1.8; PLA 5A, D, E; PLA 6A, D, I, J; PLA 7A, B)
(Refer to KZC 25.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 25.30, Density/Dimensions Table)

Use		Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	Required Parking Spaces (Chapter 105 KZC)
25.40.130	Public Park	Development standards will be determined on a case-by-case basis.		
25.40.140	Public Utility	A[3] **RM, RMA:** A[1, 3] **PLA 7A, PLA 7B:** A	B **RM, RMA:** B[4]	See KZC 105.25.
25.40.150	School or Day-Care Center	D	B	See KZC 105.25.[8, 9] **RM, RMA:** See KZC 105.25.[9]

Special Regulations:

DS-1. If the subject property is located within the NRH neighborhood, west of Slater Avenue NE and south of NE 100th Street, and if it adjoins a low density zone or a low density use in PLA 17, then Landscape Category A applies.

DS-2. No parking is required for day-care or school ancillary to this use.

DS-3. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

DS-4. One pedestal sign with a readerboard having electronic programming is allowed at a fire station only if:
a. It is a pedestal sign (see Plate 12) having a maximum of 40 square feet of sign area per sign face;
b. The electronic readerboard is no more than 50 percent of the sign area;
c. Moving graphics and text or video are not part of the sign;
d. The electronic readerboard does not change text and/or images at a rate less than one every seven seconds and shall be readily legible given the text size and the speed limit of the adjacent right-of-way;
e. The electronic readerboard displays messages regarding public service announcements or City events only;
f. The intensity of the display shall not produce glare that extends to adjacent properties and the signs shall be equipped with a device which automatically dims the intensity of the lights during hours of darkness;
g. The electronic readerboard is turned off between 10:00 p.m. and 6:00 a.m. except during emergencies;
h. It is located to have the least impact on surrounding residential properties.
If it is determined that the electronic readerboard constitutes a traffic hazard for any reason, the Planning Director may impose additional conditions.

DS-5. Except for low density uses, if the subject property is located within the NRH neighborhood, west of Slater Avenue NE and south of NE 100th Street, and if it adjoins a low density zone or a low density use in PLA 17, then Landscape Category A applies.

DS-6. When a low density use adjoins a detached dwelling unit in a low density zone, Landscape Category E applies.

DS-7. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.

DS-8. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.

DS-9. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading area on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/ unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses.

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

30.05 User Guide

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

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

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

Step 4. Find the Use of interest in the Permitted Uses Table in KZC 30.20 and read across to the column pertaining to the zone of interest. Note the Required Review Process and Special Regulations that are applicable. The Special Regulations are linked in the on-line version or can be found immediately following the table and are marked PU-1, PU-2, PU-3, etc.

Step 5. Find the Use of interest in the Density/Dimensions Table in KZC 30.30 and read across the columns. Note the standards (Minimum Lot Size, Required Yards, Maximum Lot Coverage, and Maximum Height of Structure) and Special Regulations that are applicable. The Special Regulations are linked in the on-line version or can be found immediately following the table and are marked DD-1, DD-2, DD-3, etc.

Step 6. Find the Use of interest in the Development Standards Table in KZC 30.40 and read across the columns. Note the standards (Landscape Category, Sign Category, and Required Parking Spaces) and Special Regulations that are applicable. The Special Regulations are linked in the on-line version or can be found immediately following the table and are marked DS-1, DS-2, DS-3, etc.

Note: Not all uses listed in the Density/Dimensions and Development Standards tables are permitted in each zone addressed in this chapter. Permitted uses are determined only by the Permitted Uses Table.

30.05.010 Applicable Zones

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

30.05.020 Common Code References

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.

2. Public park development standards will be determined on a case-by-case basis. See KZC 45.50.

3. Review processes, density/dimensions and development standards for shoreline uses can be found in Chapter 83 KZC, Shoreline Management.

4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with Assisted Living Facility; Detached, Attached or Stacked Dwelling Units; Detached Dwelling Unit; Development Containing Stacked or Attached Dwelling Units and Office Uses; and Offices uses.

5. Chapter 115 KZC contains regulations regarding common recreational space requirements for Detached, Attached or Stacked Dwelling Units and Development Containing Stacked or Attached Dwelling Units and Office Uses uses.

6. Development adjoining the Cross Kirkland Corridor or Eastside Rail Corridor shall comply with the standards of KZC 115.24.

30.10 General Regulations

30.10.010 All Office Zones

1. Developments creating four or more new dwelling units shall provide at least 10 percent of the units as affordable housing units as defined in Chapter 5 KZC. Two additional units may be constructed for each affordable housing unit provided (except in the PLA 5C zone where density is not limited and additional building height has been granted). In such cases, the minimum lot size listed in KZC 30.30, Density/Dimensions Table, shall be used to establish the base number of units allowed on the site, but shall not limit the size of individual lots. See Chapter 112 KZC for additional affordable housing incentives and requirements (does not apply to PO zone where residential uses are not permitted).

2. Structures located with 30 feet of a parcel in a low density zone or a low density use in PLA 17 shall comply with additional limitations on structure size established by KZC 115.136, except in the PLA 15A zone.

30.10.020 PR, PRA Zones

1. If the property is located south of NE 85th Street between 124th Avenue and 120th Avenue, to the extent possible, the applicant shall save existing viable significant trees within the required landscape buffers separating nonresidential development from adjacent single-family homes.

2. Within the PRA 1.8 zone, the maximum building height of a structure may be increased to 60 feet above average building elevation if:
   a. All required yards are increased by one foot for every two feet of height above 35 feet;
   b. Buildings may not exceed three stories; and
   c. Rooftop appurtenances may not exceed the maximum height and are screened with sloped roof forms.

30.10.030 PLA 5B Zones

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

b. Any required yard of the subject property abutting the 4th Avenue right-of-way or the easterly extension of that right-of-way will be regulated as a front yard.
c. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.

(Does not apply to Public Park uses).

2. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment (does not apply to Detached Dwelling Unit and Public Park uses).

30.10.040 PLA 5C Zones

1. If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:
   a. The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area.
   b. Any required yard of the subject property abutting the 4th Avenue right-of-way or the easterly extension of that right-of-way will be regulated as a front yard.
   c. Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard.
   d. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.

   (Does not apply to Public Park uses).

30.10.050 PLA 15A Zones

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

e. Within the view corridor, structures, parking areas and landscaping will be allowed, provided that they do not obscure the view from Lake Washington Boulevard to and beyond Lake Washington. Trees or shrubs that mature to a height of greater than three feet above average grade may not be placed in the required view corridor. Parking stalls or loading areas are not permitted in the required view corridor that would result in vehicles obscuring the line of sight from Lake Washington Boulevard to the high waterline as shown in Plate 27; and
f. The view corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties.

2. Structures may extend into the required front yard along Lake Washington Boulevard, provided that:
   a. The entire structure within the required front yard is below the elevation of Lake Washington Boulevard; and
   b. A public use area with superior landscaping is provided over the entire structure within the required front yard, the design of which is approved by the City; and
   c. The required view corridor is provided for the portion of the structure within the required yard; and
   d. Landscaping or other similar measures shall be provided to screen the exterior walls of any portion of the structure within the required yard that are visible from Lake Washington Boulevard or adjacent properties.

3. Trees or shrubs that mature to a height that would exceed the height of the primary structure are not permitted to be placed on the subject property.

4. May not use lands waterward of the ordinary high water mark to determine lot size or to calculate allowable density.

30.10.060 PLA 17A Zones

1. A solid screening wall or fence shall be required between any portion of a parking area which is closer than 40 feet to a low density use or a low density zone. Such wall or fence shall be in addition to the landscape materials required by Chapter 95 KZC.

2. All vehicular access must be from NE 90th Street (does not apply to Detached Dwelling Unit, Attached or Stacked Dwelling Units and Office uses).

3. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.

4. Site design should provide for the continuation of a bicycle or pedestrian path which generally follows the alignment of 120th Avenue and connects to NE 90th Street.

30.20 Permitted Uses

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

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

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

Use		Required Review Process: I = Process I, Chapter 145 KZC IIA = Process IIA, Chapter 150 KZC IIB = Process IIB, Chapter 152 KZC DR = Design Review, Chapter 142 KZC NP = Not Permitted						
		PO	**PR, PRA**	**PLA 5B**	**PLA 5C**	**PLA 6B**	**PLA 15A**	**PLA 17A**
30.20.100	Funeral Home or Mortuary	None	I[12, 22]	NP	NP	I	NP	NP
30.20.110	Government Facility	I	I[1] 13	I	DR 5	IIA	IIA 6	DR[14]
30.20.120	Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, or Shoe Repair Shop	None[23]	I[12, 22, 23, 24]	NP	NP	NP	NP	NP
30.20.130	Hospital Facility	IIA	NP	NP	NP	NP	NP	NP
30.20.140	Marina	NP	NP	NP	NP	NP	IIB[25]	NP
30.20.150	Mini-School or Mini-Day-Care Center	None 26, 27, 28	None[1] 26, 28, 29	None 26, 27, 28, 30	DR 5, 26, 27, 28	None 26, 27, 28, 30	NP	DR 26, 28, 29
30.20.160	Nursing Home	I	I[1, 3]	I[3]	DR 5	I[3]	NP	DR
30.20.170	Office Uses	None 20, 33	None[12] 20, 33	None 20, 33	DR 5, 20, 33	None 20, 33	IIB 6, 7, 8, 9, 10	DR 20
30.20.180	Passenger Only Ferry Terminal	NP	NP	NP	NP	NP	I[16]	NP
30.20.190	Piers, Docks, Boat Lifts and Canopies Serving Detached, Attached or Stacked Dwelling Units	NP	NP	NP	NP	NP	I[16]	NP
30.20.200	Piers, Docks, Boat Lifts and Canopies Serving Detached Dwelling Unit	NP	NP	NP	NP	NP	I[16]	NP

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

Use		**Required Review Process:** I = Process I, Chapter 145 KZC IIA = Process IIA, Chapter 150 KZC IIB = Process IIB, Chapter 152 KZC DR = Design Review, Chapter 142 KZC NP = Not Permitted						
		PO	**PR, PRA**	**PLA 5B**	**PLA 5C**	**PLA 6B**	**PLA 15A**	**PLA 17A**
30.20.210	Public Access Pier, Public Access Facility, or Boardwalk	NP	NP	NP	NP	NP	IIB	NP
30.20.220	Public Park	See KZC 45.50 for required review process.						
30.20.230	Public Utility	I	I[1]	I	DR 5	IIA	IIA 6	DR[14]
30.20.240	Restaurant or Tavern	None 34	I[12, 22, 24] 34	NP	NP	NP	NP	NP
30.20.250	Retail Establishment other than those specifically listed, limited, or prohibited in this zone, selling goods or providing services including banking and financial services	NP	I[12, 24] 35, 36	NP	NP	NP	NP	NP
30.20.260	Retail Establishment providing banking or related financial service	None[23]	NP	NP	NP	NP	NP	NP
30.20.270	School or Day-Care Center	None 26, 27, 28	None[1, 37] 26, 28, 29	None[37] 26, 27, 38	DR 5, 26, 27, 28, 32	None 26, 27, 28	NP	DR 26, 28, 29
30.20.280	Tour Boat	NP	NP	NP	NP	NP	I[16]	NP
30.20.290	Water Taxi	NP	NP	NP	NP	NP	I[16]	NP

Special Regulations:

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

PU-2. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility.

PU-3. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the less intensive process between the two uses.

PU-4. The assisted living facility shall provide usable recreation space of at least 100 square feet per unit, in the aggregate, for both assisted living units and independent dwelling units, with a minimum of 50 square feet of usable recreation space per unit located outside.

PU-5. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.

PU-6. No structures, other than moorage structures or public access piers, may be waterward of the high waterline.

PU-7. Must provide public pedestrian access as required under Chapter 83 KZC.

PU-8. A transportation demand management plan shall be provided and implemented for the subject property, including provisions for safe pedestrian crossing and vehicle turning movements to and from the subject property to Lake Washington Boulevard, and bus stop improvements if determined to be needed by METRO. The City shall review and approve the plan.

PU-9. The design of the site must be compatible with the scenic nature of the waterfront.

PU-10. An applicant may propose a development containing residential uses and moorage facilities using this use listing only if the use of the moorage facilities is limited to the residents of the subject property.

PU-11. The common recreational open space requirements may be waived if the City determines that preservation of environmentally sensitive areas provides a superior open space function.

PU-12. Within the NE 85th Street Subarea and Yarrow Bay Business District, D.R., Chapter 142 KZC.

PU-13. Site design must minimize adverse impacts on surrounding residential neighborhoods.

PU-14. Outdoor uses are not permitted.

PU-15. For this use, only one dwelling unit may be on each lot regardless of lot size.

PU-16. See Chapter 141 KZC for additional procedural requirements in addition to those on Chapter 145 KZC.

PU-17. Development must be consistent with an approved Master Plan. The Master Plan must address all properties within PLA-15A and PLA-15B, which are owned by the applicant. The Master Plan will be approved in two stages:

a. The first stage will result in approval of a Preliminary Master Plan using Process IIB, Chapter 152 KZC. The Preliminary Master Plan shall consist of at least the following:

1) A site plan which diagrammatically shows the general location, shape and use of the major features of development.

2) A written description of the planned development which discusses the elements of the site plan and indicates the maximum number of dwelling units and their probable size; the maximum area to be developed with nonresidential uses; the maximum size of moorage facilities and the maximum number of moorage slips; the maximum and minimum number of parking stalls; and the schedule of phasing for the final Master Plan.

