

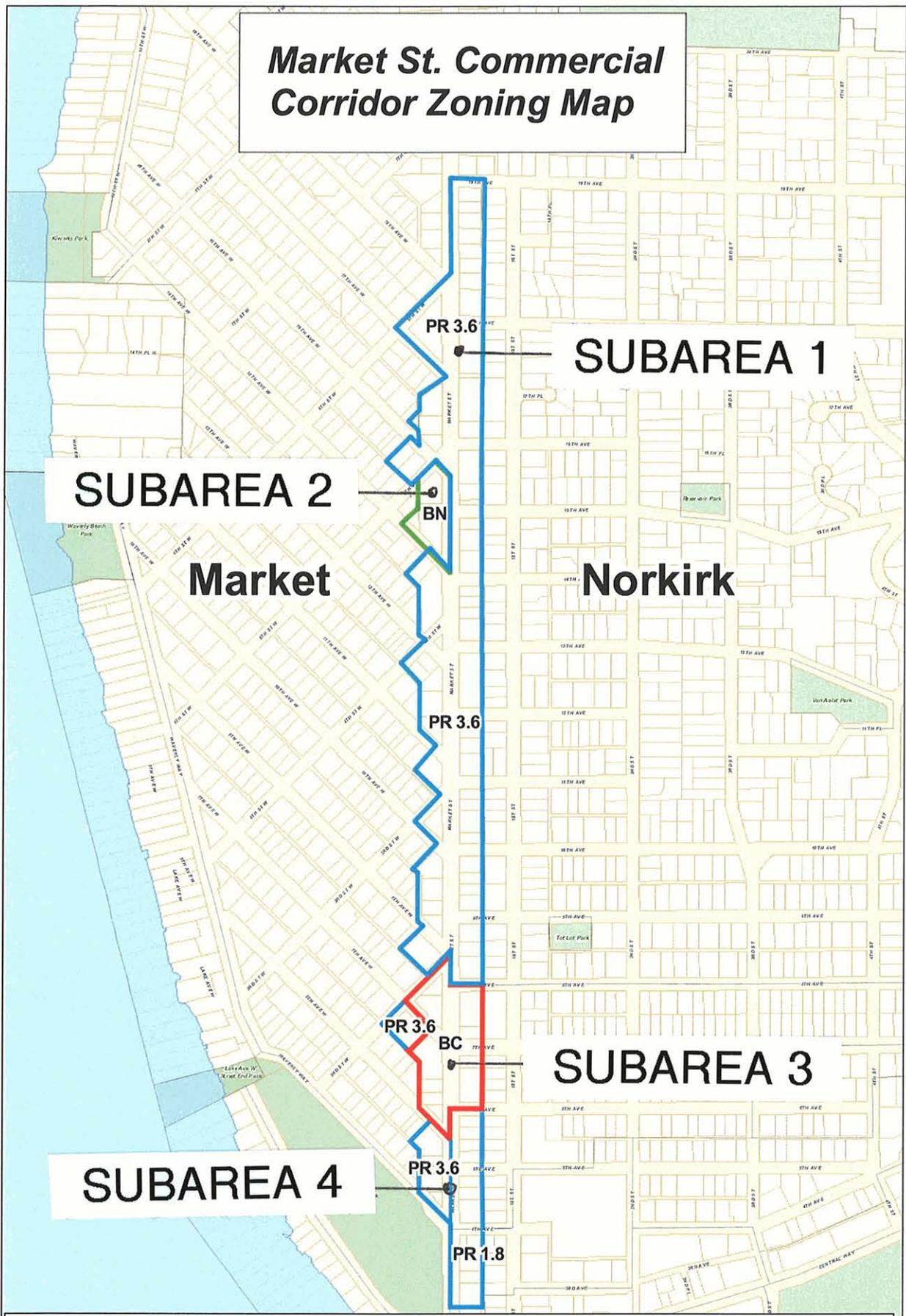
**Market Street Commercial Corridor Design Regulations Work Program  
Updated January 26, 2007**

