City of Kirkland
Planning and Building Department

Land Acknowledgment

We acknowledge that the Southern Salish Sea region lies on the unceded and ancestral land of the Coast Salish peoples, the Duwamish, Muckleshoot, Puyallup, Skykomish, Snoqualmie, Snohomish, Suquamish and Tulalip tribes and other tribes of the Puget Sound Salish people, and that present-day City of Kirkland is in the traditional heartland of the Lake People and the River People. We honor with gratitude the land itself, the First People – who have reserved treaty rights and continue to live here since time immemorial – and their ancestral heritage.

Vision Statement

Kirkland is one of the most livable cities in America. We are a vibrant, attractive, green and welcoming place for everyone to be. Civic engagement, innovation and diversity are highly valued. We are respectful, fair, and inclusive. We honor our rich heritage while embracing the future. Kirkland strives to be a model, sustainable city that values preserving and enhancing our natural environment for our enjoyment and future generations.

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Kirkland Planning Commission

Agenda

Regular Meeting - Hybrid

Peter Kirk Room and Virtual
Thursday, August 27, 2026
6:00 PM

To join the meeting via Zoom:
https://kirklandwa-gov.zoom.us/j/84038812324?pwd=ajlnT01Fd2VHVmJvSE9SUXQ3ZDZaQT09
Passcode: 114965
Webinar ID: 840 3881 2324

To join via telephone: +1 253 215 8782 US (Tacoma) US US
To provide public comment in advance of the meeting please email planningcommissioners@kirklandwa.gov.

If you have questions about an item on the agenda, please contact the project planner listed below.

This meeting packet is also available online on the Planning and Building Department webpage:
https://www.kirklandwa.gov/Government/Departments/Planning-and-Building/Planning-Commission

1. **Call to Order**

2. **Roll Call**

3. **Comments From the Audience - Limited to 3 Minutes**

4. **Special Presentations**

5. **Study Session**

   a. Neighborhood Stores and Services Code Amendment Project Initial Briefing, File No.

CAM26-00358
Purpose: Receive a briefing and hold a study session to discuss the "Neighborhood Stores and Services" Code Amendment project to update regulations. Provide staff with direction on the regulatory options for future review, community engagement, and on the questions posed to Planning Commission (PC) within this memorandum.
Staff Contact: LeAndra Baker-Lewis, Senior Planner llewis@kirklandwa.gov 425-586-3265
Allison D Zike, AICP, Deputy Planning & Building Director AZike@kirklandwa.gov 425-587-3259
Adam H Weinstein, AICP, Planning & Building Director AWeinstein@kirklandwa.gov 425-587-3227

6. **Public Hearings**

a. Public hearing for code clean-up amendments for State-mandated parking reform previously adopted through Ordinance O-4935
Purpose: Hold a public hearing to receive public testimony on the Kirkland Zoning Code (KZC) clean-up amendments for State-mandated parking reform previously adopted through Ordinance O-4935, and to make additional minor amendments for clarity and consistency, including amendments to existing bicycle parking requirements. At the conclusion of the public hearing, the Planning Commission (PC) should deliberate and make a recommendation to City Council (Council) on the proposed code amendments.
Staff Contact: Martha R Rubardt, Associate Planner MRubardt@kirklandwa.gov 425-587-3256

b. Affordable Housing on Faith-Owned Land Zoning Code Amendments Public Hearing – File No. CAM26-00037
Purpose: Hold a public hearing to receive public testimony on proposed amendments to the Kirkland Zoning Code (KZC) Chapters 5 and 112 to facilitate affordable housing development on property owned by faith-based organizations. At the conclusion of the public hearing, the Planning Commission (PC) should deliberate and make a recommendation to City Council (Council) on the proposed code amendments.
Staff Contact: Scott B. Guter, AICP, Senior Planner SGuter@kirklandwa.gov 425-587-3247

7. **Reading and / or Approval of Minutes**

8. **Administrative Reports and Planning Commission Discussion**

a. Public Meeting Calendar Update

9. **Comments From the Audience**

10. **Adjournment**

Note: If you would like more information on an item on this agenda, please call the Planning & Building Department at 425-587-3600. **Please refer to the file number and planner listed for that item.**

For more information on the Planning and Building Department public comment and rules and procedure, visit our **Public Comments and Rules of Procedures** webpage.
- Planning Commission Rules of Procedure

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CITY OF KIRKLAND
PLANNING AND BUILDING
123 Fifth Avenue, Kirkland, WA 98033
425-587-3000

MEMORANDUM

To: Planning Commission

From: LeAndra Baker-Lewis, Senior Planner
Adam Weinstein, AICP, Planning and Building Director
Allison Zike, AICP, Deputy Planning and Building Director

Date: August 13, 2026

Subject: **Neighborhood Stores and Services Code Amendment Project Initial Briefing, File No. CAM26-00358**

RECOMMENDATION:

Receive a briefing and hold a study session to discuss the "Neighborhood Stores and Services" Code Amendment project to update regulations. Provide staff with direction on the regulatory options for future review, community engagement, and on the questions posed to Planning Commission (PC) within this memorandum.