In approving the Preliminary Master Plan, the City shall determine the appropriate review process for the Final Master Plan. The City may determine that the Final Master Plan be reviewed using Process IIA, Chapter 150 KZC, if the Preliminary Master Plan shows the placement, approximate dimensions and uses of all structures, vehicular and pedestrian facilities, open space and other features of development. Otherwise, the Final Master Plan shall be reviewed using Process IIB, Chapter 152 KZC.

b. The second stage will result in approval of a Final Master Plan using Process IIA, Chapter 150 KZC, or Process IIB, Chapter 152 KZC, as established by the Preliminary Master Plan. The Final Master Plan shall set forth a detailed development plan which is consistent with the Preliminary Master Plan. Each phase of the Master Plan shall set forth a schedule for obtaining building permits for and construction of that phase.

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

1) Retail establishment.
2) Office use.
3) Hotel.
4) Boat and motor repair and service if:
   a) This activity is conducted on dry land and either totally within a building or totally sight screened from adjoining property and the right-of-way; and
   b) All dry land motor testing is conducted within a building.
5) Dry land boat storage. However, stacked storage is not permitted.
6) Gas and oil sales or boats if:
   a) Storage tanks are underground and on dry land; and
   b) The use has facilities to contain and clean up gas and oil spills.

   May have an overwater shed that is not more than 50 square feet and 10 feet high as measured from the pier deck.
7) Meeting and/or special events rooms.
8) Boat launching ramp if it is paved with concrete.
9) School or day-care center.
10) Mini-school or mini-day-care center, or day-care home.

b. Development must provide opportunities for public access to, use of and views of the waterfront by including all of the following elements:

a. A public pedestrian access trail along the entire waterfront of the subject property within connections to Lake Washington Boulevard at or near either end;
b. Waterfront areas developed and open for public use;
c. Improvements to and adjacent to Lake Washington Boulevard which are open for public use; and
d. Corridors which allow unobstructed views of Lake Washington from Lake Washington Boulevard. In addition, obstruction of views from existing development lying east of Lake Washington Boulevard must be minimized.

c. All nonresidential uses, except office uses, must be located and designed to have substantial waterfront orientation and accessibility from waterfront public use areas.

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

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

PU-20. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:
a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use.
b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.

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

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

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

PU-24. This use is allowed in the Lakeview Neighborhood if located south of NE 60th Street between Lakeview Drive and Lake Washington Boulevard NE; provided, that:
a. Both the front building facade and vehicular access are not located along Lakeview Drive.
b. Internal lit signs are not located along Lakeview Drive and NE 60th Street.
c. Gross floor area shall not exceed 3,000 square feet.
d. On Lots 13 and 14 of Block 2 of Houghton Addition Volume 5 of Plats, Page 71 of King County Records if a change of use is proposed within a structure that existed on November 15, 2011, and requires additional parking the following shall apply:
1) The number of required parking spaces shall be determined based on the actual parking demand pursuant to KZC 105.25. The required additional parking for the new use may be provided by adding parking along the frontage of the subject property or across the street within the NE 60th Street right-of-way at the developer's expense.
2) On Lot 13 a historic interpretive sign shall be installed.

PU-25. The following accessory components are allowed if approved through Process IIB, Chapter 152 KZC:
a. Boat and motor sales leasing.
b. Boat and motor repair and service if:
1) The activity is conducted on dry land and either totally within a building or totally sight screened from adjoining property and the right-of-way; and

2) All dry land motor testing is conducted within a building.

c. Boat launch ramp if:
   1) It is not for the use of the general public; and
   2) Is paved with concrete; and
   3) There is sufficient room on the subject property for maneuvering and parking so that traffic impact on the frontage road will not be significant; and
   4) Access to the ramp is not directly from the frontage road; and
   5) The design of the site is specifically approved by the City.

d. Dry land storage. However, stacked storage is not permitted.

e. Meeting and special events rooms.

f. Gas and oil sale for boats, if:
   1) Storage tanks are underground and on dry land; and
   2) The use has facilities to contain and clean up gas and oil spills. May have an overwater shed that is not more than 50 square feet and 10 feet high as measured from the pier deck.

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

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

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

PU-29. Hours of operation of the use may be limited, and parking and passenger loading areas may be relocated by the city to reduce impacts on nearby residential uses.

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

PU-31. Detached Dwelling Units are not permitted.

PU-32. May locate on the subject property only if:
   a. It will serve the immediate neighborhood in which it is located; or
   b. It will not be detrimental to the character of the neighborhood in which it is located.

PU-33. The following regulations apply to veterinary offices only:
   a. May only treat small animals on the subject property.
   b. Outside runs and other outside facilities for the animals are not permitted.
   c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an acoustical engineer, must be submitted with the development permit application.

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

PU-35. The following uses are not permitted:
- a. Vehicle service stations.
- b. Entertainment or recreational activities.
- c. Storage services unless accessory to another permitted use.
- d. The sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreation trailers, heavy equipment and similar vehicles.
- e. Storage and operation of heavy equipment, except delivery vehicles, associated with retail uses.
- f. Storage of parts unless conducted entirely within an enclosed structure.
- g.) Uses with drive-in or drive-through facilities.

PU-36. A delicatessen, bakery, or other similar use may include accessory seating if:
- a. The seating and associated circulation area does not exceed more than 10 percent of the gross floor area of the use; and
- b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.

PU-37. If this use is adjoining a low density zone, then Process I, Chapter 145 KZC.

PU-38. Structured play areas must be setback from all property lines as follows:
- a. 20 feet if this use can accommodate 50 or more students or children.
- b. 10 feet if this use can accommodate 13 to 49 students or children.

30.30 Density/Dimensions

Density/Dimensions Table – Office Zones
(PO; PR 8.5; PR 5.0; PR 3.6; PR 2.4; PR 1.8; PRA 1.8; PLA 5B, C; PLA 6B; PLA 15A; PLA 17A)
(Refer to KZC 30.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 30.40, Development Standards Table)

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

Density/Dimensions Table – Office Zones (Continued)
(PO; PR 8.5; PR 5.0; PR 3.6; PR 2.4; PR 1.8; PRA 1.8; PLA 5B, C; PLA 6B; PLA 15A; PLA 17A)
(Refer to KZC 30.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 30.40, Development Standards Table)

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

Density/Dimensions Table – Office Zones (Continued)
(PO; PR 8.5; PR 5.0; PR 3.6; PR 2.4; PR 1.8; PRA 1.8; PLA 5B, C; PLA 6B; PLA 15A; PLA 17A)
(Refer to KZC 30.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 30.40, Development Standards Table)

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

Density/Dimensions Table – Office Zones (Continued)
(PO; PR 8.5; PR 5.0; PR 3.6; PR 2.4; PR 1.8; PRA 1.8; PLA 5B, C; PLA 6B; PLA 15A; PLA 17A)
(Refer to KZC 30.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 30.40, Development Standards Table)

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

Density/Dimensions Table – Office Zones (Continued)
(PO; PR 8.5; PR 5.0; PR 3.6; PR 2.4; PR 1.8; PRA 1.8; PLA 5B, C; PLA 6B; PLA 15A; PLA 17A)
(Refer to KZC 30.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 30.40, Development Standards Table)

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

Density/Dimensions Table – Office Zones (Continued)
(PO; PR 8.5; PR 5.0; PR 3.6; PR 2.4; PR 1.8; PRA 1.8; PLA 5B, C; PLA 6B; PLA 15A; PLA 17A)
(Refer to KZC 30.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 30.40, Development Standards Table)

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

Special Regulations:

DD-1. In the PR, PRA, PLA 5B and PLA 6B zones, for density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. Through Process IIB, Chapter 152 KZC, up to one and one-half times the number of stacked dwelling units allowed on the property may be approved if the following criteria are met:
a. Project is of superior design, and
b. Project will not create impacts that are substantially different than would be created by a permitted multifamily development.

DD-2. 8,500 sq. ft. if PR 8.5 zone, 7,200 sq. ft. if PR 7.2 zone, 5,000 sq. ft. if PR 5.0 zone.

DD-3. Five feet but two side yards must equal at least 15 feet.

DD-4. If adjoining a low density zone other than RSA or RSX, then 25 feet above ABE.

DD-5. See KZC 30.10.020(2).

DD-6. The required yard of any structure abutting a lot containing a low density use within PLA 5A must be increased one foot for each one foot that structure exceeds 20 feet above ABE.

DD-7. From easterly edge of PLA 5C – 15 feet.

DD-8.
a. If the development contains at least one acre, 60 feet above ABE, except for properties within 325 feet of the PLA 5C eastern boundary, then 40 feet above ABE.
b. If the development is south of 4th Avenue and within 180 feet east of 6th Street, and contains at least 0.8 acres, 52 feet above ABE.
c. If the development is south of 4th Avenue and within 180 feet east of 6th Street, and contains at least 0.4 acres, 40 feet above ABE.

DD-9. If adjoining a low density zone other than RSX, then 25 feet above ABE.

DD-10. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet; provided, that this special regulation shall not supersede minimum yard requirements when abutting a lot containing a low density use within the PLA 5A zone.

DD-11. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot; provided, that this special regulation shall not supersede minimum yard requirements when abutting a lot containing a low density use within the PLA 5A zone.

DD-12. The required 30-foot front yard may be reduced one foot for each one foot of this yard that is developed as a public use area if:
a. Within 30 feet of the front property line, each portion of a structure is set back from the front property line by a distance greater than or equal to the height of that portion above the front property line; and
b. Substantially, the entire width of this yard, from north to south property lines, is developed as a public use area; and
c. The design of the public use area is specifically approved by the City.

DD-13. The required front yard for any portion of the structure over 30 feet in height above average building elevation shall be 35 feet. This required front yard cannot be reduced under Note 12 above for a public use area.

DD-14. Structure height may be increased to 40 feet above ABE if:
a. Obstruction of views from existing development lying east of Lake Washington Boulevard is minimized; and
b. Maximum lot coverage is 80 percent, but shall not include any structure allowed within the required front yard under the General Regulations in KZC 60.170; and
c. Maximum building coverage is 50 percent, but shall not include any structure allowed within the required front yard under the General Regulations in KZC 60.170 or any structure below finished grade; and
d. A waterfront area developed and open for public use shall be provided with the location and design specifically approved by the City. Public amenities shall be provided, such as nonmotorized watercraft access or a public pier. A public use easement document shall be provided to the City for the public use area, in a form acceptable to the City. The City shall require signs designating the public use area; and

e. The required public pedestrian access trail from Lake Washington Boulevard to the shoreline shall have a trail width of at least six feet and shall have a grade separation from the access driveway; and
f. No roof top appurtenances, including elevator shafts, roof decks or plantings, with the exception of ground cover material on the roof not to exceed four inches in height, shall be on the roof of the building or within the required view corridors.

DD-15. The minimum dimension of any yard, other than those listed, is five feet. Any required yard, other than the front required yard, may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached shall provide the minimum required yard.

DD-16. 8,500 sq. ft. if PR 8.5 zone.

DD-17. Except for properties within 325 feet of the PLA 5C eastern boundary, then 40 feet above ABE.

DD-18. For properties abutting PLA 5D, any portion of a building exceeding 30 feet above ABE shall be no closer than 50 feet to the easterly edge of PLA 5C.

DD-19. Structure height may be increased to 35 feet above ABE if:
a. The increase does not impair views of the lake from properties east of Lake Washington Boulevard; and
b. The increase is offset by a view corridor that is superior to that required by the General Regulations.

DD-20. 8,500 sq. ft. if PR 8.5 zone, 5,000 sq. ft. if PR 5.0 zone.

DD-21. With a residential density as established on the Zoning Map. Minimum amount of lot area per dwelling unit is as follows:
a. In PR 8.5 zones, the minimum lot area per unit is 8,500 square feet.
b. In PR 5.0 zones, the minimum lot area per unit is 5,000 square feet.
c. In PR 3.6 zones, the minimum lot area per unit is 3,600 square feet.
d. In PR 2.4 and PRA 2.4 zones, the minimum lot area per unit is 2,400 square feet.
e. In PR 1.8 and PRA 1.8 zones, the minimum lot area per unit is 1,800 square feet.

DD-22. Where the 25-foot height limitation results solely from an adjoining low density zone occupied by a school that has been allowed to increase its height to at least 30 feet, then a structure height of 30 feet above ABE is allowed.

DD-23. The minimum dimension of any yard, other than those listed, is five feet.

DD-24. On corner lots, only one front yard must be a minimum of 20 feet. All other front yards shall be regulated as a side yard (minimum five-foot yard). The applicant may select which front yard shall meet the 20-foot requirement.

DD-25. Part of the unit count allowed in Planned Area 15A may be developed in Planned Area 15B. The maximum permitted number of dwelling units on the subject property in Planned Area 15A is computed using the following formula:

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

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

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

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

DD-28. Subsequent subdivision of an approved Master Plan into smaller lots is permitted; provided, that the required minimum acreage is met for the Master Plan.

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

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

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

a. The school can accommodate 200 or more students; and
b. The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and
c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and
d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements.

This special regulation is not effective within the disapproval jurisdiction of the Houghton Community Council.

