



CITY OF KIRKLAND

Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033
425.587-3225 - www.kirklandwa.gov

MEMORANDUM

To: Planning Commission

From: Dorian Collins, AICP, Senior Planner
Paul Stewart, AICP, Deputy Director

Date: February 18, 2016

Subject: **Zoning Code Amendment – PR 1.8 zone - Totem Lake Business District**
File No. CAM16-00218

RECOMMENDATION

Review the options presented for changes to building height in the PR 1.8 zone east of I-405 (there is another PR 1.8 zone west of I-405), and provide direction to staff. Draft code amendments will be presented at a public hearing on March 10th.

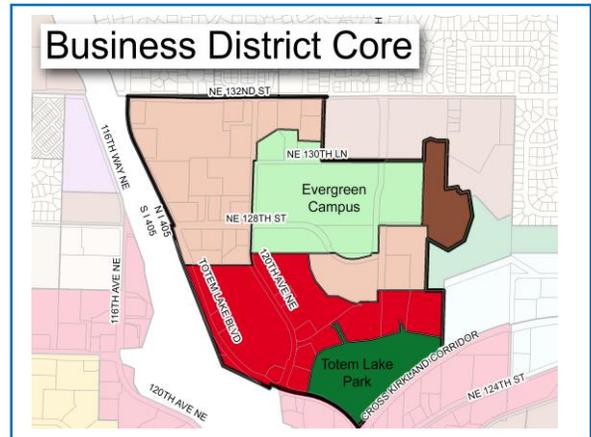
BACKGROUND DISCUSSION

RJ Development is interested in developing a three-story memory care facility on the undeveloped, eastern portion of the property containing the existing Madison House retirement and assisted living facility. The developer plans to pursue a subdivision prior to development, which would create a second, adjacent lot for the related project, to be named "Jefferson House" (see Attachment 1).



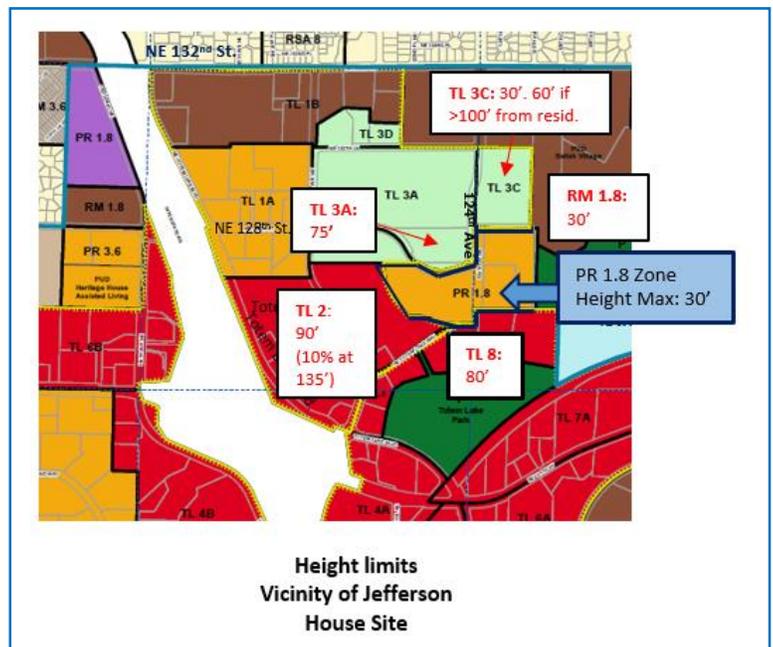
The developer has encountered challenges in designing the facility within the 30' maximum building height limit in the PR 1.8 zone, due to the site's steep topography, the presence of a 75 foot-wide Seattle City Light transmission easement

The proposed Jefferson House site lies within the eastern location of the PR 1.8 zone, just east of the Totem Lake Mall property and south of the Evergreen Health campus. The zone is contained within Totem Lake’s “Business District Core” subarea (see Comprehensive Plan Subarea map at right).



