



NORTH & WEST ELEVATIONS  
SCALE: 3/32"=1'-0"

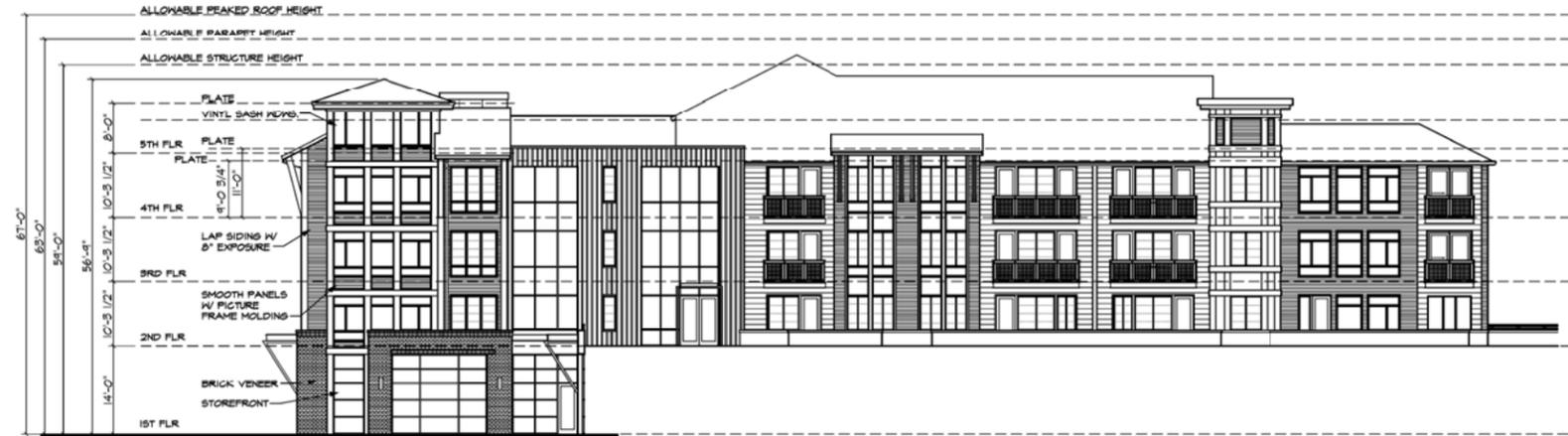


MAY 18, 2011 PROJECT NO: 113-195

**TOTEM STATION**  
KIRKLAND, WASHINGTON



5865 Owens Drive  
Pleasanton, CA 94588  
925.251.7200  
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COURTYARD WEST ELEVATION



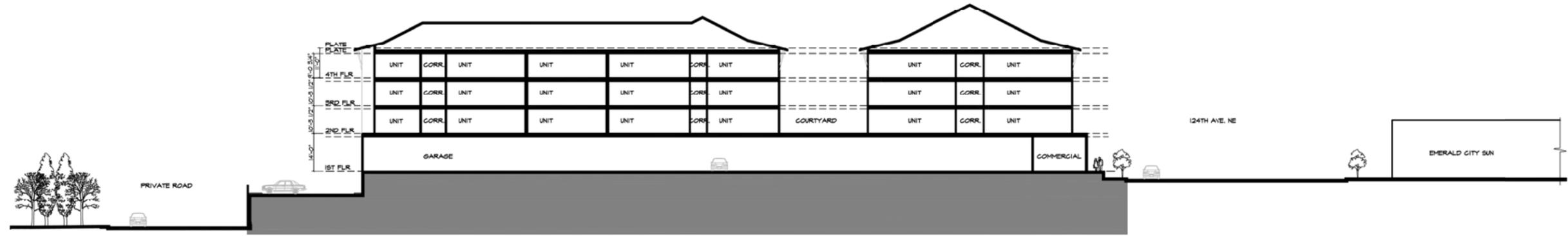
COURTYARD EAST ELEVATION



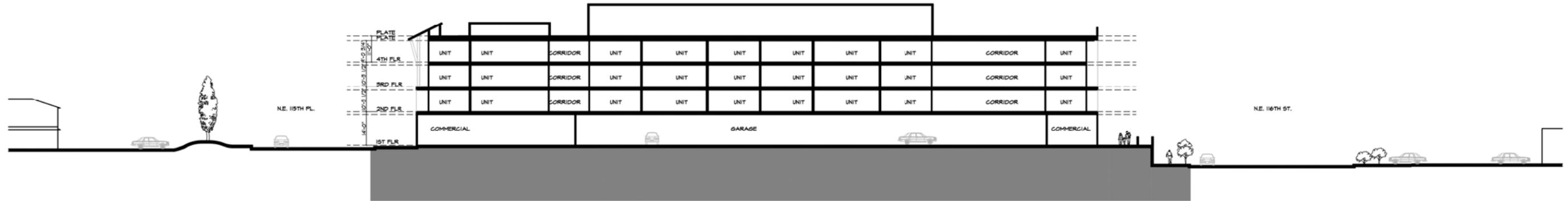
COURTYARD EAST & WEST ELEVATIONS  
SCALE: 3/32"=1'-0"