30.40 Development Standards

Development Standards Table – Office Zones
(PO; PR 8.5; PR 5.0; PR 3.6; PR 2.4; PR 1.8; PRA 1.8; PLA 5B, C; PLA 6B; PLA 15A; PLA 17A)
(Refer to KZC 30.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 30.30, Density/Dimensions Table)

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

Development Standards Table – Office Zones (Continued)
(PO; PR 8.5; PR 5.0; PR 3.6; PR 2.4; PR 1.8; PRA 1.8; PLA 5B, C; PLA 6B; PLA 15A; PLA 17A)
(Refer to KZC 30.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 30.30, Density/Dimensions Table)

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

Development Standards Table – Office Zones (Continued)
(PO; PR 8.5; PR 5.0; PR 3.6; PR 2.4; PR 1.8; PRA 1.8; PLA 5B, C; PLA 6B; PLA 15A; PLA 17A)
(Refer to KZC 30.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 30.30, Density/Dimensions Table)

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

Special Regulations:

DS-1. Adjacent to NE 90th Street and existing institutional parking lots, the property must include dense landscaping and a fence or screen wall which provide screening for this use.

DS-2. If the subject property contains eight or more units, then the parking area shall also include a designated location and facilities to serve on-site residents as they wash or otherwise service their personal vehicles. These facilities shall be so located, improved, and furnished to prevent surface water contaminants, such as detergents, oils, and debris, from entering the lake or wetlands.

DS-3. No parking is required for day-care or school ancillary to the use.

DS-4. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

DS-5. The City will determine required yards, lot coverage, structure height and landscaping based on the compatibility of development with adjacent uses and the degree to which public access, use and views are provided. Also see Chapter 83 KZC for required shoreline setback.

DS-6. All signs must be approved as part of a Comprehensive Design Plan in accordance with KZC 100.80.

DS-7. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.

DS-8. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.

DS-9. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses.

DS-10. Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses.

DS-11. If a medical, dental, or veterinary office, then one per each 200 square feet of gross floor area.

CHAPTER 35 – COMMERCIAL ZONES (BN, BNA, BC, BC 1, BC 2, BCX)

35.05 User Guide

Step 1. Check that the zone of interest is included in KZC 35.05.010, Applicable Zones. If not, select the chapter where it is located.

Step 2. Refer to KZC 35.05.020, Common Code References, for relevant information found elsewhere in the code.

Step 3. Refer to the General Regulations in KZC 35.10 that apply to the zones as noted.

Step 4. Find the Use of interest in the Permitted Uses Table in KZC 35.20 and read across to the column pertaining to the zone of interest. Note the Required Review Process and Special Regulations that are applicable. The Special Regulations are linked in the on-line version or can be found immediately following the table and are marked PU-1, PU-2, PU-3, etc.

Step 5. Find the Use of interest in the Density/Dimensions Table in KZC 35.30 and read across the columns. Note the standards (Minimum Lot Size, Required Yards, Maximum Lot Coverage, and Maximum Height of Structure) and Special Regulations that are applicable. The Special Regulations are linked in the on-line version or can be found immediately following the table and are marked DD-1, DD-2, DD-3, etc.

Step 6. Find the Use of interest in the Development Standards Table in KZC 35.40 and read across the columns. Note the standards (Landscape Category, Sign Category, and Required Parking Spaces) and Special Regulations that are applicable. The Special Regulations are linked in the on-line version or can be found immediately following the table and are marked DS-1, DS-2, DS-3, etc.

Note: Not all uses listed in the Density/Dimensions and Development Standards tables are permitted in each zone addressed in this chapter. Permitted uses are determined only by the Permitted Uses Table.

35.05.010 Applicable Zones

This chapter contains the regulations for uses in the commercial zones of the City:

35.05.020 Common Code References

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.
2. Public park development standards will be determined on a case-by-case basis. See KZC 45.50.
3. Review processes, density/dimensions and development standards for shoreline uses can be found in Chapter 83 KZC, Shoreline Management.
4. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.

5. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with Assisted Living Facility, Attached or Stacked Dwelling Units, and Stacked Dwelling Unit uses.

6. Development adjoining the Cross Kirkland Corridor or Eastside Rail Corridor shall comply with the standards of KZC 115.24.

7. Structures located within 30 feet of a parcel in a low density zone or a low density use in PLA 17 shall comply with additional limitations on structure size established by KZC 115.136.

35.10 General Regulations

35.10.010 All Commercial Zones

The following regulations apply to all uses in these zones unless otherwise noted:

1. Surface parking areas shall not be located between the street and building unless no feasible alternative exists. Parking areas located to the side of the building are allowed; provided, that the parking area and vehicular access occupies less than 30 percent of the property frontage and design techniques adequately minimize the visibility of the parking.

35.10.020 BN, BNA Zones

1. The following commercial frontage requirements shall apply to all development that includes dwelling units or assisted living uses:
   a. The street level floor of all buildings shall be limited to one or more of the following uses: Retail; Restaurant or Tavern; Entertainment, Cultural and/or Recreational Facility; or Office. These uses shall be oriented toward fronting arterial and collector streets and have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building along the street).
   The Design Review Board (or Planning Director if not subject to D.R.) may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the commercial frontage will maximize visual interest. The Design Review Board (or Planning Director if not subject to D.R.) may modify the frontage requirement where the property abuts residential zones in order to create a more effective transition between uses.
   b. The commercial floor shall be a minimum of 13 feet in height. In the BN zone, the height of the structure may exceed the maximum height of structure by three feet for a three-story building with the required 13-foot commercial floor.
   c. Other uses allowed in this zone and parking shall not be located on the street level floor unless an intervening commercial frontage is provided between the street and those other uses or parking subject to the standards above. Lobbies for residential or assisted living uses may be allowed within the commercial frontage provided they do not exceed 20 percent of the building's linear commercial frontage along the street.

2. Where Landscape Category B is specified, the width of the required landscape strip shall be 10 feet for properties within the Moss Bay neighborhood and 20 feet for properties within the South Rose Hill neighborhood. All other provisions of Chapter 95 KZC shall apply.

3. In the BNA zone, developments may elect to provide affordable housing units as defined in Chapter 5 KZC subject to the voluntary use provisions of Chapter 112 KZC.

35.10.030 BC, BC 1, BC 2 Zones

1. In the BC zone, at least 75 percent of the total gross floor area located on the ground floor of all structures on the subject property must contain retail establishments, restaurants, taverns, hotels or motels, or offices. These uses shall be oriented to an adjacent arterial, a major pedestrian sidewalk, a through-block pedestrian pathway or an internal pathway.

2. In the BC 1 and BC 2 zones, the following requirements shall apply to all development that includes residential or assisted living uses:
   a. The development must include commercial use(s) with gross floor area on the ground floor equal to or greater than 25 percent of the parcel size for the subject property. Commercial floor area shall be one or more of the following uses: Retail; Restaurant or Tavern; Entertainment, Cultural and/or Recreational Facility; or Office.
   b. The commercial floor shall be a minimum of 13 feet in height.
   c. Commercial uses shall be oriented to adjoining arterials.
   d. Residential uses, assisted living uses, and parking for those uses shall not be located on the street level floor unless an intervening commercial frontage is provided between the street and those other uses or parking subject to the standards above. The intervening commercial frontage shall be a minimum of 20 feet in depth. The Planning Director may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the commercial frontage will maximize visual interest. Lobbies for residential or assisted living uses may be allowed within the commercial frontage provided they do not exceed 20 percent of the building's linear commercial frontage along the street.

3. In BC 1 and BC 2 zones, developments creating four or more new dwelling units shall provide at least 10 percent of the units as affordable housing units as defined in Chapter 5 KZC. Two additional units may be constructed for each affordable housing unit provided. See Chapter 112 KZC for additional affordable housing incentives and requirements.

4. In the BC 1 and BC 2 zones, side and rear yards abutting a residential zone shall be 20 feet.

5. In the BC 1 and BC 2 zones, all required yards for any portion of a structure must be increased one foot for each foot that any portion of the structure exceeds 35 feet above average building elevation (does not apply to Public Park uses).

6. Maximum height of structure is as follows:
   a. In the BC zone, if adjoining a low density zone other than RSX, then 25 feet above average building elevation. Otherwise, 30 feet above average building elevation.
   b. In the BC 1 zone, 35 feet above average building elevation.
   c. In the BC 2 zone, 35 feet above average building elevation. Structure height may be increased to 60 feet in height if:
      1) At least 50 percent of the floor area is residential;
      2) Parking is located away from the street by placing it behind buildings, to the side of buildings, or in a parking structure;
      3) The ground floor is a minimum 15 feet in height for all retail, restaurant, or office uses (except parking garages); and

4) The required yards of any portion of the structure are increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation (does not apply to Public Park uses).

35.10.040 BCX Zones

1. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation (does not apply to Public Park uses).

2. The following requirements shall apply to all development that includes residential or assisted living uses:
   a. The development must include commercial use(s) with gross floor area on the ground floor equal to or greater than 25 percent of the parcel size for the subject property. Commercial floor area shall be one or more of the following uses: Retail; Restaurant or Tavern; Entertainment, Cultural and/or Recreational Facility; or Office.
   b. The commercial floor shall be a minimum of 13 feet in height. The height of the structure may exceed the maximum height of structure by three feet.
   c. Commercial uses shall be oriented to adjoining arterials.
   d. Residential uses, assisted living uses, and parking for those uses shall not be located on the street level floor unless an intervening commercial frontage is provided between the street and those other uses or parking subject to the standards above. The intervening commercial frontage shall be a minimum of 20 feet in depth. The Planning Director may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the commercial frontage will maximize visual interest. Lobbies for residential or assisted living uses may be allowed within the commercial frontage provided they do not exceed 20 percent of the building's linear commercial frontage along the street.

35.20 Permitted Uses

Permitted Uses Table – Commercial Zones (BN, BNA, BC, BC 1, BC 2, BCX)
(See also KZC 35.30, Density/Dimensions Table, and KZC 35.40, Development Standards Table)

		Required Review Process:		
		I = Process I, Chapter 145 KZC IIA = Process IIA, Chapter 150 KZC IIB = Process IIB, Chapter 152 KZC		DR = Design Review, Chapter 142 KZC NP = Not Permitted
	Use	**BN, BNA**	**BC, BC 1, BC 2**	**BCX**
35.20.010	Assisted Living Facility	DR[1, 2]	None[1, 2]	None[1, 2]
		3	4	5
35.20.020	Attached or Stacked Dwelling Units*	DR[3]	NP	NP
35.20.030	Automotive Service Center	NP	NP	None
				6, 7, 8, 9
35.20.040	Church	DR	None	None
		10	10	10
35.20.050	Community Facility	DR	None	None
35.20.060	Convalescent Center	DR	None[2]	None
35.20.070	Entertainment, Cultural and/or Recreational Facility	DR[14]	None	None
		11, 12, 13		
35.20.080	Government Facility	DR	None	None
35.20.090	Hotel or Motel	NP	None[15]	None[15]
35.20.100	Mini-School or Mini-Day-Care Center	DR	None	None
		10, 16, 17	10, 16, 17	10, 16, 17
35.20.110	Nursing Home	DR	None[2]	None
35.20.120	Office Use	DR	None	None
		18, 19, 20, 21	18, 19	18, 19
35.20.130	Private Lodge or Club	DR	None	None

Permitted Uses Table – Commercial Zones (BN, BNA, BC, BC 1, BC 2, BCX) (Continued)
(See also KZC 35.30, Density/Dimensions Table, and KZC 35.40, Development Standards Table)

Use		Required Review Process:		
		I = Process I, Chapter 145 KZC IIA = Process IIA, Chapter 150 KZC IIB = Process IIB, Chapter 152 KZC		DR = Design Review, Chapter 142 KZC NP = Not Permitted
		BN, BNA	**BC, BC 1, BC 2**	**BCX**
35.20.140	Public Park	See Chapter 45 KZC for required review process.		
35.20.150	Public Utility	IIA	None	None
35.20.160	Restaurant or Tavern	DR 11, 12, 13	None 11, 13	None 11, 13
35.20.170	Retail Establishment other than those specifically listed in this zone, selling goods, or providing services including banking and related financial services	NP	None 12, 22, 23	None[24] 12, 22, 23
35.20.180	Retail Establishment providing banking and related financial services	DR 11, 12, 13	NP	NP
35.20.190	Retail Establishment providing laundry, dry cleaning, barber, beauty or shoe repair services	DR 11, 12, 13	NP	NP
35.20.200	Retail Establishment providing storage services	NP	None[26] 25	None 25
35.20.210	Retail Establishment providing vehicle or boat sales or vehicle or boat service or repair	NP	None[27]	NP
35.20.220	Retail Establishment selling drugs, books, flowers, liquor, hardware supplies, garden supplies or works of art	DR 11, 23	NP	NP
35.20.230	Retail Establishment selling groceries and related items	DR 11, 23	NP	NP

Permitted Uses Table – Commercial Zones (BN, BNA, BC, BC 1, BC 2, BCX) (Continued)
(See also KZC 35.30, Density/Dimensions Table, and KZC 35.40, Development Standards Table)

Use		Required Review Process:		
		I = Process I, Chapter 145 KZC IIA = Process IIA, Chapter 150 KZC IIB = Process IIB, Chapter 152 KZC		DR = Design Review, Chapter 142 KZC NP = Not Permitted
		BN, BNA	**BC, BC 1, BC 2**	**BCX**
35.20.240	Retail Variety or Department Store	DR 11, 23	NP	NP
35.20.250	School or Day-Care Center	DR 10, 16, 17	None 10, 16, 17	None 10, 16, 17
35.20.260	Stacked Dwelling Units**	NP	None 4	None 5
35.20.270	Vehicle Service Station	DR[29] 17, 28	I 28	I 28

* See also KZC 35.20.260.
** See also KZC 35.20.020.