Existing Conditions and Neighboring Zoning

Existing development within the PR 1.8 zone under study includes the Madison House facility and the Totem Lake Heights Apartments. The Totem Lake Heights Apartments are developed on an approximately 6.5 acre site, at a density of about 14 units per acre. The remaining undeveloped land, where the Jefferson House project is proposed, is approximately 1.75 acres in size, and located on the eastern half of the Madison House site, west of 124th Avenue NE.



Allowable building heights within the zones that surround the PR 1.8 zone where the subject property is located are noted on the map at the right. To the north on the hospital campus, maximum building heights range from 30’ (within 100 feet of a residential zone) to 75’. On the Totem Lake Mall property to the west, maximum building height is 90’ for development within a coordinated master plan, with a small percentage (10%) of development allowed to reach 135’. To the south within the TL 8 zone, maximum building height is 80’. A private greenbelt easement lies to the east of the PR 1.8 zone, with the exception of a small portion of the zone’s northeastern corner, where multifamily development within an RM 1.8 zone with a maximum height limit of 30’ is located.

Zoning Code Amendment - Options

Staff has identified two options for the Planning Commission to consider, which are described below.

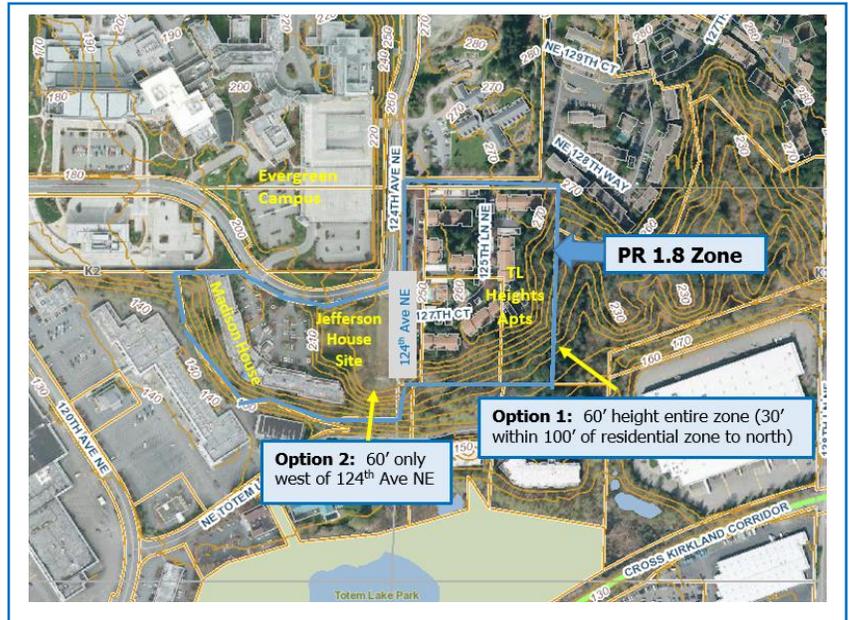
1. **Increase maximum building height in the eastern location of the PR 1.8 zone to 60’, in keeping with the height limits in the TL 3C zone**

to the north of the easternmost portion of the PR 1.8 zone. Height would be limited to 30' within 100 feet of residential zones, as it is in the TL 3C zone. This option is reflected in potential amendments to the Zoning Code contained in Attachment 3.

Advantages: This option would:

- Provide consistency in standards for building height with the TL 3C zone to the north,
- Allow for additional building height on land within the Business District Core subarea, planned for the greatest densities and building heights within the Totem Lake Urban Center.
- Incorporate a restriction of 30' in building height near the adjacent residential zone to maintain compatibility with neighboring development.
- Provide flexibility for development to occur despite constraints related to topography and the wide Seattle City Light transmission easement.

Disadvantages: This option would expand the potential for increased height to the property already developed with the Totem Lake Heights Apartments, which is currently developed at about 30' in height. While the redevelopment site west of 124th Avenue NE lies at a ground elevation of approximately 240, the remainder of the zone lies at a slightly higher elevation of approximately 260'. Despite the height restriction of 30' within 100 feet of residential zones, taller buildings within this portion of the zone could potentially create visual impacts for the residential property to the northeast of the zone.



