

**30.29 User Guide.**

The charts in KZC 30.35 contain the basic zoning regulations that apply in the WD III zones 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.



**30.30 – GENERAL REGULATIONS**

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

1. See KZC 30.37 for regulations regarding bulkheads and land surface modification.
2. Refer to Chapter 1 KZC to determine what other provisions of this Code may apply to the subject property.
3. May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.
4. May also be regulated under the Shoreline Master Program, KMC Title 24.

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USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
Section 30.35	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	North Property Line	South Property Line	High Water Line						
.020	Attached or Stacked Dwelling Units	Process 1, Chapter 145 KZC.	3,600 sq. ft. per unit	30'	The greater of: a. 15' or Spec. b. 1-1/2 times the height of the primary structure above average building elevation minus 10'.  The minimum dimension of any yard, other than those listed, is 5'.	10'	The greater of: a. 15' or b. 15% of the average parcel depth.	80%	30' above average building elevation. See also Spec. Reg. 5.	D	A	2.0 per unit.	<ol style="list-style-type: none"> <li>No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For the regulations regarding moorages and public access piers, see the specific listings in this zone.</li> <li>Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. The City shall require signs designating the public pedestrian access and public uses areas.</li> <li>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:                             <ol style="list-style-type: none"> <li>Within 30 feet of the front property line, each portion of a structure is setback from the front property line by a distance greater than or equal to the height of that portion above the front property line; and</li> <li>Substantially, the entire width of this yard (from north to south property lines) is developed as a public use area; and</li> <li>The design of the public use area is specifically approved by the City.</li> </ol> </li> <li>A view corridor must be maintained across 30% of the average parcel width. The view corridor must be in one continuous piece. 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. This 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.</li> <li>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                             <ol style="list-style-type: none"> <li>The increase is offset by a view corridor that is superior to that required by Special Regulation 4; or</li> <li>The increase is offset by maintaining comparable portions of the structure lower than 30 feet above average building elevation.</li> </ol> </li> <li>The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of that isolation.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>

**Use Zone Chart Compliance – Zoning Code Section 30.30 and 30.35.010 (WD III zone)**

<b>PLA 6D Standards</b>	<b>Allowed/Required</b>	<b>Proposed</b>
Use	Attached or Stacked Dwelling Unit	Attached or Stacked Dwelling Unit
Process	Process I, Chapter 145 KZC	Pursuant to KZC 145.10 if the use or activity that requires approval through Process I is part of a proposal that requires additional approval through Process IIA, the entire proposal is reviewed using Process IIA. Proposal is being reviewed through Process IIA.
Lot Size	3,600 square feet per unit	Subject property contains 12,635 square feet landward of the ordinary high water mark, with over 6,300 square feet per dwelling unit.
Front Yard	30 feet, see also Special Regulations 3 (below)	30'9"
South Required Yard	10 feet	Complies
North Required Yard	The greater of: 15 feet or 1 ½ times the height of the primary structure above average building elevation minus 10 feet	Proposal is to setback structure 21 feet from north property line, which would not comply with the required yard. See Section II.D.3-6 in the staff advisory report for more information.
High Waterline Required Yard	The greater of: 15 feet or 15% of the average parcel depth	15% of average parcel depth, which equals approximately 19 feet, is the greater setback. The building is setback more than 122 feet the ordinary high watermark.
Any Other Required Yard	5 feet	The building is setback more than 5 feet from the north and west property lines. The building is also setback 5 feet from the edge of the access easement crossing the property, as well as five from the edge of the public pedestrian walkway easement established on the property.
Lot Coverage	80%	Approximately 59 percent
Minimum View Corridor	A view corridor must be maintained across 30% of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided that they do not obscure the view from Lake Washington	The average parcel width is approximately 63 feet. Although the major portion of the property is 100 feet wide, the property contains a narrower stem that connects to the shoreline, reducing the average parcel width. Based on this average parcel width, the view corridor would be approximately 18.9 feet.  The view corrido

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	Boulevard to and beyond Lake Washington. This 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.	property line in one continuous piece and is located coincident with an existing access easement to provide the widest view corridor.  The proposed additions would not be located within the view corridor.
Building Height	30 feet above average building elevation, see special regulation 5	Proposal shows height of less than 30 feet above ABE.
Landscape Category	D	D. See section II.G.4
Sign Category		No signs indicated.
Required Parking	Two stalls per dwelling unit, plus .5 stalls for guest parking.	Five parking stalls required.