Special Regulations:

PU-1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility.

PU-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.

PU-3. This use is only allowed on the street level floor subject to the provisions of KZC 35.10.020(1).

PU-4. In the BC zone, this use, with the exception of a lobby, may not be located on the ground floor of a structure. In the BC 1 and BC 2 zones, this use is only allowed subject to the provisions of KZC 35.10.030(2).

PU-5. This use is only allowed subject to the provisions of KZC 35.10.040(2).

PU-6. This use specifically excludes new or used vehicle or boat sales or rentals.

PU-7. No openings (i.e., doors, windows which open, etc.) shall be permitted in any facade of the building adjoining to any residentially zoned property. Windows are permitted if they are triple-paned and unable to be opened.

PU-8. Storage of used parts and tires must be conducted entirely within an enclosed structure. Outdoor vehicle parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations.

PU-9. Prior to occupancy of the structure, documentation must be provided and stamped by a licensed professional verifying that the expected noise to be emanating from the site adjoining to any residential 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.

PU-10. May include accessory living facilities for staff persons.

PU-11. Uses with drive-in and drive-through facilities are prohibited in the BN zone. Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.

PU-12. Ancillary assembly and manufactured goods on the premises of this use are permitted only if:
a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premises.
b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.

PU-13. For restaurants with drive-in or drive-through facilities, one outdoor waste receptacle shall be provided for every eight parking stalls.

PU-14. Entertainment, cultural and/or recreational facilities are only allowed in BNA zone.

PU-15. May include ancillary meeting and convention facilities.

PU-16. A six-foot-high fence is required along the property lines adjacent to the outside play areas.

PU-17. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.

PU-18. The following regulations apply to veterinary offices only:
a. May only treat small animals on the subject property.
b. Outside runs and other outside facilities for the animals are not permitted.
c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application.

PU-19. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:
a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use.
b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.

PU-20. At least 75 percent of the total gross floor area located on the ground floor of all structures on the subject property must contain retail establishments, restaurants, taverns, hotels or motels, or offices. These uses shall be oriented to an adjacent arterial, a major pedestrian sidewalk, a through-block pedestrian pathway or an internal pathway.

PU-21. For properties located within the Moss Bay neighborhood, this use not allowed above the street level floor of any structure.

PU-22. Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.

PU-23. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if:
a. The seating and associated circulation area does not exceed more than 10 percent of the gross floor area of the use; and
b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.

PU-24. The sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers is not permitted. Motorcycle sales, service, or rental is permitted if conducted indoors.

PU-25. May include accessory living facilities for resident security manager.

PU-26. This use not permitted in BC 1 and BC 2 zones or if any portion of the property is located within 150 feet of the Cross Kirkland Corridor.

PU-27. Vehicle and boat rental are allowed as part of this use.

PU-28. May not be more than two vehicle service stations at any intersection.

PU-29. This use not allowed in the BN zone.

35.30 Density/Dimensions

Density/Dimensions Table – Commercial Zones (BN, BNA, BC, BC 1, BC 2, BCX)
(Refer to KZC 35.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 35.40, Development Standards Table)

USE		Minimum Lot Size	REQUIRED YARDS (See Ch. 115)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
			Front	Side	Rear		
35.30.010	Assisted Living Facility	**BN:** None [3] **BNA:** None[2, 3] **BC, BC 1, BC 2:** None[1] **BCX:** None	**BN, BNA:** [4] **BC, BC 1, BC 2:** [4, 5] **BCX:** [4, 6]				
35.30.020	Attached or Stacked Dwelling Units	None[2, 7]	[4]				
35.30.030	Automotive Service Center	None	20'	0'	0'	80%	30' above ABE.
35.30.040	Church	None	**BN, BC, BCX:** 20' **BNA, BC 1, BC 2:** 10'	**BN, BNA:** 10' **BC, BC 1, BC 2:** 0'[8] **BCX:** 0'	**BN, BNA:** 10' **BC, BC 1, BC 2:** 0'[8] **BCX:** 0'	80%	**BN:** 30' above ABE.[9, 10] **BNA:** 35' above ABE.[9, 10] **BC, BC 1, BC 2:** [11] **BCX:** 30' above ABE.
35.30.050	Community Facility	None	**BN, BC, BCX:** 20' **BNA, BC 1, BC 2:** 10'	**BN, BNA:** 10' **BC, BC 1, BC 2:** 0'[8] **BCX:** 0'	**BN, BNA:** 10' **BC, BC 1, BC 2:** 0'[8] **BCX:** 0'	80%	**BN:** 30' above ABE.[9, 10] **BNA:** 35' above ABE.[9, 10] **BC, BC 1, BC 2:** [11] **BCX:** 30' above ABE.
35.30.060	Convalescent Center	None	**BN, BC, BCX:** 20' **BNA, BC 1, BC 2:** 10'	**BN, BNA:** 10' **BC, BC 1, BC 2:** 0'[8] **BCX:** 0'	**BN, BNA:** 10' **BC, BC 1, BC 2:** 0'[8] **BCX:** 0'	80%	**BNA:** 35' above ABE.[9, 10] **BC, BC 1, BC 2:** [11] **BCX:** 30' above ABE.
35.30.070	Entertainment, Cultural and/ or Recreational Facility	None **BNA:** None[13]	**BNA:** 10' **BC:** 20' **BC 1, BC 2:** 10' **BCX:** 20'	**BNA:** 10' **BC, BC 1, BC 2:** 0'[8] **BCX:** 0'	**BNA:** 10' **BC, BC 1, BC 2:** 0'[8] **BCX:** 0'	80%	**BN:** 30' above ABE.[9, 10] **BNA:** 35' above ABE.[9, 10] **BC, BC 1, BC 2:** [11] **BCX:** 30' above ABE.

Density/Dimensions Table – Commercial Zones (BN, BNA, BC, BC 1, BC 2, BCX) (Continued)
(Refer to KZC 35.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 35.40, Development Standards Table)

USE		Minimum Lot Size	REQUIRED YARDS (See Ch. 115)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
			Front	Side	Rear		
35.30.080	Government Facility	None	**BN, BC, BCX:** 20' **BNA, BC 1, BC 2:** 10'	**BN, BNA:** 10' **BC, BC 1, BC 2:** 0'[8] **BCX:** 0'	**BN, BNA:** 10' **BC, BC 1, BC 2:** 0'[8] **BCX:** 0'	80%	**BN:** 30' above ABE.[9, 10] **BNA:** 35' above ABE.[9, 10] **BC, BC 1, BC 2:** [11] **BCX:** 30' above ABE.
35.30.090	Hotel or Motel	None	**BC, BCX:** 20' **BC 1, BC 2:** 10'	**BC, BC 1, BC 2:** 0'[8] **BCX:** 0'	**BC, BC 1, BC 2:** 0'[8] **BCX:** 0'	80%	**BC, BC 1, BC 2:** [11] **BCX:** 30' above ABE.
35.30.100	Mini-School or Mini-Day-Care Center	None	**BN:** 0' **BNA, BC 1, BC 2:** 10' **BC, BCX:** 20'	**BN, BNA:** 10' **BC, BC 1, BC 2:** 0'[8] **BCX:** 0'	**BN, BNA:** 10' **BC, BC 1, BC 2:** 0'[8] **BCX:** 0'	80%	**BN:** 30' above ABE.[9, 10] **BNA:** 35' above ABE.[9, 10] **BC, BC 1, BC 2:** [11] **BCX:** 30' above ABE.
35.30.110	Nursing Home	None	**BN, BC, BCX:** 20' **BNA, BC 1, BC 2:** 10'	**BN, BNA:** 10' **BC, BC 1, BC 2:** 0'[8] **BCX:** 0'	**BN, BNA:** 10' **BC, BC 1, BC 2:** 0'[8] **BCX:** 0'	80%	**BN:** 30' above ABE.[9, 10] **BNA:** 35' above ABE.[9, 10] **BC, BC 1, BC 2:** [11] **BCX:** 30' above ABE.
35.30.120	Office Use	None	**BN:** 0' **BNA, BC 1, BC 2:** 10' **BC, BCX:** 20'	**BN, BNA:** 10' **BC, BC 1, BC 2:** 0'[8] **BCX:** 0'	**BN, BNA:** 10' **BC, BC 1, BC 2:** 0'[8] **BCX:** 0'	80%	**BN:** 30' above ABE.[9, 10] **BNA:** 35' above ABE.[9, 10] **BC, BC 1, BC 2:** [11] **BCX:** 30' above ABE.
35.30.130	Private Lodge or Club	None	**BN, BC, BCX:** 20' **BNA, BC 1, BC 2:** 10'	**BN, BNA:** 10' **BC, BC 1, BC 2:** 0'[8] **BCX:** 0'	**BN, BNA:** 10' **BC, BC 1, BC 2:** 0'[8] **BCX:** 0'	80%	**BN:** 30' above ABE.[9, 10] **BNA:** 35' above ABE.[9, 10] **BC, BC 1, BC 2:** [11] **BCX:** 30' above ABE.
35.30.140	Public Park	Development standards will be determined on a case-by-case basis.					
35.30.150	Public Utility	None	**BN, BC, BCX:** 20' **BNA, BC 1, BC 2:** 10'	**BN, BNA:** 20' **BC, BC 1, BC 2:** 0'[8] **BCX:** 0'	**BN, BNA:** 20' **BC, BC 1, BC 2:** 0'[8] **BCX:** 0'	80%	**BN:** 30' above ABE.[9, 10] **BNA:** 35' above ABE.[9, 10] **BC, BC 1, BC 2:** [11] **BCX:** 30' above ABE.

Density/Dimensions Table – Commercial Zones (BN, BNA, BC, BC 1, BC 2, BCX) (Continued)
(Refer to KZC 35.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 35.40, Development Standards Table)

USE		Minimum Lot Size	REQUIRED YARDS (See Ch. 115)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
			Front	Side	Rear		
35.30.160	Restaurant or Tavern	None **BNA:** None[12]	**BN:** 0' **BNA, BC 1, BC 2:** 10' **BC, BCX:** 20'	**BN, BNA:** 10' **BC, BC 1, BC 2:** 0'[8] **BCX:** 0'	**BN, BNA:** 10' **BC, BC 1, BC 2:** 0'[8] **BCX:** 0'	80%	**BN:** 30' above ABE.[9, 10] **BNA:** 35' above ABE.[9, 10] **BC, BC 1, BC 2:** [11] **BCX:** 30' above ABE.
35.30.170	Retail Establishment other than those specifically listed in this zone, selling goods, or providing services including banking and related financial services	None	**BC, BCX:** 20' **BC 1, BC 2:** 10'	**BC, BC 1, BC 2:** 0'[8] **BCX:** 0'	**BC, BC 1, BC 2:** 0'[8] **BCX:** 0'	80%	**BC, BC 1, BC 2:** [11] **BCX:** 30' above ABE.
35.30.180	Retail Establishment providing banking and related financial services	None[12]	**BN:** 0' **BNA:** 10'	10'	10'	80%	**BN:** 30' above ABE.[9, 10] **BNA:** 35' above ABE.[9, 10]
35.30.190	Retail Establishment providing laundry, dry cleaning, barber, beauty or shoe repair services	None[12]	**BN:** 0' **BNA:** 10'	10'	10'	80%	**BN:** 30' above ABE.[9, 10] **BNA:** 35' above ABE.[9, 10]
35.30.200	Retail Establishment providing storage services	None	**BC, BCX:** 20'	**BC:** 0'[8] **BCX:** 0'	**BC:** 0'[8] **BCX:** 0'	80%	**BC:** [11] **BCX:** 30' above ABE.
35.30.210	Retail Establishment providing vehicle or boat sales or vehicle or boat service or repair	None	**BC:** 20' **BC 1, BC 2:** 10'	**BC, BC 1, BC 2:** 0'[8]	**BC, BC 1, BC 2:** 0'[8]	80%	**BC, BC 1, BC 2:** [11]
35.30.220	Retail Establishment selling drugs, books, flowers, liquor, hardware supplies, garden supplies or works of art	None[14]	**BN:** 0' **BNA:** 10'	10'	10'	80%	**BN:** 30' above ABE.[9, 10] **BNA:** 35' above ABE.[9, 10]
35.30.230	Retail Establishment selling groceries and related items	None[14]	**BN:** 0' **BNA:** 10'	10'	10'	80%	**BN:** 30' above ABE.[9, 10] **BNA:** 35' above ABE.[9, 10]

Density/Dimensions Table – Commercial Zones (BN, BNA, BC, BC 1, BC 2, BCX) (Continued)
(Refer to KZC 35.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 35.40, Development Standards Table)

USE		Minimum Lot Size	REQUIRED YARDS (See Ch. 115)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
			Front	Side	Rear		
35.30.240	Retail Variety or Department Store	None[14]	**BN:** 0' **BNA:** 10'	10'	10'	80%	**BN:** 30' above ABE.[9, 10] **BNA:** 35' above ABE.[9, 10]
35.30.250	School or Day-Care Center	None	**BN:** 0' **BNA, BC 1, BC 2:** 10' **BC, BCX:** 20'	**BN, BNA:** 10' **BC, BC 1, BC 2:** 0'[8] **BCX:** 0'	**BN, BNA:** 10' **BC, BC 1, BC 2:** 0'[8] **BCX:** 0'	80%	**BN:** 30' above ABE.[9, 10, 15] **BNA:** 35' above ABE.[9, 10, 15] **BC, BC 1, BC 2:** [11] **BCX:** 30' above ABE.
35.30.260	Stacked Dwelling Unit	**BC, BC 1, BC 2:** None[16] **BCX:** None	**BC, BC 1, BC 2:** [4] **BCX:** [4]				
35.30.270	Vehicle Service Station	22,500 sq. ft.	40'	15'	15'	80%	**BNA:** 35' above ABE.[9, 10] **BC, BC 1, BC 2:** [11] **BCX:** 30' above ABE.
			[17]				

Special Regulations:

DD-1. In BC 1 and BC 2, subject to density limits listed for attached and stacked dwelling units. For density purposes, two assisted living units constitute one dwelling unit.