2. **STAFF**

RECOMMENDATION:

Increase maximum building height to 60' in the eastern location of the PR 1.8 zone, but limit the increased height to land west of 124th Avenue NE. This option is reflected in potential amendments to the Zoning Code contained in Attachment 4.

Advantages: This option would:

- Provide consistency in standards for building height with the TL 3C zone to the northeast of the subject area. Land directly north of the portion of the PR 1.8 zone located west of 124th Avenue NE is zoned TL 3A, and has a maximum height limit of 75' ([TL 3 ZC standards](#)).
- Allow for additional building height on land within the Business District Core subarea, planned for the greatest densities and building heights within the Totem Lake Urban Center.
- Minimize the potential for a visual impacts of redevelopment with taller structures east of 124th Avenue NE, which is at a higher elevation and closer to the multifamily residential area.
- Provide flexibility for development to occur despite constraints related to topography and the wide Seattle City Light transmission easement.

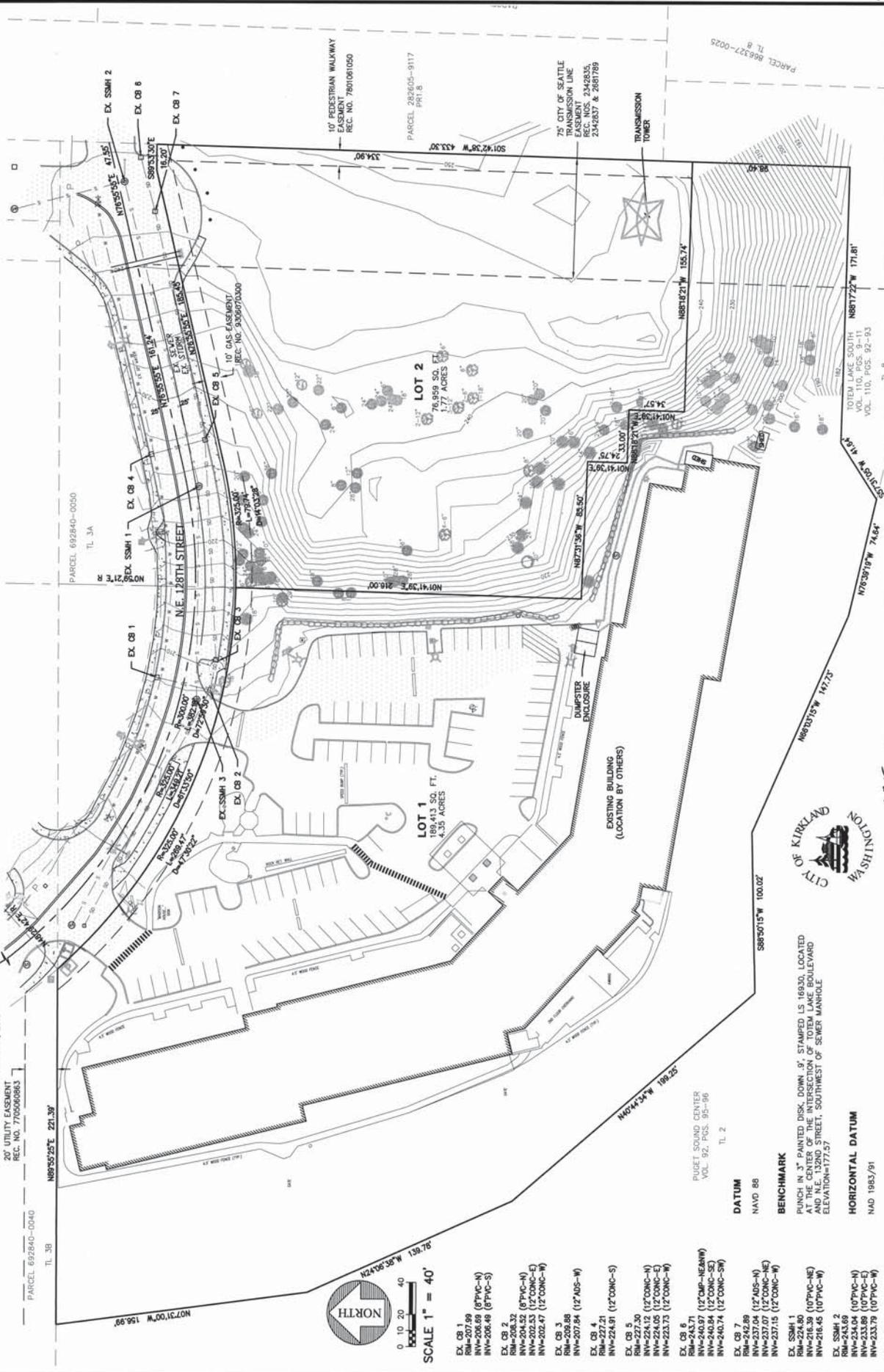
NEXT STEPS

Based on Planning Commission direction, staff will present proposed amendments to the Zoning Code for the consideration of the Planning Commission at a public hearing in March. The Planning Commission's recommendation would be transmitted to the City Council for their final action in April.

Attachments:

1. Proposed Short Plat, RJ Development
2. RJ Development Statement
3. Option 1 – Draft Zoning Code Amendments
4. Option 2 – Draft Zoning Code Amendments

A PORTION OF THE S.E. 1/4 OF THE N.W. 1/4 OF SECTION 28, T.26N, R.05E., W.M.
CITY OF KIRKLAND, STATE OF WASHINGTON



FOUND MON IN CASE VISITED AUGUST, 2015
20' UTILITY EASEMENT REC. NO. 7705006683
FOUND MON IN CASE VISITED AUGUST, 2015



- EX. CB 1
RM=207.99 (12'PVC-N)
INV=206.69 (12'PVC-N)