MAY 18, 2011 PROJECT NO: 113-195

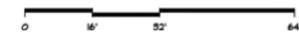




SECTION 'B'



SECTION 'A'



SITE SECTIONS  
SCALE: 1/16"=1'-0"

MAY 18, 2011

PROJECT NO: 113-195

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ELK  
CAPSTONE  
FOSSIL GREY



SHERWIN-WILLIAMS RESTRAINED GOLD SW6129    SHERWIN-WILLIAMS MAISON BLANCHE SW7526    SHERWIN-WILLIAMS SPORTY BLUE SW6522    MUTUAL MATERIALS SHEFFIELD FACE BRICK    CORRUGATED METAL    MUTUAL MATERIALS WINDSOR FACE BRICK    SHERWIN-WILLIAMS TREE BRANCH SW7525    SHERWIN-WILLIAMS MAISON BLANCHE SW7526    SHERWIN-WILLIAMS HOPSACK SW6109    SHERWIN-WILLIAMS FORESTWOOD SW7730    MUTUAL MATERIALS ALPINE MST FACE BRICK    SHERWIN-WILLIAMS DRIED THYME SW6186    SHERWIN-WILLIAMS FIRED BRICK SW6335    SHERWIN-WILLIAMS KAFFEE SW6 04

EAST ELEVATION  
SCALE: 3/32"=1'-0"



APRIL 20, 2011    PROJECT NO: 113-195

# TOTEM STATION

KIRKLAND, WASHINGTON



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**PRELIMINARY LANDSCAPE SCHEDULE**