DD-2. In the BNA zone, the gross floor area of this use shall not exceed 50 percent of the total gross floor area on the subject property.

DD-3. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property.

DD-4. Same as the regulations for the ground floor use.

DD-5. See KZC 35.10.030(2).

DD-6. See KZC 35.10.040(2).

DD-7. The minimum amount of lot area per dwelling unit is as follows:
a. In the BN zone, 900 square feet.
b. In the BNA zone:

i. North of NE 140th Street, 1,800 sq. ft.
ii. South of NE 124th Street, 2,400 sq. ft.

DD-8. See KZC 35.10.030(4) and (5).

DD-9. If adjoining a low density zone other than RSX or RSA, then 25 feet above ABE.

DD-10. See KZC 35.10.020(1)(b).

DD-11. See KZC 35.10.030(5) and (6).

DD-12. Gross floor area for this use may not exceed 10,000 square feet, except in the BN zone the limit shall be 4,000 square feet.

DD-13. Gross floor area for this use may not exceed 10,000 square feet.

DD-14. The gross floor area for this use may not exceed 10,000 square feet. Exceptions:
a. Retail establishments selling groceries and related items in the BNA zone are not subject to this limit.
b. In the BN zone, the limit shall be 4,000 square feet.

DD-15. For school use, structure height may be increased, up to 35 feet, if:
a. The school can accommodate 200 or more students; and
b. The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and
c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.
d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements.
This special regulation is not effective within the disapproval jurisdiction of the Houghton Community Council.

DD-16. Nine hundred square feet per unit in BC 1 and BC 2.

DD-17. Gas pump islands may extend 20 feet into the front yard. Canopies or covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.

35.40 Development Standards

Development Standards Table – Commercial Zones (BN, BNA, BC, BC 1, BC 2, BCX)
(Refer to KZC 35.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 35.30, Density/Dimensions Table)

Use		Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	Required Parking Spaces (Chapter 105 KZC)
35.40.010	Assisted Living Facility	[1]	A	1.7 per independent unit. 1 per assisted living unit.
35.40.020	Attached or Stacked Dwelling Units	[1]	A	1.7 per unit.
35.40.030	Automotive Service Center	A	E	1 per each 250 sq. ft. of gross floor area.[2]
35.40.040	Church	C	B	1 for every four people based on maximum occupancy load of any area of worship.[3]
35.40.050	Community Facility	C[4]	B **BN, BNA:** B[5]	See KZC 105.25.
35.40.060	Convalescent Center	C **BN, BNA:** B[6]	B	1 for each bed.
35.40.070	Entertainment, Cultural and/or Recreational Facility	B **BNA:** B[6]	E **BNA:** D	See KZC 105.25.
35.40.080	Government Facility	C[4]	B **BN, BNA:** B[5]	See KZC 105.25.
35.40.090	Hotel or Motel	B	E	1 per each room.[7]
35.40.100	Mini-School or Mini-Day-Care Center	D **BN, BNA:** B[6]	B	See KZC 105.25.[8, 9]
35.40.110	Nursing Home	C **BN, BNA:** B[6]	B	1 for each bed.
35.40.120	Office Use	**BN, BNA:** B[6] **BC, BC 1, BC 2:** C **BCX:** B	D	1 per each 300 sq. ft. of gross floor area.[13]
35.40.130	Private Lodge or Club	C **BN, BNA:** B[6]	B	1 per each 300 sq. ft. of gross floor area.
35.40.140	Public Park	Development standards will be determined on a case-by-case basis.		

Development Standards Table – Commercial Zones (BN, BNA, BC, BC 1, BC 2, BCX) (Continued)
(Refer to KZC 35.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 35.30, Density/Dimensions Table)

Use		Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	Required Parking Spaces (Chapter 105 KZC)
35.40.150	Public Utility	A[4]	B **BN, BNA:** B[5]	See KZC 105.25.
35.40.160	Restaurant or Tavern	**BN, BNA:** B[6] **BC, BC 1, BC 2, BCX:** B[10]	E **BN, BNA:** D	**BN, BNA:** 1 per each 100 sq. ft. of gross floor area. **BC, BC 1, BC 2, BCX:** 1 per each 100 sq. ft. of gross floor area.
35.40.170	Retail Establishment other than those specifically listed in this zone, selling goods, or providing services including banking and related financial services	B	E	1 per each 300 sq ft. of gross floor area.
35.40.180	Retail Establishment providing banking and related financial services	B[6]	D	1 per each 300 sq. ft. of gross floor area.
35.40.190	Retail Establishment providing laundry, dry cleaning, barber, beauty or shoe repair services	B[6]	D	1 per each 300 sq. ft. of gross floor area.
35.40.200	Retail Establishment providing storage services	A	E	See KZC 105.25.
35.40.210	Retail Establishment providing vehicle or boat sales or vehicle or boat service or repair	A	E	See KZC 105.25.[11]
35.40.220	Retail Establishment selling drugs, books, flowers, liquor, hardware supplies, garden supplies or works of art	B[6]	D	1 per each 300 sq. ft. of gross floor area.
35.40.230	Retail Establishment selling groceries and related items	B[6]	D	1 per each 300 sq. ft. of gross floor area.
35.40.240	Retail Variety or Department Store	B[6]	D	1 per each 300 sq. ft. of gross floor area.
35.40.250	School or Day-Care Center	D **BN, BNA:** B[6]	B	See KZC 105.25.[9, 12]

Development Standards Table – Commercial Zones (BN, BNA, BC, BC 1, BC 2, BCX) (Continued)
(Refer to KZC 35.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 35.30, Density/Dimensions Table)

Use		Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	Required Parking Spaces (Chapter 105 KZC)
35.40.260	Stacked Dwelling Unit	[1]	A	1.7 per unit.
35.40.270	Vehicle Service Station	A	E **BNA:** D	See KZC 105.25.

Special Regulations:

DS-1. Same as the regulations for the ground floor use.

DS-2. Ten percent of the required parking spaces on site must have a minimum dimension of 10 feet wide by 30 feet long for motor home/travel trailer use.

DS-3. No parking is required for day-care or school ancillary to this use.

DS-4. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

DS-5. One pedestal sign with a readerboard having electronic programming is allowed at a fire station only if:
a. It is a pedestal sign (see Plate 12) having a maximum of 40 square feet of sign area per sign face;
b. The electronic readerboard is no more than 50 percent of the sign area;
c. Moving graphics and text or video are not part of the sign;
d. The electronic readerboard does not change text and/or images at a rate less than one every seven seconds and shall be readily legible given the text size and the speed limit of the adjacent right-of-way;
e. The electronic readerboard displays messages regarding public service announcements or City events only;
f. The intensity of the display shall not produce glare that extends to adjacent properties and the signs shall be equipped with a device which automatically dims the intensity of the lights during hours of darkness;
g. The electronic readerboard is turned off between 10:00 p.m. and 6:00 a.m. except during emergencies;
h. It is located to have the least impact on surrounding residential properties.
If it is determined that the electronic readerboard constitutes a traffic hazard for any reason, the Planning Director may impose additional conditions.

DS-6. See KZC 35.10.020(2).

DS-7. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis.

DS-8. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.

DS-9. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.

DS-10. For restaurants with drive-in or drive-through facilities Landscape Category A shall apply.

DS-11. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.

DS-12. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/ unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses.

DS-13. If a medical, dental or veterinary office, then one per each 200 square feet of gross floor area.

Chapter 40 – INDUSTRIAL ZONES (LIT, PLA 6G)

40.05 User Guide.

Step 1. Check that the zone of interest is included in KZC 40.05.010, Applicable Zones. If not, select the chapter where it is located.

Step 2. Refer to KZC 40.05.020, Common Code References, for relevant information found elsewhere in the code.

Step 3. Refer to the General Regulations in KZC 40.10 that apply to the zones as noted.

Step 4. Find the Use of interest in the Permitted Uses Table in KZC 40.20 and read across to the column pertaining to the zone of interest. Note the Required Review Process and Special Regulations that are applicable. The Special Regulations are linked in the on-line version or can be found immediately following the table and are marked PU-1, PU-2, PU-3, etc.

Step 5. Find the Use of interest in the Density/Dimensions Table in KZC 40.30 and read across the columns. Note the standards (Minimum Lot Size, Required Yards, Maximum Lot Coverage, and Maximum Height of Structure) and Special Regulations that are applicable. The Special Regulations are linked in the on-line version or can be found immediately following the table and are marked DD-1, DD-2, DD-3, etc.

Step 6. Find the Use of interest in the Development Standards Table in KZC 40.40 and read across the columns. Note the standards (Landscape Category, Sign Category, and Required Parking Spaces) and Special Regulations that are applicable. The Special Regulations are linked in the on-line version or can be found immediately following the table and are marked DS-1, DS-2, DS-3, etc.

Note: Not all uses listed in the Density/Dimensions and Development Standards tables are permitted in each zone addressed in this chapter. Permitted uses are determined only by the Permitted Uses Table.

40.05.010 Applicable Zones

This chapter contains the regulations for uses in the industrial zones (LIT, PLA 6G) of the City:

40.05.020 Common Code References

1. Refer to Chapter 1 KZC to determine what other provision of this code may apply to the subject property.

2. Public park development standards will be determined on a case-by-case basis. See KZC 45.50.

3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with Assisted Living Facility and Detached, Attached or Stacked Dwelling Units uses.

4. Chapter 115 KZC contains regulations regarding common recreational space requirements for Detached, Attached or Stacked Dwelling Units uses.

5. Development adjoining the Cross Kirkland Corridor or Eastside Rail Corridor shall comply with the standards of KZC 115.24.

6. Refer to KZC 115.105 for provisions regarding outside use, activity and storage.

7. Structures located within 30 feet of a parcel in a low density zone or a low density use in PLA 17 shall comply with additional limitations on structure size established by KZC 115.136.

40.10 General Regulations

40.10.010 LIT Zones

1. If the property is located in the NE 85th Street Subarea, the applicant shall install a through-block pedestrian pathway to connect an east-west pathway designated in the Comprehensive Plan between 124th Avenue NE and 120th Avenue NE pursuant to the through-block pathway standards in KZC 105.19 (See Plate 34K).

2. Retail uses are prohibited unless otherwise allowed in the use zone tables.

40.10.020 PLA 6G Zones

1. Developments creating four or more new dwelling units shall provide at least 10 percent of the units as affordable housing units as defined in Chapter 5 KZC. Two additional units may be constructed for each affordable housing unit provided. In such cases, the minimum lot size listed in the Use Regulations shall be used to establish the base number of units allowed on the site, but shall not limit the size of individual lots. See Chapter 112 KZC for additional affordable housing incentives and requirements.

2. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 25 feet above average building elevation (does not apply to Detached, Attached or Stacked Dwelling Units, Assisted Living Facility and Public Park uses).

3. All vehicular access shall be from the east. The site access shall be configured to structurally prevent the use of 7th Avenue South or other residential streets (does not apply to Detached, Attached or Stacked Dwelling Units, Assisted Living Facility and Public Park uses).