INV=206.49 (12'PVC-S)
- EX. CB 2
RM=208.32 (12'PVC-N)
INV=204.52 (12'PVC-N)
INV=204.53 (12'CONC-E)
INV=202.47 (12'CONC-W)
- EX. CB 3
RM=207.99 (12'PVC-N)
INV=207.99 (12'PVC-N)
- EX. CB 4
RM=224.11 (12'CONC-S)
INV=224.11 (12'CONC-S)
- EX. CB 5
RM=224.12 (12'CONC-N)
INV=224.05 (12'CONC-E)
INV=223.73 (12'CONC-W)
- EX. CB 6
RM=243.71 (12'CONC-N)
INV=243.97 (12'CONC-N)
INV=243.84 (12'CONC-S)
INV=243.74 (12'CONC-S)
- EX. CB 7
RM=242.89 (12'PVC-N)
INV=237.04 (12'PVC-N)
INV=237.04 (12'CONC-W)
INV=237.15 (12'CONC-W)
- EX. SSMH 1
RM=216.39 (10'PVC-N)
INV=216.45 (10'PVC-W)
- EX. SSMH 2
RM=234.68 (10'PVC-N)
INV=234.04 (10'PVC-N)
INV=233.89 (10'PVC-E)
INV=233.79 (10'PVC-W)
- EX. SSMH 3
RM=207.35 (10'PVC-W)
INV=196.96 (10'PVC-W)
INV=196.94 (10'PVC-W)

DATUM
NAVD 88

BENCHMARK
PUNCH IN 3" PAINTED DISK DOWN 8' STAMPED LS 16529, LOCATED AT THE CENTER OF THE INTERSECTION OF TOTEM LAKE BOULEVARD AND N.E. 132ND STREET, SOUTHWEST OF SEMER MANHOLE ELEVATION=177.57

HORIZONTAL DATUM
NAD 1983/91

HORIZONTAL CONTROL
CITY OF KIRKLAND MONUMENT 53 AND MONUMENT 55

INSTRUMENTATION
INSTRUMENT USED: 5 SECOND TOTAL STATION.
FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 352-150-080.



1-6-15



165 N.E. JUNIPER ST.
SUITE 201
ISSAQUAH, WA 98027
PHONE: (425) 392-0250
FAX: (425) 391-3055

PRELIMINARY SHORT PLAT PREPARED FOR JEFFERSON HOUSE MEMORY CARE COMMUNITY	
CITY OF KIRKLAND DWN BY	WASHINGTON JOB NO.
JEF	01/07/16
SDM	SCALE
	1"=40'
	SHEET
	2 OF 3



Narrative Supporting Request to Modify Existing Building Height in the PR 1.8 Zone

Please accept this narrative in support of our request to modify Kirkland's existing zoning regulation for maximum height of structure for our project located at 12215 NE 128th St., Kirkland 98034. Our site is zoned as PR 1.8, and we are proposing a three-story memory care facility, classified as an assisted living facility within Kirkland's Municipal Code.