SYMBOL	BOTANICAL / COMMON NAME	SIZE AND CONDITION
<b>EXISTING TREES TO REMAIN</b>		
(Symbol)	<b>SPECIMEN ACCENT TREES</b> <b>BETULA JACQUEMONTI</b> JACQUEMONTI BIRCH	SPECIMEN QUALITY, 3" CAL., 12'-14' HT., WELL-BRANCHED, BBB, SPACING AS SHOWN ON PLAN
(Symbol)	<b>PRUNUS SERRULATA 'KWANZAN'</b> KWANZAN CHERRY	SPECIMEN QUALITY, 4" CAL., 12'-14' HT., WELL-BRANCHED, BBB, SPACING AS SHOWN ON PLAN
(Symbol)	<b>PYRUS CALLERYANA</b> PEAR	SPECIMEN QUALITY, 3" CAL., 12'-14' HT., WELL-BRANCHED, BBB, SPACING AS SHOWN ON PLAN
<b>DECIDUOUS TREES</b>		
(Symbol)	<b>CERCIDIPHYLLUM JAPONICA</b> KATSURU TREE	MIN. 2" CAL., 12'-14' HT. MATCHED SPECIMENS, FULL, WELL-BRANCHED ABOVE 6' HT., BBB, SPACING AS SHOWN ON PLAN
(Symbol)	<b>STYRAX JAPONICUS</b> JAPANESE SNOWBELLS	MIN. 2" CAL., 12'-14' HT. MATCHED SPECIMENS, FULL, WELL-BRANCHED ABOVE 6' HT., BBB, SPACING AS SHOWN ON PLAN
(Symbol)	<b>ZELKOVA SERRATA 'VILLAGE GREEN'</b> VILLAGE GREEN ZELKOVA	MIN. 2" CAL., 12'-14' HT. MATCHED SPECIMENS, FULL, WELL-BRANCHED ABOVE 6' HT., BBB, SPACING AS SHOWN ON PLAN
<b>EVERGREEN TREES</b>		
(Symbol)	<b>CHAMAECYPARIS NOOTKATENSIS</b> ALASKAN CEDAR	10-12' HT., FULL AND BUSHY, BBB, SPACING AS SHOWN ON PLAN
(Symbol)	<b>PSEUDOTSUGA MENZIESII</b> DOUGLAS FIR	10-12' HT., FULL AND BUSHY, BBB, SPACING AS SHOWN ON PLAN
(Symbol)	<b>THUJA PLICATA</b> WESTER RED CEDAR	10-12' HT., FULL AND BUSHY, BBB, SPACING AS SHOWN ON PLAN
<b>LARGE ACCENT SHRUBS</b>		
(Symbol)	<b>CAMELLIA SASANQUA</b> CAMELLIA	MIN. 30-36 HT., FULL AND BUSHY, BBB OR CONT., SPACING AS SHOWN ON PLAN
(Symbol)	<b>CORNUS STOLONIFERA 'MIDWINTER FIRE'</b> MIDWINTER FIRE REDTWIG DOGWOOD	MIN. 24-30" HT. & SHR, FULL & BUSHY, BBB OR CONT., MIN. (3) CANES
(Symbol)	<b>HAMAMELIS X INTERMEDIA</b> WITCH HAZEL	MIN. 24-30" HT. & SHR, FULL & BUSHY, BBB OR CONT., MIN. (2) CANES
(Symbol)	<b>RIBES SANGUINEUM</b> RED FLOWERING CURRANT	MIN. 30-36" HT., FULL & BUSHY, BBB OR CONT.
(Symbol)	<b>THUJA OCCIDENTALIS 'EMERALD'</b> EMERALD GREEN ARBORVITAE	MIN. 4'-5' HT., FULL AND BUSHY, BBB OR CONT., SPACING AS SHOWN ON PLAN
(Symbol)	<b>VIBURNUM PLICATUM 'TOMENTOSUM'</b> DOUBLEFILE VIBURNUM	MIN. 30-36 HT., FULL AND BUSHY, BBB OR CONT., SPACING AS SHOWN ON PLAN
<b>EVERGREEN SHRUBS</b>		
(Symbol)	<b>MAHONIA A. 'COMPACTA'</b> COMPACT OREGON GRAPE	MIN. 18"-24" HT., FULL AND BUSHY, BBB OR CONT., SPACING AS SHOWN ON PLAN
(Symbol)	<b>LONICERA PILEATA</b> HONEY-SUCKLE PRINCE	MIN. 18"-24" HT., FULL AND BUSHY, BBB OR CONT., SPACING AS SHOWN ON PLAN
(Symbol)	<b>PRUNUS LAUROCERASUS 'OTTO LUYKEN'</b> OTTO LUYKEN LAUREL	MIN. 18"-24" HT., FULL AND BUSHY, BBB OR CONT., SPACING AS SHOWN ON PLAN