Subject to Change

<b>Tasks</b>	<b>Dates</b>
PC study to approve work program	January 11, 2007
PC study of draft regulations	February 8, 2007
PC study of revisions to regulations	March 8, 2007
CTED 60 day review	March 15, 2007
Issue SEPA Addendum	March, 2007
Market Neighborhood Association Update	March 21, 2007
Norkirk Neighborhood Association Update	April 4, 2007
PC hearing on regulations	April 26, 2007
PC finalize drafts	May 24, 2007
Council study session/adoption	June 19, 2007

ATTACHMENT 1  
Market St. Comm. Corr.  
PC Packet 1/31/07

# Market St. Commercial Corridor Zoning Map



**SUBAREA 2**

**SUBAREA 1**

**Market**

**Norkirk**

**SUBAREA 4**

**SUBAREA 3**

**Legend**

- Market neighborhood area  BC  PR 1.8
- tax\_parcel  BN  PR 3.6
- parks
- row
- hydro\_lakes



ATTACHMENT <sup>2</sup>  
Market St. comm. Corr.  
PC Packet 1/31/07

**CHAPTER 25 – PROFESSIONAL OFFICE RESIDENTIAL (PR) ZONES**

**25.05** User Guide. The charts in KZC 25.10 contain the basic zoning regulations that apply in each PR 8.5, PR 5.0, PR 3.6, PR 2.4 and PR 1.8 zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

**Section 25.08**

Zone  
PR

**Section 25.08 – GENERAL REGULATIONS**

The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.
2. If any portion of a structure is adjoining a low density zone, then either:
  - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.See KZC 115.30, Distance Between Structures/Adjacency to Institutional Use, for further details.
3. The required yard of a structure abutting Lake Washington Boulevard or Lake St. S. 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).
4. 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.

ATTACHMENT  
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Market St. Comm. Com.  
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DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 25.10	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.010	Detached Dwelling Units	None	8,500 sq. ft. if PR 8.5 zone, 5,000 sq. ft. if PR 5.0 zone, otherwise 3,600 sq. ft.	20'	5' but 2 side yards must equal at least 15'.	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	E	A	2.0 per dwelling unit.	<ol style="list-style-type: none"> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
.020	Detached, Attached or Stacked Dwelling Units	Within the NE 85th Street Sub-area, D.R., Chapter 142 KZC. Otherwise, none.	8,500 sq. ft. if PR 8.5 zone, 5,000 sq. ft. if PR 5.0 zone, otherwise 3,600 sq. ft. with a density as established on the Zoning Map. See Spec. Reg. 1.						D		1.7 per unit.	<ol style="list-style-type: none"> <li>Minimum amount of lot area per dwelling unit is as follows:                             <ol style="list-style-type: none"> <li>In PR 8.5 zones, the minimum lot area per unit is 8,500 sq. ft.</li> <li>In PR 5.0 zones, the minimum lot area per unit is 5,000 sq. ft.</li> <li>In PR 3.6 zones, the minimum lot area per unit is 3,600 sq. ft.</li> <li>In PR 2.4 zones, the minimum lot area per unit is 2,400 sq. ft.</li> <li>In PR 1.8 zones, the minimum lot area per unit is 1,800 sq. ft.</li> </ol> </li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain at least 200 sq. ft. per unit of common recreational space usable for many activities. This required common recreational open space must have the following minimum dimensions:                             <ol style="list-style-type: none"> <li>For four to 20 units, the open space must be in one or more pieces each having at least 800 sq. ft. and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 sq. ft. per unit if permanent outdoor furniture, pool, cooking facilities, playing equipment, and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> </ol> </li> </ol>