Currently, Kirkland Zoning Code (KZC) 30.30's maximum height of structure for an assisted living facility is 30' above Average Building Elevation (ABE). Our proposed facility's height is currently 43' 3", and our ABE calculation adds an additional 2' 4" height to our proposed facility. This is shown in our accompanying documents labeled A6.1 and A6.2, Exterior Elevations.

We are requesting a modification to KZC 30.30 as it relates to maximum height of structure for an assisted living facility. We believe this modification is necessary due to several hardships we have encountered specific to this site, and we believe this modification will not negatively impact the surrounding properties or Kirkland's Totem Lake and Medical District design style. Despite encountering these unique and restrictive hardships, we have explored alternatives in our plans in an effort to mitigate the difference between our structure's height and the maximum height of structure allowed within the KZC.

Hardships

In our efforts to remain in compliance with Kirkland's current zoning requirements, we have encountered the following hardships.

1. A 75' Transmission Line Easement along the eastern boundary line of our site.
2. Inability to decrease plate height on the first floor of proposed facility due to a covered, open parking garage occupying the first floor. See accompanying document labeled A3.1, First Floor Plan.
3. Extreme topography of our site.

The 75' Transmission Line Easement Hardship

A 75' Transmission Line Easement runs north to south along the eastern boundary line of our site and severely limits our ability to relocate our proposed facility. Seattle City Light has granted us consent to build within the transmission line easement; however, this consent is based upon our original plan to build only a parking lot within the transmission line easement at

RJ Development

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its current grade. Building within the transmission line easement is extremely restrictive, and clearance between structures and the transmission lines limits the location of our structure on our site.

Further, we are unable to design our building in a way that would decrease the height and increase the footprint because the building would encroach into the transmission line easement. We did speak with Seattle City Light about amending our consent to build within the transmission line easement, and we were informed that the amendment we sought would be difficult to obtain because it involved dramatic alterations to the topography surrounding the transmission tower. No trenching, digging, cutting, filling, or excavation is allowed within ten feet of any transmission tower foundation structure. While our amendment to our previously granted consent complies with this ten-foot restriction, it would greatly alter the topography immediately outside of that ten-foot restriction – we proposed decreasing the topography approximately ten feet for our entire site and around the transmission tower and then building a retaining wall around the transmission tower. Again, Seattle City Light indicated this additional consent would be difficult to obtain and would require a lengthy review because of its proximity to the transmission tower.

Inability to Decrease First Floor Plate Height

We are unable to decrease the plate height of the first floor, thereby decreasing overall building height, because the first floor covered parking requires enough height to allow access for handicap-enabled vans. The first floor plate height is 12' 8" with a finished ceiling of 11' and allows just enough clearance for handicap-enabled vans to access the covered parking area that is the first floor. Decreasing the plate height of the first floor would eliminate the ability of handicap-enabled vans to access the covered parking area and would subsequently have a negative effect on this facility's services offerings.

Extreme Topography of Our Site

The extreme topography of our site creates a hardship that directly affects our ABE calculation and ultimately adds an additional 2' 4" to our structure height. The western and southern portions of our site have been designated as Landslide High Hazard Areas, according to KZC Chapter 85 and Kirkland's Landslide Hazard Map. Such extreme topography on the site significantly impairs our ability to relocate the structure within the site. Additionally, the extreme topography and the transmission line easement combine to create a very limited area to place our facility.

Alternatives

We have explored the following alternatives to our plans in order to remain within KZC's requirements, but even implementing all alternatives to our original plans does not bring our building within KZC's requirements and allow us to retain our original design rather than performing a complete redesign of our structure.

1. Drop the site elevation to lower the overall building height calculation.
2. Reduce overall height by decreasing plate heights by one foot for second and third floors.