(Symbol)	<b>RHOODODENDRON 'PAM'</b> PAM RHOODODENDRON	MIN. 15'-18" HT./SPREAD, FULL & BUSHY, BBB OR CONT., SPACING AS SHOWN ON PLAN
(Symbol)	<b>VIBURNUM DAVIDI</b> DAVID'S VIBURNUM	MIN. 15'-18" HT./SPREAD, FULL AND BUSHY, BBB OR CONT., SPACING AS SHOWN ON PLAN
<b>GRASSES</b>		
(Symbol)	<b>IMPERATA CYLINDRICA 'RUBRA'</b> JAPANESE BLOOD GRASS	MIN. 1 GAL., FULL & BUSHY, SPACING AS SHOWN ON PLAN
(Symbol)	<b>CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'</b> FEATHER REED GRASS	MIN. 1 GAL., FULL & BUSHY, SPACING AS SHOWN ON PLAN
(Symbol)	<b>FESTUCA GLAUCA</b> BLUE FESCUE	MIN. 1 GAL., FULL & BUSHY, SPACING AS SHOWN ON PLAN
(Symbol)	<b>MOLINA CAERULEA</b> PURPLE MOOR GRASS	MIN. 1 GAL., FULL & BUSHY, SPACING AS SHOWN ON PLAN
<b>ACCENT SHRUBS</b>		
(Symbol)	<b>BERBERIS THUNBERGII 'CRIMSON PYRAM'</b> DWARF RED-LEAF BARBERRY	MIN. 18" HT./SPREAD, FULL AND BUSHY, SPACING AS SHOWN ON PLAN
(Symbol)	<b>CALLUNA VULGARIS</b> HEATHER	MIN. 18" HT./SPREAD, FULL AND BUSHY, SPACING AS SHOWN ON PLAN
(Symbol)	<b>CORNUS STOLONIFERA 'KELSEY'</b> KELSEY DOGWOOD	MIN. 18" HT./SPREAD, FULL AND BUSHY, SPACING AS SHOWN ON PLAN
(Symbol)	<b>SPIRAEA JAPONICA 'GOLDFLAME'</b> GOLDFLAME SPIREA	MIN. 18" HT./SPREAD, FULL AND BUSHY, SPACING AS SHOWN ON PLAN
<b>VINES</b>		
(Symbol)	<b>CLEMATIS ARMANDI 'SNOWDRIFT'</b> EVERGREEN CLEMATIS	5 GAL. CONT., MIN. (3) STRONG LEADERS, MIN. 36" LENGTH, FULL, DENSE, TRAIN TO GREEN WALL AS DIRECTED.
(Symbol)	<b>LONICERA CLIOSEA</b> ORANGE HONEY-SUCKLE	5 GAL. CONT., MIN. (3) STRONG LEADERS, MIN. 36" LENGTH, FULL, DENSE, TRAIN TO GREEN WALL AS DIRECTED.
<b>PERENNIALS</b>		
(Symbol)	<b>DABOECIA CANTABRICA</b> BISH HEATH	1 GAL., FULL & BUSHY, @ 18" O.C., TRIANGULAR SPACING
(Symbol)	<b>HEMEROCALLIS SP.</b> DAYLILY	1 GAL., FULL & BUSHY, @ 18" O.C., TRIANGULAR SPACING
(Symbol)	<b>LEUCANTHEMUM X SUPERBUM</b> SHASTA DUNSY	1 GAL., FULL & BUSHY, @ 18" O.C., TRIANGULAR SPACING
(Symbol)	<b>NEPETA SP.</b> CATMINT	1 GAL., FULL & BUSHY, @ 18" O.C., TRIANGULAR SPACING
(Symbol)	<b>SEDUM 'AUTUMN JOY'</b> AUTUMN JOY SEDUM	1 GAL., FULL & BUSHY, @ 18" O.C., TRIANGULAR SPACING
(Symbol)	<b>TEUCRIUM CHAMAEDRYS</b> WALL GERMANDER	1 GAL., FULL & BUSHY, @ 18" O.C., TRIANGULAR SPACING
<b>GROUNDCOVERS</b>		
(Symbol)	<b>ARCTOSTAPHYLOS UVA-URSI</b> KUMBUKACK	MIN. 1 GAL. CONTAINERS, FULL AND BUSHY, 15" O.C. TRIANGULAR SPACING
(Symbol)	<b>RUBUS CALYCIROIDES</b> BRAMBLE	MIN. 1 GAL. CONTAINERS, FULL AND BUSHY, 15" O.C. TRIANGULAR SPACING
(Symbol)	<b>COTONEASTER DAMMERI</b> BEARBERRY COTONEASTER	MIN. 1 GAL. CONTAINERS, FULL AND BUSHY, 15" O.C. TRIANGULAR SPACING