Section 25.10

Zone  
PR

USE ZONE CHART

Section 25.10		REGULATIONS		DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS		MINIMUMS		MAXIMUMS		Sign Category (See Ch. 100)	Landscape Category (See Ch. 95)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		USE	REGULATIONS	REQUIRED YARDS (See Ch. 115)	Lot Size	Lot Coverage	Height of Structure						
.030	Office Uses	 	Within the NE 85th Street Sub- area, D.R., Chapter 142 KZC. Otherwise, none.	None	20' 5' but 2 side yards must equal at least 15'.	10'	70%	If adjoining a low density zone other than RSX, then 25' above average build- ing elevation. Otherwise, 30' above average building elevation.	C	D	If medical, dental or veterinary office, then one per each 200 sq. ft. of gross floor area. Otherwise one per each 300 sq. ft. of gross floor area.	1. 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 per- mitted. c. Site must be designed so that noise from this use will not be audible of the subject property. A certification to this effect, signed by an acoustical engineer, must be submitted with the development per- mit application. 2. 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.	



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 25.10	USE ↓ REGULATIONS ↘	Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.040	Development Containing Stacked or Attached Dwelling Units and Office Uses. See Spec. Reg. 1.	Within the NE 85th Street Sub-area, D.R., Chapter 142 KZC. Otherwise, none.	3,600 sq. ft. with a residential density as established on the Zoning Map. See Spec. Reg. 2.	20'	5' but 2 side yards must equal at least 15'.	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	D	See KZC 105.25.	<ol style="list-style-type: none"> <li>1. A veterinary office is not permitted in any development containing dwelling units.</li> <li>2. Minimum amount of lot area per dwelling unit is as follows:                             <ol style="list-style-type: none"> <li>a. In PR 8.5 zones, the minimum lot area per unit is 8,500 square feet.</li> <li>b. In PR 5.0 zones, the minimum lot area per unit is 5,000 square feet.</li> <li>c. In PR 3.6 zones, the minimum lot area per unit is 3,600 square feet.</li> <li>d. In PR 2.4 zones, the minimum lot area per unit is 2,400 square feet.</li> <li>e. In PR 1.8 zones, the minimum lot area per unit is 1,800 square feet.</li> </ol> </li> <li>3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>4. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational space usable for many activities. This required common recreational open space must have the following minimum dimensions:                             <ol style="list-style-type: none"> <li>a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playing equipment, and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> </ol> </li> <li>5. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:                             <ol style="list-style-type: none"> <li>a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use.</li> <li>b. The appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.</li> </ol> </li> </ol>

Section 25.10

Zone  
PR

USE ZONE CHART

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

Section 25.10	USE ↓ REGULATIONS →	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.050	Restaurant or Tavern	Within the NE 85th Street Sub-area, D.R., Chapter 142 KZC. Otherwise, Process I, Chapter 145 KZC.	8,500 sq. ft. if PR 8.5 zone, otherwise 7,200 sq. ft.	20'	5' but 2 side yards must equal at least 15'.	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	B	E	1 per each 100 sq. ft. floor area.	1. This use is not permitted in a PR 3.6 zone located in the NE 85th Street Subarea.
.060	Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, or Shoe Repair Shop			10' on each side.							1 per each 300 sq. ft. floor area.	1. This use is not permitted in a PR 3.6 zone located in the NE 85th Street Subarea. 2. May not be located above the ground floor of a structure. 3. Gross floor area cannot exceed 3,000 square feet.
.070	Funeral Home or Mortuary			20' on each side.	20'							1. This use is not permitted in a PR 3.6 zone located in the NE 85th Street Subarea.
.080	Church										1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use.