40.20 Permitted Uses

Permitted Uses Table – Industrial Zones (LIT, PLA 6G)
(See also KZC 40.30, Density/Dimensions Table, and KZC 40.40, Development Standards Table)

		Required Review Process: I = Process I, Chapter 145 KZC IIA = Process IIA, Chapter 150 KZC IIB = Process IIB, Chapter 152 KZC DR = Design Review, Chapter 142 KZC NP = Not Permitted	
	Use	**LIT**	**PLA 6G**
40.20.010	Assisted Living Facility	NP	None[1, 6] 2, 3, 4, 5
40.20.020	Auction House	None[7] 8	NP
40.20.030	Automobile Sales	I 9	NP
40.20.040	Breweries, Wineries, and Distilleries	None[7] 10	None[11] 10, 12, 13, 14, 15
40.20.050	Community Facility	None[7]	IIA 12
40.20.060	Day-Care Center	NP	None[19] 16, 17, 18
40.20.070	Detached, Attached or Stacked Dwelling Units	NP	None[6] 4, 5
40.20.080	Entertainment, Cultural and/or Recreational Facility	None[7]	NP
40.20.090	Government Facility	None[7]	IIA 12

Permitted Uses Table – Industrial Zones (LIT, PLA 6G) (Continued)
(See also KZC 40.30, Density/Dimensions Table, and KZC 40.40, Development Standards Table)

		Required Review Process: I = Process I, Chapter 145 KZC IIA = Process IIA, Chapter 150 KZC IIB = Process IIB, Chapter 152 KZC DR = Design Review, Chapter 142 KZC NP = Not Permitted	
Use		**LIT**	**PLA 6G**
40.20.100	Hazardous Waste Treatment and Storage Facilities	None[7] 20	NP
40.20.110	High Technology	None[7] 14, 21	None 12, 15, 21
40.20.120	Industrial Laundry Facility	None[7] 14	None[11] 12, 13, 14, 15
40.20.130	Kennel	None[7] 23, 24	NP
40.20.140	Manufacturing	NP	None[11] 12, 13, 14, 15
40.20.150	Mini-Day-Care Center	None[7] 16, 17, 18	None 16, 17, 18, 19
40.20.160	Office Use	None[7]	None 12, 15
40.20.170	Packaging of Prepared Materials Manufacturing	None[7] 11, 14	NP
40.20.180	Public Park	See Chapter 45 KZC for required review process.	
40.20.190	Public Utility	None[7]	IIA 12

Permitted Uses Table – Industrial Zones (LIT, PLA 6G) (Continued)
(See also KZC 40.30, Density/Dimensions Table, and KZC 40.40, Development Standards Table)

Use		Required Review Process: I = Process I, Chapter 145 KZC IIA = Process IIA, Chapter 150 KZC IIB = Process IIB, Chapter 152 KZC DR = Design Review, Chapter 142 KZC NP = Not Permitted	
		LIT	**PLA 6G**
40.20.200	Recycling Center	None[7] 26	NP
40.20.210	Restaurant	None[7] 19, 27	NP
40.20.220	Retail Establishment Providing Banking and Related Financial Services	None[7] 19, 27	NP
40.20.230	Retail Establishment Providing Rental Services	None[7]	NP
40.20.240	Retail Establishment Providing Storage Services	None[7] 28, 29	None 28, 29
40.20.250	School or Day-Care Center	None[7] 16, 17, 18	NP
40.20.260	Vehicle or Boat Repair, Services, Storage, or Washing	None[7] 25	NP
40.20.270	Warehouse Storage Service	None[7] 14	None[11] 12, 13, 14, 15
40.20.280	Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control	None[7]	None[11] 12, 13, 14, 15
40.20.290	Wholesale Printing or Publishing	None[7] 14	None[11] 12, 13, 14, 15

Permitted Uses Table – Industrial Zones (LIT, PLA 6G) (Continued)
(See also KZC 40.30, Density/Dimensions Table, and KZC 40.40, Development Standards Table)

Use		Required Review Process: I = Process I, Chapter 145 KZC IIA = Process IIA, Chapter 150 KZC IIB = Process IIB, Chapter 152 KZC DR = Design Review, Chapter 142 KZC NP = Not Permitted	
		LIT	**PLA 6G**
40.20.300	Wholesale Trade	None[7]	None[11]
		14	12, 13, 14, 15

Special Regulations:

PU-1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility.

PU-2. A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents.

PU-3. The assisted living facility shall provide usable recreation space of at least 100 square feet per unit, in the aggregate, for both assisted living units and independent dwelling units, with a minimum of 50 square feet of usable recreation space per unit located outside.

PU-4. Site design must provide for a bicycle and pedestrian path connection to Lakeview Elementary School and be available for public use.

PU-5. All vehicular access shall be from 7th Avenue South. Access from 5th Place South is prohibited.

PU-6. This use is only permitted south of 7th Avenue South and only if the entire PLA 6G zone south of 7th Avenue South is included.

PU-7. Within the NE 85th Street Subarea, D.R., Chapter 142 KZC.

PU-8. Livestock auctions are not permitted.

PU-9.
a. This use is permitted only on properties that adjoin 8th Street or 7th Avenue in the Norkirk Neighborhood.
b. Outdoor automobile sales, storage, and display are not permitted.
c. Outdoor sound systems are not permitted.
d. Outdoor balloons, streamers, and inflatable objects are not permitted.
e. Test drives must be accompanied by an employee through the LIT zone and limited to 8th Street, 7th Avenue, and either 6th Street or 114th Avenue NE en route to Central Way/NE 85th Street.
f. Hours of operation are limited to 7:00 a.m. to 8:00 p.m.
g. This use primarily entails the sale of alternative fuel vehicles such as biodiesel, ethanol, and electric vehicles.

PU-10. May include tasting rooms, accessory retail sales, or office utilizing not more than 20 percent of the gross floor area (50 percent if the property is located within 150 feet of the Cross Kirkland Corridor).

PU-11. The following manufacturing uses are permitted:
a. Food, drugs, stone, clay, glass, china, ceramic products, electrical equipment, scientific or photographic equipment, fabricated metal products;
b. Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities;
c. Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations;
d. Packaging of prepared materials;
e. Textile, leather, wood, paper and plastic products from pre-prepared material; and
f. Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes.

PU-12. 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 to any residential 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.

PU-13. Outdoor storage and fabrication are not permitted.

PU-14. No more than 20 percent of the gross floor area may be utilized for accessory uses such as wholesale, office, retail or service.

PU-15. Use shall not create noise, glare, light, dust, fumes, and other adverse conditions which disrupt the residential character of the surrounding area.

PU-16. A six-foot-high fence is required along the property lines adjacent to the outside play areas.

PU-17. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.

PU-18. May include accessory living facilities for staff persons.

PU-19. This use is permitted if accessory to a primary use, and:
a. It will not exceed 20 percent of the gross floor area of the building; and
b. The use is integrated into the design of the building.

PU-20. Must comply with the state siting criteria adopted in accordance with RCW 70.105.210.

PU-21. This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors.

PU-22. Reserved.

PU-23. Must provide suitable shelter for the animals.

PU-24. Must maintain a clean, healthful environment for the animals.

PU-25. Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.

PU-26. May deal in metal cans, glass, and paper. Other materials may be recycled if the Planning Director determines that the impacts are no greater than those associated with recycling metal cans, glass, or paper. The individual will have the burden of proof in demonstrating similar impacts.

PU-27. This use is permitted if accessory to a primary use, and there is no vehicle drive-in or drive-through.

PU-28. May include accessory living facilities for resident security manager.

PU-29. This use not permitted if any portion of the subject property is located within 150 feet of the Cross Kirkland Corridor.

40.30 Density/Dimensions

Density/Dimensions Table – Industrial Zones (LIT, PLA 6G)
(Refer to KZC 40.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 40.40, Development Standards Table)

USE		Minimum Lot Size	REQUIRED YARDS (See Ch. 115)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
			Front	Side	Rear		
40.30.010	Assisted Living Facility[1]	3,600 sq. ft.	20'	5'[2]	10'	60%	[3]
40.30.020	Auction House	None	20'	0'	0'	80%	35' above ABE.[3]
40.30.030	Automobile Sales	None	20'	0'	0'	80%	35' above ABE.[3]
40.30.040	Breweries, Wineries, and Distilleries	None	20'	0'	0'	90%	35' above ABE.[3]
40.30.050	Community Facility	None	20'	0'	0'	80%	35' above ABE.[3]
40.30.060	Day-Care Center	None	20'	0'	0'	80%	35' above ABE.[3]
40.30.070	Detached, Attached or Stacked Dwelling Units	3,600 sq. ft. per dwelling unit	20'	Detached units: 5' Attached or stacked units: 5'[2, 4]	10'[5]	60%	30' above ABE.[3]
40.30.080	Entertainment, Cultural and/or Recreational Facility	None	20'	0'	0'	80%	35' above ABE.[3]
40.30.090	Government Facility	None	20'	0'	0'	80%	35' above ABE.[3]
40.30.100	Hazardous Waste Treatment and Storage Facilities	None	30'	0'	0'	90%	35' above ABE.[6]
40.30.110	High Technology	None	20'	0'	0'	80%	35' above ABE.[3]
40.30.120	Industrial Laundry Facility	None	20'	0'	0'	90%	35' above ABE.[3]
40.30.130	Kennel	None	20'[7]	0'[7]	0'[7]	80%	35' above ABE.[3]
40.30.140	Manufacturing	None	20'	0'	0'	90%	35' above ABE.[3]
40.30.150	Mini-Day-Care	None	**LIT:** 20' **PLA 6G:** 30'	0'	0'	80%	35' above ABE.[3]
40.30.160	Office Use	None	20'[9]	0'[9]	0'[9]	70%	**LIT:** 35' above ABE.[8] **PLA 6G:** 35' above ABE.[3]

Density/Dimensions Table – Industrial Zones (LIT, PLA 6G) (Continued)
(Refer to KZC 40.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 40.40, Development Standards Table)

USE		Minimum Lot Size	REQUIRED YARDS (See Ch. 115)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
			Front	Side	Rear		
40.30.170	Packaging of Prepared Materials Manufacturing	None	20'	0'	0'	90%	35' above ABE.[3]
40.30.180	Public Park	Development standards will be determined on a case-by-case basis. See KZC 45.50.					
40.30.190	Public Utility	None	20'	0'	0'	80%	35' above ABE.[3]
40.30.200	Recycling Center	None	20'	0'	0'	80%	35' above ABE.[3]
40.30.210	Restaurant	None	20'	0'	0'	80%	35' above ABE.[3]
40.30.220	Retail Establishment Providing Banking and Related Financial Services	None	20'	0'	0'	80%	35' above ABE.[3]
40.30.230	Retail Establishment Providing Rental Services	None	20'	0'	0'	80%	35' above ABE.[3]
40.30.240	Retail Establishment Providing Storage Services	None	20'	0'	0'	**LIT:** 90% **PLA 6G:** 80%	35' above ABE.[3]
40.30.250	School or Day-Care Center	None	20'	0'	0'	80%	35' above ABE.[3]
40.30.260	Vehicle or Boat Repair, Services, Storage, or Washing	None	20'	0'	0'	80%	35' above ABE.[3]
40.30.270	Warehouse Storage Service	None	20'	0'	0'	90%	35' above ABE.[3]
40.30.280	Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control	None	20'	0'	0'	**LIT:** 80% **PLA 6G:** 90%	35' above ABE.[3]
40.30.290	Wholesale Printing or Publishing	None	20'	0'	0'	90%	35' above ABE.[3]
40.30.300	Wholesale Trade	None	20'	0'	0'	90%	35' above ABE.[3]

Special Regulations:

DD-1. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. Through Process IIB, Chapter 152 KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the subject property may be approved if the following criteria are met:
a. Project is of superior design, and
b. Project will not create impacts that are substantially different than would be created by a permitted multifamily development.

DD-2. Five feet but two side yards must equal at least 15 feet.

DD-3. If adjoining a low density zone other than RSX, then 25 feet above average building elevation (does not apply to institutional uses in low density zones).

DD-4. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet.

DD-5. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.

DD-6. Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150 KZC, if:
a. It will not block local or territorial views designated in the Comprehensive Plan; and
b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and
c. The need for an increase in height is directly related to the hazardous waste treatment and/or storage activity; and
d. The required yard of any portion of the structure may be increased up to a maximum of one foot for each foot that any portion of the structure exceeds 35 feet above ABE. The need for additional setback yards will be determined as part of the review of any request to increase structure height.

DD-7. Outside runs and other facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.

DD-8. a. If adjoining a low density zone other than RSX, then 25 feet above average building elevation (does not apply to institutional uses in low density zones); and
b. In the Norkirk Neighborhood, south of 7th Avenue and west of 8th Street, maximum height is 40 feet above average building elevation, with no limit on number of stories.

DD-9. The following regulations apply only to veterinary offices:
a. Outside runs and other outside facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.

40.40 Development Standards

Development Standards Table – Industrial Zones (LIT, PLA 6G)
(Refer to KZC 40.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 40.30, Density/Dimensions Table)

Use		Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	Required Parking Spaces (Chapter 105 KZC)
40.40.010	Assisted Living Facility	D	A	1.7 per independent unit. 1 per assisted living unit.[7]
40.40.020	Auction House	B[1]	E	1 per each 300 sq. ft. of gross floor area.
40.40.030	Automobile Sales	A	C[2]	See KZC 105.25.
40.40.040	Breweries, Wineries, and Distilleries[3]	A	C	1 per each 1,000 sq. ft. of gross floor area. Tasting rooms 1 per each 100 sq. ft. of gross floor area.
40.40.050	Community Facility[3]	C[5]	B	See KZC 105.25.
40.40.060	Day-Care Center	D	B	See KZC 105.25.[6]
40.40.070	Detached, Attached or Stacked Dwelling Units	D	A	1.7 per unit.
40.40.080	Entertainment, Cultural and/or Recreational Facility	B	E	See KZC 105.25.
40.40.090	Government Facility[3]	C[5]	B	See KZC 105.25.
40.40.100	Hazardous Waste Treatment and Storage Facilities	A	C	1 per each 1,000 sq. ft. of gross floor area.
40.40.110	High Technology[3]	**LIT:** A[15] **PLA 6G:** A	D	**LIT:** See KZC 105.25.[8, 15] **PLA 6G:** See KZC 105.25.[4, 8]
40.40.120	Industrial Laundry Facility[3]	**LIT:** A[15] **PLA 6G:** A	C	**LIT:** 1 per each 1,000 sq. ft. of gross floor area. **PLA 6G:** 1 per each 1,000 sq. ft. of gross floor area.[4]
40.40.130	Kennel	B	E	**LIT:** 1 per each 300 sq. ft. of gross floor area. **PLA 6G:** 1 per each 1,000 sq. ft. of gross floor area.[4]
40.40.140	Manufacturing[3]	A	C	1 per each 1,000 sq. ft. of gross floor area.[4]
40.40.150	Mini-Day-Care Center	**LIT:** D **PLA 6G:** E	B	See KZC 105.25.[9, 10]

Development Standards Table – Industrial Zones (LIT, PLA 6G) (Continued)
(Refer to KZC 40.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 40.30, Density/Dimensions Table)