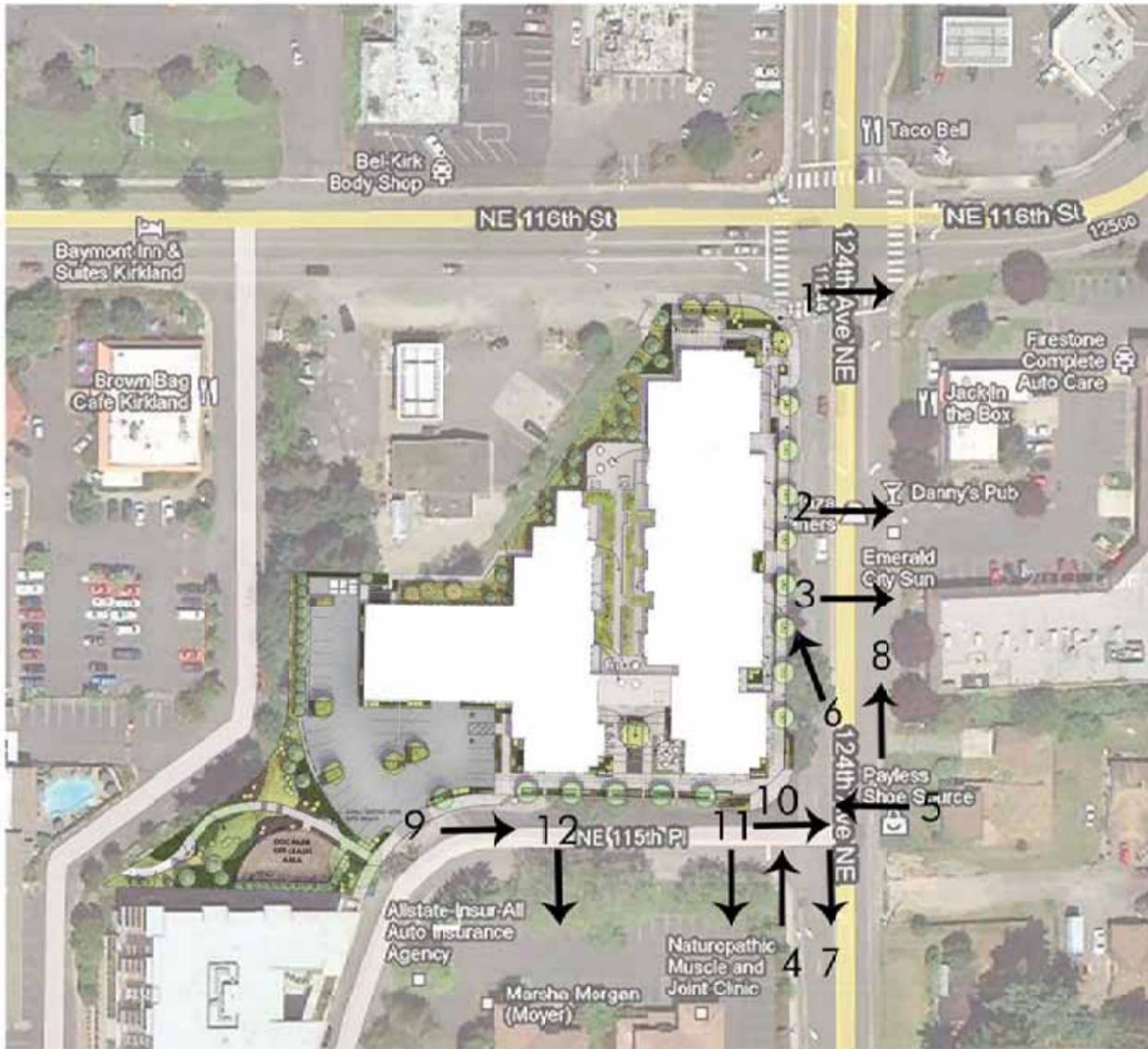
SYMBOL	BOTANICAL / COMMON NAME	SIZE AND CONDITION
<b>BIORETENTION EVERGREEN TREES</b>		
(Symbol)	<b>CHAMAECYPARIS NOOTKATENSIS</b> ALASKAN CEDAR	8-10' HT., FULL AND BUSHY, BBB, SPACING AS SHOWN ON PLAN
(Symbol)	<b>PSEUDOTSUGA MENZIESII</b> DOUGLAS FIR	8-10' HT., FULL AND BUSHY, BBB, SPACING AS SHOWN ON PLAN
(Symbol)	<b>THUJA PLICATA</b> WESTER RED CEDAR	8-10' HT., FULL AND BUSHY, BBB, SPACING AS SHOWN ON PLAN
(Symbol)	<b>TSUGA HETEROPHYLLA</b> WESTERN HEMLOCK	8-10' HT., FULL AND BUSHY, BBB, SPACING AS SHOWN ON PLAN
<b>BIORETENTION DECIDUOUS TREES</b>		
(Symbol)	<b>ACER CIRCINATUM</b> VINE MAPLE	MIN. 2" CAL., 12'-14' HT., FULL, WELL-BRANCHED ABOVE 6' HT., BBB, SPACING AS SHOWN ON PLAN
(Symbol)	<b>FRAXINUS LATIFOLIA</b> OREGON ASH	MIN. 2" CAL., 12'-14' HT., FULL, WELL-BRANCHED ABOVE 6' HT., BBB, SPACING AS SHOWN ON PLAN
<b>BIORETENTION TALL SHRUBS</b>		
(Symbol)	<b>CORNUS STOLONIFERA</b> REDOSER DOGWOOD	MIN. 24-30" HT. & SHR, FULL & BUSHY, SPACING AS SHOWN ON PLAN
(Symbol)	<b>HOLODISCUS DISCOLOR</b> OCEAN SPRAY	MIN. 24-30" HT. & SHR, FULL & BUSHY, SPACING AS SHOWN ON PLAN
(Symbol)	<b>MAHONIA AQUIFOLIUM</b> OREGON GRAPE	MIN. 24-30" HT. & SHR, FULL & BUSHY, SPACING AS SHOWN ON PLAN
(Symbol)	<b>PHYSOCARPUS CAPTATUS</b> PACIFIC FINEBARB	MIN. 24-30" HT. & SHR, FULL & BUSHY, SPACING AS SHOWN ON PLAN
(Symbol)	<b>RIBES SANGUINEUM</b> RED FLOWERING CURRANT	MIN. 24-30" HT. & SHR, FULL & BUSHY, SPACING AS SHOWN ON PLAN
(Symbol)	<b>VACCINIUM OVATUM</b> EVERGREEN HUCKLEBERRY	MIN. 24-30" HT. & SHR, FULL & BUSHY, SPACING AS SHOWN ON PLAN
<b>BIORETENTION LOW SHRUBS</b>		
(Symbol)	<b>CORNUS SERICEA 'KELSEY'</b> DWARF REDTWIG DOGWOOD	1 GAL., FULL & BUSHY, SPACING AS SHOWN ON PLAN
(Symbol)	<b>GAULTHERIA SHALLON</b> SALAL	1 GAL., FULL & BUSHY, SPACING AS SHOWN ON PLAN
(Symbol)	<b>MAHONIA NERVOSA</b> DWARF OREGON GRAPE	1 GAL., FULL & BUSHY, SPACING AS SHOWN ON PLAN
(Symbol)	<b>ROSA NUTKANENSIS</b> NOOTKA ROSE	1 GAL., FULL & BUSHY, SPACING AS SHOWN ON PLAN
(Symbol)	<b>SYMPHORICARPOS ALBUS</b> SNOWBERRY	1 GAL., FULL & BUSHY, SPACING AS SHOWN ON PLAN
<b>BIORETENTION PERENNIALS, FERNS AND GRASSES</b>		
(Symbol)	<b>CAREX OBNUPTA</b> SLOUGH SEDGE	1 GAL., FULL & BUSHY, @ 18" O.C., TRIANGULAR SPACING
(Symbol)	<b>CAREX STIPATA</b> BEAKED SEDGE	1 GAL., FULL & BUSHY, @ 18" O.C., TRIANGULAR SPACING
(Symbol)	<b>DESCHAMPSIA CESPITOSA</b> TURTLED HAIRGRASS	1 GAL., FULL & BUSHY, @ 18" O.C., TRIANGULAR SPACING
(Symbol)	<b>HEMEROCALLIS SP.</b> DAYLILY	1 GAL., FULL & BUSHY, @ 18" O.C., TRIANGULAR SPACING
(Symbol)	<b>HEUCHERA SP.</b> CORAL BELLS	1 GAL., FULL & BUSHY, @ 18" O.C., TRIANGULAR SPACING
(Symbol)	<b>JUNCUS EFFUSUS</b> SOFT SPINE	1 GAL., FULL & BUSHY, @ 18" O.C., TRIANGULAR SPACING
(Symbol)	<b>POLYSTICHUM MUNITUM</b> WESTERN SWORD FERN	1 GAL., FULL & BUSHY, @ 18" O.C., TRIANGULAR SPACING
(Symbol)	<b>SCRIPUS ACUTUS</b> HARDSTEM BULRUSH	1 GAL., FULL & BUSHY, @ 18" O.C., TRIANGULAR SPACING