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3. Reduce overall height by decreasing the angle of our roof forms.

Drop Site Elevation

Dropping our site elevation would bring us closer to KZC's height requirement while maintaining the integrity of our original plan, but this alternative alone does not ensure compliance with KZC. This alternative allows the building, parking lot, entrance, and retaining walls to remain in their current planned location and would not require relocating any structural or mechanical elements of our project. We anticipate this option would allow us to reduce the amount of fill brought onto the site from foreign sources and execute closer to an even cut/fill during the grading phase. This alternative seems ideal when considered in isolation, but to accomplish this alternative, we would have to receive amended consent from Seattle City Light to construct within its transmission line easement because this alternative would create an "island" for the transmission tower, which would restrict access for maintenance activities for the transmission lines and tower.

Currently, the elevation of the transmission tower is approximately 242'. If we drop the site elevation, that will result in the transmission tower being drastically higher than the existing grade. It will also require an engineered retaining wall surrounding the transmission tower. During our conversations with Seattle City Light, it was evident that such a retaining wall would require extensive review over several weeks and that this would be an ambitious request due to the engineering and foundation specifications of transmission towers.

Decrease Plate Heights by One Foot

Another alternative we have considered in our effort to mitigate the difference between our structure's height and the maximum height of structure within the KZC is to decrease the plate height by one foot for the second and third floors of our proposed facility. Dropping the plate heights of the second and third floors would reduce our structure's overall height by two feet and bring our structure closer to the KZC maximum height allowed.

As explained above, we cannot decrease the plate height of our first floor because that would eliminate the ability for handicap-enabled vans to access the covered parking area.

Decrease Angle of Roof Forms

Decreasing the angle of our roof forms would reduce our overall height by approximately one foot. The roof forms for our facility are located at each corner of the structure and are designed to provide an appealing architectural feature for the building. Each angled roof form slopes upward with the highest point showing on the face of each building side. Decreasing the angle of the roof forms would provide about one foot of relief towards the maximum height allowed within the KZC, but this alternative would need to be combined with decreasing plate heights for the second and third floors in order to make a noticeable difference.

Moreover, incorporating all of these alternatives into our current building plans will not cause the building to fit within KZC's current maximum building height.

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In closing, we believe that our request for a modification to KZC 30.30 as it relates to the maximum height of structure for an assisted living facility is necessary here and will not negatively impact the surrounding properties or Kirkland's Totem Lake and Medical District design style. We further believe that due to the unique and restrictive hardships we encountered with this particular site a modification to KZC 30.30 is warranted.

Sincerely,

Josh Snodgrass
Design & Development Coordinator

- 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 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.
 - PU-39. Retail establishments selling marijuana or products containing marijuana are permitted in the PR zone subject to the following conditions:
 - 1. Permitted retail establishments selling marijuana or products containing marijuana are permitted in the PR zone subject to the following conditions:
- (Ord. 4479 § 1, 2015; Ord. 4476 § 2, 2015)
- *Code reviser's note: This section of the code has been modified from what was shown in C

Option 1: New reference to footnote DD-32 would be added to all permitted uses for the PR zone:

DD-32. Within the PR 1.8 zone east of 120th Avenue NE only, the maximum building height is 60 feet above average building elevation in the portion of the area that lies more than 100 feet from a residential zone. Otherwise, maximum building height is 30 feet above average building elevation.

30.30 Density/Dimensions

Density/Dimensions Table – Office Zones

(PO; PR 8.5; PR 5.0; PR 3.6; PR 2.4; PRA 2.4; PR 1.8; PRA 1.8; PLA 5B, PLA 5C; 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 KZC)			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 <u>83</u> 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}

USE		Minimum Lot Size	REQUIRED YARDS (See Ch. 115 KZC)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation	
			Front	Side	Rear			
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, 9}	10' PO: 20' PLA 5B: 10' ⁶ PLA 15A: See Chapter <u>83</u> 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, 9}	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}	
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 <u>83</u> 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					
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}	

USE		Minimum Lot Size	REQUIRED YARDS (See Ch. 115 KZC)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
			Front	Side	Rear		
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*	Reserved						
30.30.130	Hospital Facility	1 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}
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.
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.					