EXECUTIVE SUMMARY:

- The Neighborhood Stores and Services project is a Planning Work Program task intended to implement several policies within the 2044 Comprehensive Plan, with the general scope of work including evaluation of existing home occupation regulations and exploring new low-intensity, neighborhood-serving commercial allowances in primarily residential areas.
- The project seeks to develop code amendments which increase neighborhood walkability by increasing the opportunity to purchase more goods and services near homes, lower barriers to starting a business in Kirkland, and preserve qualities people value about Kirkland's residential neighborhoods.
- City Council (Council) has given staff preliminary guidance on the project scope and staff policy assumptions, which were used to inform this memorandum. Council feedback on the project's community engagement plan has been incorporated into this memorandum.
- Initial groundwork and research by staff have illuminated some project intricacies that PC should expect to advise on ahead of the drafting of regulatory options.

BACKGROUND:

Project background

The Neighborhood Stores and Services Project will complete Task 12 of the adopted Planning

Work Program[1], which directs the development of code changes that expand opportunities for small businesses to thrive citywide. This project will include a twofold strategy of updating the rules for home occupation regulations and simultaneously studying the introduction of neighborhood-serving commercial uses into primarily residential areas.

Allowing small-scale business activity in residential areas provides opportunities for residents to earn money and start businesses in a low-risk environment, increases access to goods and services for nearby residents, and has the potential to improve environmental, social, and health-related outcomes for the community.

Kirkland 2044 Comprehensive Plan Policy Support

The project advances several goals and policies within the Kirkland 2044 Comprehensive Plan (K2044) for economic opportunity, climate resilience, transportation choice, and policies aiming to facilitate more complete "10-minute neighborhoods"[2]. The most relevant and applicable K2044 policies are listed below in order of relevance:

Land Use Element Policies

- *LU-4.6*: Develop standards that allow small scale neighborhood-oriented commercial uses within residential areas, including corner stores and commercial uses operated within homes, to meet local needs and reduce reliance on vehicle trips to meet daily needs.
- *LU-3.1*: Create and maintain neighborhoods that allow residents and employees of all abilities to use active transportation to travel to places that meet their daily needs.
- *LU-2.4*: Support development patterns that promote public health and address racially and environmentally disparate health outcomes and provide access to opportunities. Focus on residents with the highest needs in providing and enhancing opportunities for employment, safe and convenient daily physical activity, social connectivity, protection from exposure to harmful substances and environments, and housing in high opportunity areas.

Economic Development Element Policies

- *Policy ED-1.9*: Support the growth and needs of home-based businesses and small-scale commercial uses in primarily residential areas that are compatible with their surroundings and minimize adverse impacts related to safety, noise, parking, traffic, light, and odor.
- *Policy ED-3.3*: Support policies and initiatives that enable residents to live near their workplace.
- *Policy ED-1.7*: Foster and support small and emerging businesses, industries, and entrepreneurship.
- *Policy ED-3.2*: Support businesses that encourage the health and well-being of all people by providing convenient access to healthy and locally grown food.

The project will also advance City Council (Council) goals of vibrant neighborhoods, balanced transportation, and a thriving economy.

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[1] https://www.kirklandwa.gov/files/sharedassets/public/v/2/planning-amp-building/work-programs/adopted_2026-2028_pwp4-21-2026.pdf

[2] 10-minute neighborhoods are areas of the City where residents can meet most daily needs within close proximity to (or within a 10-minute walking distance of) their homes. Land Use Element, Policy LU-2.5, https://kirkland.municipal.codes/CompPlan/3

Council Feedback

Council received an initial project briefing at their July 21, 2026 meeting[3], including an extensive background on the origin of the Neighborhood Stores and Services project and initial staff findings from jurisdictional research and prior community engagement. During the briefing, Council provided staff with recommendations for public engagement, staff policy assumptions, and project timeline and scope. Council directed staff to seek out in-person engagement opportunities, using community events or open house events to facilitate dialogue between staff and community members. Staff outlined several policy assumptions in the staff report that stemmed from prior public engagement, K2044 policy guidance, and planning best practices. Council generally agreed with the assumptions but noted their intricacies.