TOTEM STATION  
KIRKLAND, WASHINGTON

LANDSCAPE PLAN  
SCALE 1" = 20'-0"

MAY 11, 2011 PROJECT NO: 113-195  
WEISMANDESIGNGROUP





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# TOTEM LAKE APARTMENTS - VICINITY

KIRKLAND, WASHINGTON

## VICINITY PHOTOS

MAY 18, 2011

PROJECT NO: 113-195



5815 Owens Drive  
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 925.251.7200  
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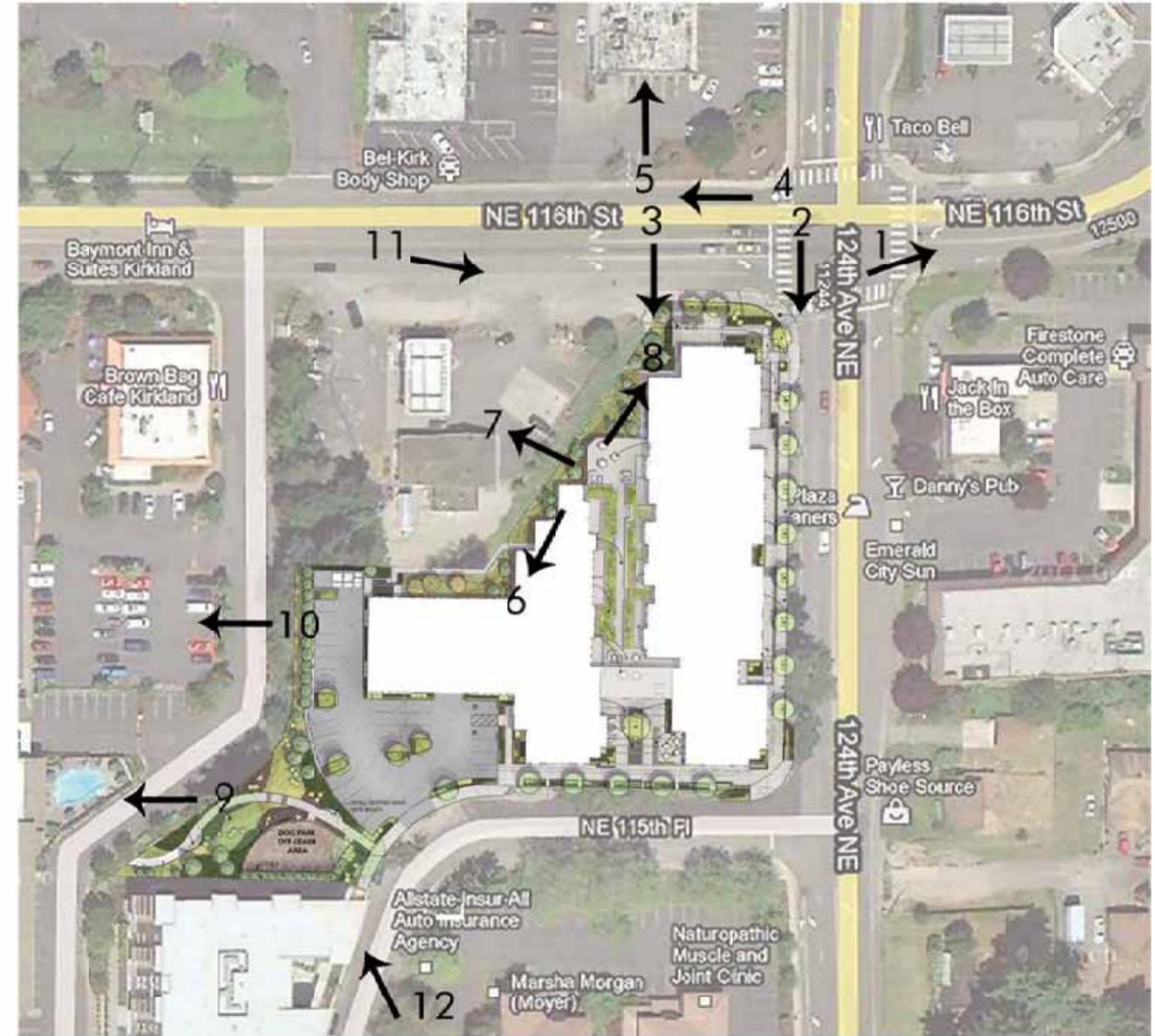
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VICINITY PHOTOS