USE		Minimum Lot Size	REQUIRED YARDS (See Ch. 115 KZC)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
			Front	Side	Rear		
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}
30.30.245*	Retail Establishment including 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}
30.30.250*	Retail Establishment other than those specifically listed, limited, or prohibited in this zone, selling goods or providing 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	PO: None PR, PRA: 7,200 sq. ft. ¹⁶	20'	10'	PO: 20' PR, PRA: 10'	70%	PO: 30' above ABE. ⁴ PR: 30' above ABE. ⁹ PRA: 35' above ABE. ^{4, 5}
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 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}
			50'	50'	50'		
			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}

Density/Dimensions (DD) 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 square feet if PR 8.5 zone, 7,200 square feet if PR 7.2 zone, 5,000 square feet 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 DD-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 square feet 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 square feet if PR 8.5 zone, 5,000 square feet 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.

DD-32. Within the PR 1.8 zone east of 120th Avenue NE only, the maximum building height is 60 feet above average building elevation in the portion of the area that lies more than 100 feet from a residential zone. Otherwise, maximum building height is 30 feet above average building elevation.

Development Standards Table – Office Zones

(PO; PR 8.5; PR 5.0; PR 3.6; PR 2.4; PRA 2.4; PR 1.8; PRA 1.8; PLA 5B, PLA 5C; 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	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements. PLA 17A: ²

- 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 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.
- PU-39. Retail establishments selling marijuana or products containing marijuana are not permitted on 46.

(Ord. 4479 § 1, 2015; Ord. 4476 § 2, 2015)

*Code reviser's note: This section of the code has been modified from what was shown in Ord. 4476 to simplify

Option 2: New reference to footnote DD-32 would be added to all permitted uses for the PR zone:
 DD-32. Within the PR 1.8 zone east of 120th Avenue NE only, the maximum building height of a structure west of 124th Avenue NE is 60 feet above average building elevation.

30.30 Density/Dimensions

Density/Dimensions Table – Office Zones

(PO; PR 8.5; PR 5.0; PR 3.6; PR 2.4; PRA 2.4; PR 1.8; PRA 1.8; PLA 5B, PLA 5C; 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 KZC)			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 <u>83</u> 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}

USE		Minimum Lot Size	REQUIRED YARDS (See Ch. 115 KZC)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation	
			Front	Side	Rear			
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, 9}	10' PO: 20' PLA 5B: 10' ⁶ PLA 15A: See Chapter <u>83</u> 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, 9}	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}	
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 <u>83</u> 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					
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}	

USE		Minimum Lot Size	REQUIRED YARDS (See Ch. 115 KZC)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
			Front	Side	Rear		
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*	Reserved						
30.30.130	Hospital Facility	1 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}
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.
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.					

USE		Minimum Lot Size	REQUIRED YARDS (See Ch. 115 KZC)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
			Front	Side	Rear		
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}
30.30.245*	Retail Establishment including 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}
30.30.250*	Retail Establishment other than those specifically listed, limited, or prohibited in this zone, selling goods or providing 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	PO: None PR, PRA: 7,200 sq. ft. ¹⁶	20'	10'	PO: 20' PR, PRA: 10'	70%	PO: 30' above ABE. ⁴ PR: 30' above ABE. ⁹ PRA: 35' above ABE. ^{4, 5}
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 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}
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30.30.290	Water Taxi	None	30' ¹²	5' ³	See Chapter 83 KZC.	80%	30' above ABE. ^{19, 30}

Density/Dimensions (DD) 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 square feet if PR 8.5 zone, 7,200 square feet if PR 7.2 zone, 5,000 square feet 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 DD-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 square feet 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 square feet if PR 8.5 zone, 5,000 square feet 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.

DD-32. Within the PR 1.8 zone east of 120th Avenue NE only, the maximum building height of a structure west of 124th Avenue NE is 60 feet above average building elevation.

Development Standards Table – Office Zones

(PO; PR 8.5; PR 5.0; PR 3.6; PR 2.4; PRA 2.4; PR 1.8; PRA 1.8; PLA 5B, PLA 5C; 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	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements. PLA 17A: ²