Several Councilmembers expressed a desire to review the draft code amendments at least one more time prior to when they will be brought forward for Council adoption, but there was not a clear consensus on when in the process that should occur; some Councilmembers expressed support for a more relaxed timeline than what is indicated on the 2026-2028 PWP in anticipation of project complexities. Relating to project scope and code outcomes, some Councilmembers expressed interest in a more tailored, targeted, or pilot approach to the new allowances for neighborhood-serving commercial uses. Other Councilmembers shared hopes of a more relaxed approach to regulations since these business types are likely to be constrained by economic and financial factors.

Existing Regulatory Landscape

Existing Regulations for Home Occupations

Although access to dedicated commercial areas is limited by zoning and current land use patterns, commercial and business enterprise activities are conducted every day in all of Kirkland's residential zones. Home occupations, or home-based businesses, are small businesses that are operated by residents from within their home and can include a broad spectrum of professions. These businesses support local entrepreneurship and offer local commercial options, but they are tightly regulated to ensure scale and activity do not interfere with surrounding residential activity. Home occupations are regulated by KZC 115.65, which limits several aspects of business operations:

- Home occupations must operate within the primary residence of the person(s) conducting the home occupation;
- No more than two additional non-resident employees or contractors are allowed;
- The business can solicit a maximum of six customers per day and no more than two customers at any time;
- The business may receive no more than 3 deliveries or pick-ups per day, and no more than 10 per week, all to occur between the hours of 8:00 a.m. and 6:00 p.m;
- The business can occupy no more than 500 square feet of gross floor area within the home;
- No business-related items can be stored outside;

[3] https://www.kirklandwa.gov/files/sharedassets/public/v/1/city-council/agenda-documents/2026/july-21-2026/9d_business.pdf

- The residence cannot be altered on the inside or outside of the structure in any way that changes its “residential character”;
- The business cannot involve activities that result in noise, vibration, smoke, odors, heat, traffic or parking that exceed typical residential uses; and
- There may not be more than 1 business-related vehicle parked on site.

A home occupation that does not meet one or more of the requirements will be reviewed under Process I, which requires approval by the Planning and Building Director based on the following criteria to ensure the business:

- Will not harm the character of the surrounding neighborhood; and
- Will not include outdoor storage and/or operation of building materials, machinery, commercial vehicles, or tools, except if it:
    - Is appropriately screened from other properties;
    - Does not emit noise, odor, or heat;
    - Does not create glare; and
- Does not create a condition which injures or endangers the comfort, repose, health or safety of people on abutting properties or streets;
- Will not generate excessive traffic or necessitate excessive parking; and
- Will locate and screen any required or proposed site improvement in a manner that minimizes its view from surrounding properties or adjacent streets.
- For bed and breakfast houses, there will be a maximum of four guest rooms.

Staff requests the PC at some point to discuss whether it seeks to modify the above criteria in any way as part of this code amendment project.

Kirkland has around 4,000 active business licenses for home-based businesses, which accounts for almost half of the city’s total number of Kirkland-based business licenses. A large share of home-based businesses in Kirkland provide consulting and professional services related to law, advising, specialty consulting, and project management or planning. Other common business types include real estate and property services, construction and contracting, and retail and wholesale.

Commercial Use Regulations

Kirkland has three primarily residential zone classes: low density residential, medium density residential, and high density residential. These areas are dominated by a variety of housing types at various levels of intensity but allow a small number of non-residential uses such as faith-based facilities, government facilities, community facilities, and schools and daycares, along with home-based business occupations. Primary commercial uses are currently prohibited in low density residential zones.

Some medium and high-density residential zones allow “Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, Beauty Shop or Shoe Repair Shop” as a primary use. However, projects including these neighborhood-serving commercial uses must currently complete a time-consuming process of approval through a Process IIA review process pursuant

to Chapter 150 of the Kirkland Zoning Code (KZC). Process IIA decisions are subject to environmental review, public noticing, a public hearing held by a hearing examiner, and appeals. Additionally, projects must prove compliance with several geographic and development criteria.