MAY 18, 2011

PROJECT NO: 113-195



TOTEM LAKE APARTMENTS - VICINITY

KIRKLAND, WASHINGTON

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## CHAPTER 54 – NRH BUSINESS DISTRICT (NRHBD) ZONES

## 54.02 User Guide.

The charts in KZC [54.06](#) contain the basic zoning regulations that apply in the NRHBD 1A 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 54.04

**Section 54.04 – 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. In cases where the height of a structure is specified in number of stories, the following applies:
  - a. Height measured at the midpoint of the frontage of the subject property on the abutting right-of-way. If the site abuts more than one right-of-way, the applicant may select the right-of-way from which to measure.
  - b. The following heights per story are allowed:
    - i. Ground floor retail; ground floor restaurant and tavern; ground floor entertainment/cultural and/or recreational facility shall be a minimum of 13 feet in height and a maximum of 15 feet.
    - ii. Office; private club or lodge; church; school; day-care center; public utility, government facility, or community facility; public park, ground floor hotel or motel; retail above the ground floor shall be a maximum of 13 feet.
    - iii. Residential; hotel or motel above the ground floor shall be a maximum of 10 feet.
  - c. To determine the allowed height of a structure, determine the number of stories allowed in the use zone charts and apply the allowed height per story specified in subsection (2)(b) of this section. For example, if three stories are allowed and the proposed use is ground floor retail with two stories of residential above, the allowed height would be 35 feet.
  - d. Height shall be measured above the point of measurement (e.g., above average building elevation, or above right-of-way) as specified in the particular use zone charts. For purposes of measuring building height above the abutting right (s)-of-way, alleys shall be excluded.
  - e. In addition to the height exceptions established by KZC [115.60](#), the following exceptions to height regulations in NRHBD zones are established:
    - i. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two feet.
    - ii. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal or greater than four feet vertical to 12 feet horizontal.
3. The minimum required front yard is 10 feet, unless otherwise prescribed in the use zone chart. 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.
4. A pedestrian connection should be developed to link Slater Avenue NE with NE 116th Street.

[link to Section 54.06 table](#)

**This page of the Kirkland Zoning Code is current through Ordinance 4238, passed March 2, 2010.**

Disclaimer: The City Clerk's Office has the official version of the Kirkland Zoning Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: <http://www.ci.kirkland.wa.us/>

City Telephone: (425) 587-3190  
Code Publishing Company



USE ZONE CHART

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

Section 54.06	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	Office Use See Spec. Regs. 1 and 2.	D.R., Chapter 142 KZC.	None	10'	0'	0'	80%	2 stories above abutting right-of-way.	B	D	If a medical, dental, or veterinary office, then 1 per each 200 square feet of gross floor area. Otherwise, 1 per 300 square feet of gross floor area.	<ol style="list-style-type: none"> <li>Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:                             <ol style="list-style-type: none"> <li>The assembled or manufactured goods are subordinate to and are dependent upon this use.</li> <li>The outward appearance and impacts of this use with ancillary assembly or manufacturing must be no different from other office uses.</li> </ol> </li> <li>The following regulations apply to veterinary offices only:                             <ol style="list-style-type: none"> <li>May only treat small animals on the subject property.</li> <li>Outside runs and other outside facilities for the animals are not permitted.</li> <li>Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application.</li> <li>A veterinary office is not permitted if the subject property contains dwelling units.</li> </ol> </li> </ol>
.020	Vehicle Service Station See Spec. Regs. 1 and 2.		22,500 sq. ft.	40'	15' on each side	15'			A	E	See KZC 105.25.	<ol style="list-style-type: none"> <li>This use is permitted only if the subject property abuts NE 116th Street.</li> <li>May not be more than two vehicle service stations at an intersection.</li> <li>Gas pump islands must be setback at least 20 feet from all property lines. Canopies and covers over gas pump islands may not be closer than 10 feet to any property line. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.</li> </ol>
.030	Restaurant or Tavern		None	10'	0'	0'			B	D	1 for each 100 sq. ft. of gross floor area.	<ol style="list-style-type: none"> <li>Drive-in or drive-through facilities are prohibited.</li> </ol>
.050	Hotel or Motel							4 stories above abutting right-of-way.			1 per each room. See Spec. Reg. 2.	<ol style="list-style-type: none"> <li>May include ancillary meeting and convention facilities.</li> <li>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.</li> </ol>