Use		Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	Required Parking Spaces (Chapter 105 KZC)
40.40.160	Office Use[3]	C[11]	**LIT:** E **PLA 6G:** D	**LIT:** 1 per each 300 sq. ft. of gross floor area.[12] **PLA 6G:** 1 per each 300 sq. ft. of gross floor area.[4, 12]
40.40.170	Packaging of Prepared Materials Manufacturing	**LIT:** A[15] **PLA 6G:** A	C	**LIT:** 1 per each 1,000 sq. ft. of gross floor area.[15] **PLA 6G:** 1 per each 1,000 sq. ft. of gross floor area.
40.40.180	Public Park	Development standards will be determined on a case-by-case basis. See KZC 45.50.		
40.40.190	Public Utility[3]	**LIT:** C[5] **PLA 6G:** A[5]	B	See KZC 105.25.
40.40.200	Recycling Center	A	C	See KZC 105.25.
40.40.210	Restaurant	B	E	1 per each 100 sq. ft. of gross floor area.
40.40.220	Retail Establishment Providing Banking and Related Financial Services	B	E	1 per each 300 sq. ft. of gross floor area.
40.40.230	Retail Establishment Providing Rental Services	B[1]	E	1 per each 1,000 sq. ft. of gross floor area.
40.40.240	Retail Establishment Providing Storage Services[3]	A	E	**LIT:** See KZC 105.25. **PLA 6G:** See KZC 105.25.[4]
40.40.250	School or Day-Care Center	D	B	See KZC 105.25.[10, 13]
40.40.260	Vehicle or Boat Repair, Services, Storage, or Washing	A	E	See KZC 105.25.[14]
40.40.270	Warehouse Storage Service[3]	**LIT:** A[15] **PLA 6G:** A	C	**LIT:** 1 per each 1,000 sq. ft. of gross floor area. **PLA 6G:** 1 per each 1,000 sq. ft. of gross floor area.[4]
40.40.280	Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control[3]	**LIT:** B[1] **PLA 6G:** A	**LIT:** E **PLA 6G:** C	**LIT:** 1 per each 1,000 sq. ft. of gross floor area. **PLA 6G:** 1 per each 1,000 sq. ft. of gross floor area.[4]
40.40.290	Wholesale Printing and Publishing[3]	**LIT:** A[15] **PLA 6G:** A	C	**LIT:** 1 per each 1,000 sq. ft. of gross floor area. **PLA 6G:** 1 per each 1,000 sq. ft. of gross floor area.[4]

Development Standards Table – Industrial Zones (LIT, PLA 6G) (Continued)
(Refer to KZC 40.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 40.30, Density/Dimensions Table)

Use		Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	Required Parking Spaces (Chapter 105 KZC)
40.40.300	Wholesale Trade[3]	**LIT:** A[15] **PLA 6G:** A	C	**LIT:** 1 per each 1,000 sq. ft. of gross floor area. **PLA 6G:** 1 per each 1,000 sq. ft. of gross floor area.[4]

Special Regulations:

DS-1. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A.

DS-2. Cabinet signs are not permitted.

DS-3. In the PLA 6G zone, 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.

DS-4. The Planning Director may allow incidental visitor parking to access from 7th Avenue South; provided, that the applicant can demonstrate that the visitor parking will not adversely affect the residential character of the neighborhood, the parking will not be used by delivery vehicles, and the design precludes expanded use of this parking.

DS-5. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

DS-6. An on-site passenger loading area must be provided if this use can accommodate five or more children. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses.

DS-7. If a nursing home use is included, the following parking standards shall apply to the nursing home portion of the facility:
a. One parking stall shall be provided for each bed.

DS-8. If manufacturing, then one per each 1,000 square feet of gross floor area. If office, then one per 300 square feet of gross floor area.

DS-9. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.

DS-10. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.

DS-11. The following regulations apply only to veterinary offices:
a. If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A.

DS-12. If a medical, dental, or veterinary office, then one per each 200 square feet of gross floor area.

DS-13. An on-site passenger loading area may be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/ unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses.

DS-14. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations.

DS-15. The landscaping and parking requirements for accessory uses such as wholesale, office, retail or service will be the same as for the primary use.

Chapter 45 – INSTITUTIONAL ZONES (P, PLA 1, PLA 14)

45.05 User Guide

Step 1. Check that the zone of interest is included in KZC 45.05.010, Applicable Zones. If not, select the chapter where it is located.

Step 2. Refer to KZC 45.05.020, Common Code References, for relevant information found elsewhere in the code.

Step 3. Refer to the General Regulations in KZC 45.10 that apply to the zones as noted.

Step 4. Find the Use of interest in the Permitted Uses Table in KZC 45.20 and read across to the column pertaining to the zone of interest. Note the Required Review Process and Special Regulations that are applicable. The Special Regulations are linked in the on-line version or can be found immediately following the table and are marked PU-1, PU-2, PU-3, etc.

Step 5. Find the Use of interest in the Density/Dimensions Table in KZC 45.30 and read across the columns. Note the standards (Minimum Lot Size, Required Yards, Maximum Lot Coverage, and Maximum Height of Structure) and Special Regulations that are applicable. The Special Regulations are linked in the on-line version or can be found immediately following the table and are marked DD-1, DD-2, DD-3, etc.

Step 6. Find the Use of interest in the Development Standards Table in KZC 45.40 and read across the columns. Note the standards (Landscape Category, Sign Category, and Required Parking Spaces) and Special Regulations that are applicable. The Special Regulations are linked in the on-line version or can be found immediately following the table and are marked DS-1, DS-2, DS-3, etc.

Note: Not all uses listed in the Density/Dimensions and Development Standards tables are permitted in each zone addressed in this chapter. Permitted uses are determined only by the Permitted Uses Table.

45.05.010 Applicable Zones

This chapter contains the regulations for uses in the institutional zones of the City:

45.05.020 Common Code References

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.
2. Public park development standards will be determined on a case-by-case basis. See KZC 45.50.
3. Review processes, density/dimensions and development standards for shoreline uses can be found in Chapter 83 KZC, Shoreline Management.
4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with Detached Dwelling Unit uses.

5. Structures located within 30 feet of a parcel in a low density zone or a low density use in PLA 17 shall comply with additional limitations on structure size established by KZC 115.136.

45.10 General Regulations

Reserved.

45.20 Permitted Uses

Permitted Uses Table – Institutional Zones (P, PLA 1, PLA 14)
(See also KZC 45.30, Density/Dimensions Table, and KZC 45.40, Development Standards Table)

Use		Required Review Process: IIA = Process IIA, Chapter 150 KZC IIB = Process IIB, Chapter 152 KZC NP = Not Permitted		
		P	**PLA 1**	**PLA 14**
45.20.010	Church	NP	NP	1 2
45.20.020	Community Facility	3	IIB	1
			4	4
45.20.030	Detached Dwelling Unit	NP	None	None
			5	6
45.20.040	Government Facility	3	IIA	1
			4	4
45.20.050	Mini-School or Mini-Day-Care Center	NP	NP	I 7, 8, 9, 10
45.20.060	Private College and Related Facilities	NP	11, 12	NP
45.20.070	Professional Football, Baseball, or Soccer Practice or Play Facility	NP	13 14, 15, 16, 17	NP
45.20.080	Public College or University	NP	NP	IIB[18]
45.20.090	Public Park	See KZC 45.50 for required review process.		

Permitted Uses Table – Institutional Zones (P, PLA 1, PLA 14) (Continued)
(See also KZC 45.30, Density/Dimensions Table, and KZC 45.40, Development Standards Table)

Use		Required Review Process: IIA = Process IIA, Chapter 150 KZC IIB = Process IIB, Chapter 152 KZC NP = Not Permitted		
		P	**PLA 1**	**PLA 14**
45.20.100	Public Utility	None	IIA	1
			4	4
45.20.110	School or Day-Care Center	NP	NP	1
				2, 7, 8, 9, 10

Special Regulations:

PU-1. The required review process is as follows:
a. 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.
b. 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.

PU-2. The property must be served by a collector or arterial street.

PU-3. If the proposal is for a governmental facility located at the Houghton Landfill site as designated on the Official Zoning Map, Process IIB. Otherwise, Process IIA.

PU-4. Site design must minimize adverse impacts on surrounding residential neighborhoods.

PU-5. Not more than one dwelling unit may be on each lot regardless of lot size.

PU-6. Not more than one dwelling unit may be on each lot, regardless of the size of the lot.

PU-7. May locate on the subject property if:
a. It will not be materially detrimental to the character of the neighborhood in which it is located.
b. Site design must minimize adverse impacts on surrounding residential neighborhoods.

PU-8. A six-foot-high fence is required along the property line adjacent to the outside play areas.

PU-9. Hours of operation and the maximum number of attendees may be limited by the City to reduce impacts on nearby residential uses.

PU-10. May include accessory living facilities for staff persons.

PU-11. If development is consistent with the Master Plan adopted in R-4203, then none. Otherwise, must amend the Master Plan using Process IIB, Chapter 152 KZC.

PU-12. See KZC 45.60.

PU-13. None, if part of approved Master Plan adopted in R-4203. Otherwise, Process IIB, Chapter 152 KZC.

PU-14. One point of vehicular access only is permitted directly onto NE 53rd Street. Secondary access through the college campus is permitted.

PU-15. No public exhibitions or games shall be permitted.

PU-16. No helicopter operations shall be permitted, except for emergency situations.

PU-17. Only one professional sport organization may occupy and use the facility in any consecutive 12-month period.

PU-18. If the development is consistent with the Master Plan adopted in R-3571, and with the Planned Unit Development adopted in O-3197, or with a subsequently approved Master Plan, then no zoning process is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking locations, buffering and landscaping.

45.30 Density/Dimensions

Density/Dimensions Table – Institutional Zones (P, PLA 1, PLA 14)
(Refer to KZC 45.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 45.40, Development Standards Table)

Use		Minimum Lot Size	REQUIRED YARDS (See Ch. 115)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
			Front	Side	Rear		
45.30.010	Church	7,200 sq. ft.	20'	20'	20'	70%	30' above ABE.
45.30.020	Community Facility	None	20' **P:** [1]	10' **P:** [1]	10' **P:** [1]	70% **P:** [1]	25' above ABE. **P:**[1]
45.30.030	Detached Dwelling Unit	**PLA 1:** 8,500 sq. ft. **PLA 14:** 7,200 sq. ft.	**PLA 1:** 20' **PLA 14:** 20'[3]	**PLA 1:** 5'[2] **PLA 14:** 5'[3]	10'	50%	**PLA 1:** 25' above ABE. **PLA 14:** 30' above ABE.
45.30.040	Government Facility	None	20' **P:** [1]	10' **P:** [1]	10' **P:** [1]	70% **P:** [1]	25' above ABE. **P:**[1]
45.30.050	Mini-School or Mini-Day-Care Center	7,200 sq. ft.	20'[4]	5'[2, 4]	10'[4]	50%	30' above ABE.
45.30.060	Private College and Related Facilities	[5]					
45.30.070	Professional Football, Baseball, or Soccer Practice or Play Facility	10 acres	[6, 7]			80%	30' above ABE.[8, 9]
45.30.080	Public College or University	As established in the Master Plan.					
45.30.090	Public Park	Development standards will be determined on a case-by-case basis. See KZC 45.50.					
45.30.100	Public Utility	None	20' **P:** [1]	**P:** [1] **PLA 1:** 10' **PLA 14:** 20'	**P:** [1] **PLA 1:** 10' **PLA 14:** 20'	70'% **P:** [1]	25' above ABE. **P:** [1]

Density/Dimensions Table – Institutional Zones (P, PLA 1, PLA 14) (Continued)
(Refer to KZC 45.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 45.40, Development Standards Table)

Use		Minimum Lot Size	REQUIRED YARDS (See Ch. 115)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
			Front	Side	Rear		
45.30.110	School or Day-Care Center	7,200 sq. ft.	If this use can accommodate 50 or more students or children, then:			70%	30' above ABE.[11]
			50'[10]	50'[10]	50'[10]		
			If this use can accommodate 13 to 49 students or children, then:				
			20'[10]	20'[10]	20'[10]		

Special Regulations:

DD-1. Will be determined on case-by-case basis.

DD-2. Five feet but two side yards must equal at least 15 feet.

DD-3. On corner lots, only one front yard must be a minimum of 20 feet. All other front yards shall be regulated as a side yard (minimum five-foot yard). The applicant may select which front yard shall meet the 20-foot requirement.

DD-4. Structured play areas must be set back from all property lines by five feet.

DD-5. As established in the Master Plan or as allowed in KZC 45.60.

DD-6. As established in the Master Plan or as allowed under Special Regulation DD-7.

DD-7. All structures and practice and play facilities must be set back from exterior property lines at least 50 feet. Parking lots must be set back at least 50 feet from single-family uses and screened and interspersed with landscaping pursuant to Chapters 95 and 105 KZC.

DD-8. Maximum structure height is determined by the approved Master Plan.

DD-9. Maximum height of temporary structures shall be 60 feet above finished grade.

DD-10. Structured play areas must be set back from all property lines as follows:
a. 20 feet if this use can accommodate 50 or more students or children.
b. 10 feet if this use can accommodate 13 to 49 students or children.

DD-11. For school use, structure height may be increased, up to 35 feet, if
a. The school can accommodate 200 or more students; and
b. The required side and rear yards for the portions of the structure exceeding the basic maximum structure are increased by one foot for each additional one foot structure height; and
c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and
d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements.