USE ZONE CHART

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Section 25.10	USE REGULATIONS	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.090	School or Day-Care Center	Within the NE 85th Street Sub-area, D.R., Chapter 142 KZC. Otherwise, none.  If this use is adjoining a low density zone, then Process I, Chapter 145 KZC.	8,500 sq. ft. if PR 8.5 zone, otherwise 7,200 sq. ft.	If this use can accommodate 50 or more students or children, then:  50'    50' on    50' each side  If this use can accommodate 13 to 49 students or children, then:  20'    20' on    20' each side	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation. See Spec. Reg. 7.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> <li>1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas.</li> <li>2. Structured play areas must be set back from all property lines as follows:                             <ol style="list-style-type: none"> <li>a. Twenty feet if this use can accommodate 50 or more students or children.</li> <li>b. Ten feet if this use can accommodate 13 to 49 students or children.</li> </ol> </li> <li>3. 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.</li> <li>4. May include accessory living facilities for staff persons.</li> <li>5. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated.</li> <li>6. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).</li> <li>7. For school use, structure height may be increased, up to 35 feet, if:                             <ol style="list-style-type: none"> <li>a. The school can accommodate 200 or more students; and</li> <li>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</li> <li>c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and</li> <li>d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements.  <i>This special regulation is not effective within the disapproval jurisdiction of the Houghton Community Council.</i> </li> </ol> </li> <li>8. For a Mini-School or Mini-Day-Care Center use, electrical signs shall not be permitted and the size of signs may be limited to be compatible with nearby residential uses.</li> <li>9. These uses are subject to requirements established by the Department of Social and Health Services (WAC Title 388).</li> </ol>		

Section 25.10



USE ZONE CHART

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Section 25.10	USE ↓ REGULATIONS →	Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.100	Mini-School or Mini-Day-Care	Within the NE 85th Street Sub-area, D.R., Chapter 142 KZC. Otherwise, none.	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, otherwise 3,600 sq. ft.	20'	5' but 2 side yards must equal at least 15'	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	E	B	See KZC 105.25.	<ol style="list-style-type: none"> <li>1. A six-foot-high fence is required along the property lines adjacent to the outside play areas.</li> <li>2. Structured play areas must be set back from all property lines by five feet.</li> <li>3. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.</li> <li>4. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated.</li> <li>5. Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses.</li> <li>6. May include accessory living facilities for staff persons.</li> <li>7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).</li> </ol>
.110	Assisted Living Facility								D	A	1.7 per independent unit. 1 per assisted living unit.	<ol style="list-style-type: none"> <li>1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility.</li> <li>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 less intensive process between the two uses.</li> <li>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. 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:               <ol style="list-style-type: none"> <li>a. Project is of superior design, and</li> <li>b. Project will not create impacts that are substantially different than would be created by a permitted multifamily development.</li> </ol> </li> <li>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.</li> <li>5. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.</li> </ol>



USE ZONE CHART

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				REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.120	Convalescent Center or Nursing Home	Within the NE 85th Street Sub-area, D.R., Chapter 142 KZC.	8,500 sq. ft. if PR 8.5 zone, otherwise 7,200 sq. ft.	20'	10' on each side	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	1 for each bed.	1. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the less intensive process between the two uses.
.130	Public Utility	Otherwise, Process I, Chapter 145 KZC.	None		20' on each side	20'			A		See KZC 105.25.	
.140	Government Facility Community Facility				10' on each side	10'			C See Spec. Reg. 2.			1. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.150	Public Park	Development standards will be determined on case-by-case basis. See Chapter 49 KZC for required review process.										

Section 25.10

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PR

USE ZONE CHART

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Section 25.10	USE ↓	REGULATIONS ↑	MINIMUMS		MAXIMUMS		Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Required Review Process	Lot Size	REQUIRED YARDS (See Ch. 115)					Landscaping (See Ch. 95)
					Front	Side				
.150	Public Park (continued)								<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and</p> <p>6) A recommended action by the City Council.</p> <p>c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds:</p> <p>1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and</p> <p>2) It is consistent with the public health, safety, and welfare;</p> <p>3) If the Master Plan is proposed within the Houghton Community Municipal Corporation, it shall become effective according to the procedure in KMC 2.12.040.</p> <p>In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:</p> <p>a. Location, dimensions, and uses of all active and passive recreation areas;</p> <p>b. Potential users and hours of use;</p> <p>c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;</p> <p>d. Landscaping;</p> <p>e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</p> <p>2. Development and use of a park does not require a Master Plan under this Code if it will not involve any of the following:</p> <p>a. Lighting for outdoor nighttime activities;</p> <p>b. The construction of any building of more than 4,000 square feet;</p> <p>c. The construction of more than 20 parking stalls;</p> <p>d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.</p>	