Section 54.06

Zone  
NRH1A

USE ZONE CHART

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

Section 54.06	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						
.060	Any retail establishment, other than those specifically listed in this zone and prohibited by Spec. Reg. 1, selling goods and providing services including banking and other financial services. See Spec. Reg. 2.	D.R., Chapter 142 KZC.	None	10'	0'	0'	80%	2 stories above abutting right-of-way.	B	D	1 per each 300 square feet of gross floor area.	1. The following uses and activities are prohibited: <ol style="list-style-type: none"> <li>The sale, service, and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers; provided, that motorcycle sales, service, or rental is permitted if conducted indoors.</li> <li>Retail establishments providing storage services unless accessory to another permitted use;</li> <li>Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses.</li> <li>Outdoor storage of bulk commodities, except in the following circumstances:                             <ol style="list-style-type: none"> <li>If the square footage of the storage area is less than 20 percent of the retail structure; or</li> <li>If the commodities represent growing stock in connection with horticultural nurseries, whether the stock is in open ground, pots, or containers.</li> </ol> </li> </ol> 2. This use may not exceed 60,000 sq. ft. of gross floor area.
.070	Automotive Service Center See Spec. Regs. 1, 2, 3, 5 and 6.								A		1 per each 250 sq. ft. of gross floor area. See Spec. Reg. 4.	1. This use specifically excludes new or used vehicle or boat sales or rentals, and any vehicle or boat body work. 2. This use may not exceed 60,000 sq. ft. of gross floor area. 3. No openings (i.e., doors, windows which open, etc.) shall be permitted in any facade of the building adjoining a residential use. Windows are permitted if they are triple-paned and unable to be opened. 4. 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. 5. Storage of used parts and tires must be conducted entirely within an enclosed structure. See also KZC 115.105 for additional regulations. 6. Site must be designed so noise from this use adjoining to any residential use complies with the standards set forth in WAC 173-60-040(1) for a Class B source property and a Class A receiving property. A certification to this effect, stamped by an Acoustical Engineer, must be submitted with the development permit application.
.080	Private Lodge or Club								C		1 per each 300 square feet of gross floor area.	



USE ZONE CHART

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

Section 54.06	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	Stacked Dwelling Unit See Spec. Regs. 1 and 2.	D.R., Chapter 142 KZC.	None	Same as regulations for the ground floor use.			5 stories above abutting right-of-way.	Same as regulations for the ground floor use.	A	See KZC 105.25.	<ol style="list-style-type: none"> <li>This use may not be located on the ground floor of a structure.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>	
.100	Church See Spec. Reg. 1			10'	0'	0'	80%	30' above average building elevation.	C	B	1 for every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 2.	<ol style="list-style-type: none"> <li>May include accessory living facilities for staff persons.</li> <li>No parking is required for day-care or school ancillary to this use.</li> </ol>
.110	School or Day-Care Center See Spec. Regs. 2, 5, and 7.			10' See Spec. Reg. 3.	0' See Spec. Reg. 3.	0' See Spec. Reg. 3.		2 stories above abutting right-of-way. See Spec. Reg. 1.	D		See KZC 105.25. See Spec. Regs. 4 and 6.	<ol style="list-style-type: none"> <li>A six-foot-high fence is required only along the property lines adjacent to the outside play areas.</li> <li>Hours of operation may be limited to reduce impacts on nearby residential uses.</li> <li>Structured play areas must be setback from all property lines as follows:                             <ol style="list-style-type: none"> <li>Twenty feet if this use can accommodate 50 or more students or children;</li> <li>10 feet if this use can accommodate 13 to 49 students or children;</li> <li>Otherwise, five feet.</li> </ol> </li> <li>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.</li> <li>May include accessory living facilities for staff persons.</li> <li>The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.</li> <li>These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).</li> </ol>

Section 54.06

Zone  
NRH1A

USE ZONE CHART

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

Section 54.06	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)		
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure	
				Front	Side	Rear							
.120	Mini-School or Mini-Day-Care See Spec. Regs. 2, 6, and 7.	D.R., Chapter 142 KZC.	None	10' See Spec. Reg. 3.	0' See Spec. Reg. 3.	0' See Spec. Reg. 3.	80%	2 stories above abutting right-of-way. See Spec. Reg. 1.	D	B	See KZC 105.25. See Spec. Regs. 4 and 5.	<ol style="list-style-type: none"> <li>A six-foot-high fence is required only along the property lines adjacent to the outside play area.</li> <li>Hours of operation may be limited to reduce impacts on nearby residential uses.</li> <li>Structured play areas must be setback from all property lines by at least five feet.</li> <li>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>The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.</li> <li>May include accessory living facilities for staff persons.</li> <li>These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).</li> </ol>	
.130	Assisted Living Facility See Spec. Regs. 1 and 2.	D.R., Chapter 142 KZC.	None	Same as regulations for the ground floor use.			80%	5 stories above abutting right-of-way.	B	A	1 per assisted living unit.	<ol style="list-style-type: none"> <li>This use may be located on the street level floor of a building only if there is a commercial space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the commercial space if the applicant demonstrates that the proposed configuration of the commercial use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>	
.140	Convalescent Center or Nursing Home			10'	0'	0'		2 stories above abutting right-of-way.	C	B	1 for each bed.	See KZC 105.25.	<ol style="list-style-type: none"> <li>Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with this use.</li> </ol>
.150	Public Utility			A									
.160	Government Facility or Community Facility	C See Spec. Reg. 1.											
.170	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.											

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