45.40 Development Standards

Development Standards Table – Institutional Zones (P, PLA 1, PLA 14)
(Refer to KZC 45.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 45.30, Density/Dimensions Table)

Use		Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	Required Parking Spaces (Chapter 105 KZC)
45.40.010	Church	C	B	1 for every 4 people based on maximum occupancy load of worship.[1]
45.40.020	Community Facility	C[3] **P:** Will be determined on a case-by-case basis.	B **P:** Will be determined on a case-by-case basis.	See KZC 105.25.
45.40.030	Detached Dwelling Unit	E	A	2.0 per dwelling unit.
45.40.040	Government Facility	C[3] **P:** Will be determined on a case-by-case basis.	B **P:** Will be determined on a case-by-case basis.[2]	See KZC 105.25.
45.40.050	Mini-School or Mini-Day-Care Center	E	B[4]	See KZC 105.25.[5, 6]
45.40.060	Private College and Related Facilities	[7]		
45.40.070	Professional Football, Baseball, or Soccer Practice or Play Facility	C[8]	B[9, 10]	See KZC 105.25.[11, 12, 13]
45.40.080	Public College or University	As established in the Master Plan.		
45.40.090	Public Park	Development standards will be determined on a case-by-case basis. See KZC 45.50.		
45.40.100	Public Utility	A[3] **P:** Will be determined on a case-by-case basis.	B **P:** Will be determined on a case-by-case basis.	See KZC 105.25.
45.40.110	School or Day-Care Center	D	B[15]	See KZC 105.25.[6, 14]

Special Regulations:

DS-1. No parking is required for day-care or school ancillary to the use.

DS-2. One pedestal sign with a readerboard having electronic programming is allowed at a fire station or at the North Kirkland Community Center only if:

a. It is a pedestal sign (see Plate 12) having a maximum of 40 square feet of sign area per sign face;
b. The electronic readerboard is no more than 50 percent of the sign area;
c. Moving graphics and text or video are not part of the sign;
d. The electronic readerboard does not change text and/or images at a rate less than one every seven seconds and shall be readily legible given the text size and the speed limit of the adjacent right-of-way;
e. The electronic readerboard displays messages regarding public service announcements or City events only;
f. The intensity of the display shall not produce glare that extends to adjacent properties and the signs shall be equipped with a device which automatically dims the intensity of the lights during hours of darkness;
g. The electronic readerboard is turned off between 10:00 p.m. and 6:00 a.m. except during emergencies;
h. It is located to have the least impact on surrounding residential properties.

If it is determined that the electronic readerboard constitutes a traffic hazard for any reason, the Planning Director may impose additional conditions.

DS-3. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

DS-4. Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses.

DS-5. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.

DS-6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.

DS-7. As established in the Master Plan or as allowed in KZC 45.60.

DS-8. Perimeter buffering is determined by the approved Master Plan.

DS-9. A single pedestal or monument sign, non-interior illuminated, shall be permitted on NE 53rd Street.

DS-10. No graphics or markings shall be permitted on the exterior of the temporary structure, except as required by state, federal or local regulations.

DS-11. During summer training camp, the public will be directed, by means of pedestal signs at entrances to the college, to the parking areas in the interior of the campus.

DS-12. All structures and practice and play facilities must be set back from exterior property lines at least 50 feet. Parking lots must be set back at least 50 feet from single-family uses and screened and interspersed with landscaping pursuant to Chapters 95 and 105 KZC.

DS-13. On-site parking shall be adequate to meet peak season use.

DS-14. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading area on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/ unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses.

DS-15. Electrical signs shall not be permitted.

45.50 Public Park

1. Except as provided for in subsection 3 of this section, 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;

      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;

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.

2. 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.

3. 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.

45.60 Private College and Related Facilities

1. The Master Plan, approved by Resolution 4203, includes a site plan, which is on file with the City. That site plan is, by reference, incorporated as a part of this code as it pertains to the location, configuration and nature of improvements in the PLA-1 zone.

2. In addition to the site plan referenced above, the adopted Master Plan includes the following special regulations:

   a. Future development permits shall be reviewed by the Planning Director to ensure consistency with the Master Plan.

b. The applicant shall indicate all site improvements and landscaping for the areas to be affected by construction which are proposed to accompany the construction of each facility. The Planning Director shall have the authority to require implementation of these related elements of the Master Plan at such time new facilities, structures or additions are being constructed.

c. At the time of application for development of the married student housing information relating to the degree of cutting and filling necessitated shall be provided. Plans for stabilization of nearby slopes shall be included in this information. This information shall indicate to what extent the drainage conditions on the eastern portion of the campus will be disturbed, and what measures will be taken to insure that surrounding properties will not be adversely affected by alternate drainage patterns.

d. A 30-foot-wide landscape buffer planted as follows:

   1) Two rows of trees planted eight feet on center along the entire length of the buffer. No more than 50 percent of the required trees may be deciduous. At the time of planting, deciduous trees must be at least two inches in diameter as measured using the standards of the American Association of Nurserymen; and coniferous trees must be at least five feet in height.

   2) Shrubs, 18 inches high, planted to attain coverage of at least 60 percent of the buffer area within two years.

   3) The buffer shall be provided around the campus perimeter, except along 108th Ave. NE, 114th Ave. NE, I-405, and between on-campus duplex housing and adjacent single-family sites or I-405. The buffer shall incorporate all existing significant trees and vegetation. Where fencing is proposed, it shall be wood, unless alternative fencing is requested in writing by the adjacent neighbor and agreed to by the applicant.

e. A 15-foot-wide landscape buffer planted pursuant to the requirements of subsection (d)(1) and (2) above shall be provided between on-campus duplex housing and adjacent single-family sites. The buffer shall incorporate all existing significant trees and vegetation.

f. New construction of buildings and parking areas shall preserve existing significant trees to the maximum extent possible.

g. Storm drainage plans shall accompany any applications for development permits. Said plans shall comply with the requirements of KMC Title 15.

h. Development permits for additional parking areas shall include a lighting plan for review and approval by the Planning Director. The lighting shall be directed such that it does not negatively impact adjacent residential areas.

i. All main interior streets shall maintain a driving width of 24 feet plus curb and gutter improvements on both sides of the streets, for a total of 28 feet. Widths of, and improvements to secondary streets and service roads shall be subject to the review and approval of the Planning Director. It will be necessary for secondary streets and service roads to provide adequate clearance for emergency vehicle access.

j. The location, material and design of any walkway within the campus shall be at the discretion of the College and its representatives, but will be reviewed by the Planning Director; provided, that the pedestrian/bicycle path in 114th Ave. NE shall be asphalt or concrete, eight feet wide.

k. The “NO PARKING” signs along 110th Avenue N.E., east of the men’s dormitory, shall remain indefinitely, to discourage future parking along this street.

l. Within 30 feet of all outer edges of the campus (except along 108th Ave. NE, 114th Ave. NE, and I-405), no institutional uses or new parking areas are permitted, including any future redevelopment of the maintenance buildings.

m. The housing unit, south of Gairloch, and west of 114th Ave. N.E., shall be separated from abutting properties to the north and east by a dense vegetative buffer of not less than 30 feet.

n. Parking lots shall include landscaping islands as required by Chapter 105 KZC.

o. Where adjacent to existing single-family residences, existing campus roadways and parking areas shall be landscaped as much as possible in the space available to provide a visual screen of the roadways and parking areas from the nearby residences. The amount and type of landscaping shall be subject to the review and approval of the Planning Director. An effort shall be made to reduce the amount of asphalt surfacing wherever possible.

p. Construction of the proposed clock tower shall be subject to the issuance of a Process IIB Permit, to be reviewed by the Houghton Community Council, the Kirkland Hearing Examiner and the Kirkland City Council.

q. The two westernmost campus access drives (adjacent to the Seventh Day Adventist Church and opposite 111th Ave. NE) shall be closed to general vehicle use. The driveway serving The Firs married student housing shall be relocated to lie within the 114th Ave. NE right-of-way.

r. The District Office shall have only one access point from 108th Avenue N.E.

s. New buildings or building expansions must conform with design guidelines as adopted as part of the Master Plan.

t. The City is authorized to implement measures, identified in the approved Master Plan, to protect the surrounding neighborhood from parking impacts.

u. For other regulations applicable to this use, see the Master Plan approved under Resolution R-4203.

v. Structure height shall not exceed 30 feet above average building elevation if located within 100 feet of the campus perimeter, or 40 feet above average building elevation if located greater than 100 feet from the campus perimeter.

3. Deviations from the approved Master Plan may be administratively approved by the Planning Director:

   a. Unless:

      1) There is a change in the use and the Zoning Code establishes different or more rigorous standards for the new use than for the existing use.

      2) The Planning Director determines that there will be substantial changes in the impacts on the neighborhood or the City as a result of the change; and

   b. The proposed modification or deviation satisfies all of the following:

      1) No vehicular ingress or egress from surrounding streets may be changed.

      2) No roadways, parking lots or structures within 100 feet of the site perimeter may be shifted toward the perimeters. Any other shifting or improvements shall be consistent with the design concept of the College.

      3) No buffers shown in the approved site plan may be reduced, unless specifically authorized by some other special regulation.

      4) Reconfigurations of the footprint of the structures shown in the approved plan may be permitted; provided, that such changes are not apparent off-site and do not increase building height.

      5) Minor new structures not shown on the approved site plan may be permitted; provided, that they are at least 200 feet from the site perimeter, are not apparent from off-site and do not require the significant shifting of roadways, parking areas or other improvements.

   c. The Planning Director shall notify the Houghton Community Council in writing, at least 40 days before issuance of a decision on a request for a modification of the Master Plan.

   d. A Process IIB zoning permit review process is required:

      1) For any change to the Master Plan that does not meet the above criteria;

      2) For leasing of any campus facilities to long-term tenants;

      3) For any increase in student population above 1,200; or

      4) For a change in all or any part of the Seahawks facility to a use other than a professional football team office and practice facility.

KIRKLAND ZONING CODE INSTANCES OF "DISAPPROVAL JURISDICTION"

OF THE HOUGHTON COMMUNITY COUNCIL

Chapter/Section/Use/Zone	Topic	New version
	Use Zone Charts	
15.10.010 Detached Dwelling Unit RS	SR 2 Floor Area Ratio regulation is not effective in Houghton, & SR 7 Garage Requirements of 115.43 are not effective in Houghton.	15.05.020(7) 15.30.060 DD-12
15.10.030 School or Day-Care Center RS	SR 11 Provision for school height increase is not effective in Houghton	15.30.130 DD-31
15.10.020 Church, .030 School or Day-Care Center, .070 Public Utility & .080 Government Facility and Community Facility RS	The review process is Process IIB when in Houghton	15.20.020 PU-3; 15.20.050 PU-3; 15.20.080 PU-3; 15.20.120 PU-3; 15.20.130 PU-3
25.10.100 School or Day-Care Center PR	SR 5 Provision for school height increase is not effective in Houghton	30.30.270 DD-31
30.25.010 Detached Dwelling Unit WD II	SR 8 refers to 115.43 that is not effective in Houghton	15.05.020(7)
49.15.030 Government Facility, Community Facility P	SR1 refers to Process IIB for Houghton Landfill site	45.20.040 PU-3
49.15.010 Public Park P	Master Plan and HCC involvement	45.20.090 45.50.1.a & 45.50.1.c.3)
	PLA 1	
60.12.010 Private College and Related Facilities	Master Plan, Process IIB and Special Regulations	45.20.060 PU-11 & PU-12 45.30.060 DD-5 45.40.060 DS-7 45.60
60.12.020 Professional Football, Baseball, or Soccer Practice or Play Facility	Master Plan, Process IIB and Special Regulations	45.20.070 45.30.070 45.40.070
112	**Affordable Housing Incentives - Multifamily**	**No change**
112.15	Affordable housing minimum requirement does not apply in Houghton	

113	**Cottage, Carriage and Two/Three Unit Homes**	**No change**
113.25	2/3 unit homes only allowed in cottage developments in Houghton; stand-alone 2/3 unit homes not allowed in Houghton	
114	**Low Impact Development**	**No change**
114.15	The Maximum Floor Area for LID projects does not apply within Houghton	
115	**Miscellaneous Use Development and Performance Standards**	**No change**
115.42	Floor Area Ratio (FAR) Calculation for Detached Dwelling Units in Low Density Residential Zones – not effective in Houghton	
115.43	Garage Requirements for Detached Dwelling Units in Low Density Zones – not effective in Houghton	
115.60.2.a.4)	Solar panels on flat roofs may not exceed the height limit in Houghton	
115.115.3d (see also Plate 10)	The regulation that chimneys, bay windows, greenhouse windows, eaves, cornices, awnings and canopies attached to dwelling units and their accessory structures located in low density zones not extend closer than four feet to any property line does not apply in Houghton. All other rules in this section apply in Houghton.	
115.115.3n	Porches allowed within 13 feet of front property line – not effective in Houghton	
115.150.1	The regulation stating any boat that is 16 feet or longer and has a gunwale which is at least five feet from the ground when the boat is sitting on a boat trailer shall not be parked or stored in a required front yard does not apply in Houghton. All other rules in this section apply in Houghton.	
115.150.2	In Houghton, a vehicle, boat or trailer of any size may be parked on any lot in the City up to 48 hours in any consecutive seven-day period. The time limitation in the rest of the city is 24 hours.	
127	**Temporary Use**	**No change**
127.25.2.a	Temporary Use - Church must be sponsor or managing agency for homeless encampment in Houghton. Elsewhere in Kirkland a community-based organization or a church may take that role.	

135.30, 140.35, 152, 155, 160, 161	**Park Master Plan, Moratoria and Interim Land Use Regulations, Emergency Plan Amendment, Process IIB, Process III, Process IV, Process IVA – How to exercise disapproval jurisdiction is described for each permit type.**	**No change**

November 2014