KZC defines a commercial use as "a place of employment or a commercial enterprise that meets the definition of office use, retail establishment, restaurant or tavern, or entertainment, cultural and/or recreational facility". In Kirkland's commercial and office zones, where most of the city's brick and mortar businesses exist today, commonly regulated commercial uses include:

- Office[4];
- Restaurant or Tavern[5];
- Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, or Shoe Repair Shop;
- Entertainment, Cultural and/or Recreational Facility[6];
- Community Facility[7];
- Private Lodge or Club[8];
- Retail Establishment[9];
- Retail Establishment providing vehicle or boat sales or vehicle or boat service or repair;
- Any Retail Establishment, other than those specifically listed, selling goods or providing services, including banking and related financial services; and
- Wholesale Trade[10]

Miscellaneous KZC Regulations

There are several other code chapters and sections within the KZC and Kirkland Municipal Code (KMC) containing regulations applying to all types of development. Listed below is a non-exhaustive summary of these provisions, focused on those which are most relevant in lower intensity residential zones and those of which may apply to neighborhood commercial uses. These requirements should be understood and considered as the PC studies new allowances for small businesses in residential zones, and some of these sections may be considered for amendment in relation to any new allowances for home-based businesses or neighborhood commercial uses.

KMC 21.06.205: Permits – Required

A permit must be obtained prior to constructing, enlarging, altering, repairing, moving, demolishing, or changing a building or electrical, mechanical, or plumbing system.

KMC 12.45.320: Parking

[4]Full Office Use KZC definition https://kirkland.municipal.codes/KZC/5.10.590
[5] Full Restaurant or Taven KZC definition https://kirkland.municipal.codes/KZC/5.10.790
[6] Full Entertainment, Cultural and/or Recreational Facility KZC definition https://kirkland.municipal.codes/KZC/5.10.279
[7] Full "Community Facility" KZC definition https://kirkland.municipal.codes/KZC/5.10.153
[8] Full "Private Club" KZC definition https://kirkland.municipal.codes/KZC/5.10.695
[9] Full "Retail Establishment" KZC definition https://kirkland.municipal.codes/KZC/5.10.795
[10] Full "Wholesale Trade" KZC definition https://kirkland.municipal.codes/KZC/5.10.990

It is unlawful to park or load or unload property in a double-park scenario, blocking pedestrian paths or landscaping strips, at intersections and crosswalks, or where it is prohibited by signage.

KZC 95.42: Land Use Buffer Requirements
Currently allowed neighborhood-serving commercial uses in medium- and high-density residential zones must maintain a 15-foot-wide landscaped strip with a six-foot-high solid screening fence or wall between the commercial use and neighboring residential uses. There are no buffering requirements for detached dwelling units.

KZC 100.40 Signs – Sign Area
Detached dwelling units must comply with Sign Category A, which allows only non-electrical wall mounted and pedestal signs, and the allowed a maximum sign area of two square feet.

KZC 100.55: Signs – Development Containing Uses in More Than One Sign Category
If a subject property contains a mix of commercial and residential uses, the residential uses must comply with Sign Category A and the commercial uses must comply with the sign category assigned to the commercial uses that predominate on the subject property.

KZC 105.18: Pedestrian Access
This section explains what improvements are required for new development. It should be noted that this section currently exempts single family and middle housing uses from pedestrian access requirements.

KZC 110.10: Required Public Improvements – General
Applicants granted a development permit must install public improvements to and within the right of way unless the cost of the street improvements along the property frontage is greater than twenty percent of the cumulative building alterations in any 5-year period.

KZC 115.47: Loading and Service Areas Placement and Screening
Loading areas must not be visible to the right of way or to pedestrian pathways. If this configuration is not possible, the area must be screened by fencing or landscaping.

KZC 115.45: Garbage and Recycling Receptacles and Enclosures
This section regulates garbage and recycling receptacles and storages space areas, requiring screening and placement of bins away from setbacks, away from view, and in safe accessible areas. It exempts detached dwelling unit uses.

KZC 115.50 and 115.85: Glare Regulation and Lighting Regulations
These sections regulate glare and lighting and mandate that lights and glare must not extend to adjacent properties or to the right of way.

KZC 115.15 and 115.100: Air Quality Regulations and Odor
Any emission of air contaminants which annoys; injures; endangers the comfort, repose, health or safety of people; or in any way renders persons insecure in life, or in the use of property, is a violation of code. Any odor which injures; endangers the comfort, repose, health or safety of people on abutting properties or streets; or in any way renders people insecure in life, or in the use of abutting properties or streets, is a violation of code.

KZC 115.105: Outdoor Use, Activity and Storage
This section mandates that uses not being conducted inside a structure are subject to the following conditions:

- Require fencing;
- Must be indicated on a site plan within a development application;
- Cannot include objects higher than 6 feet;
- Cannot inhibit safe vehicle and pedestrian ingress and egress; and
- The area will be used in calculating the total gross floor area of a use or development if the area will be used for at least two months every year.
- These standards can be modified. Modification pathway with criteria described in KZC 115.05.3.e; and
- Appeals to modification decisions will be reviewed under a Process IIA decision which is a public process involving a hearing examiner decision and the possibility of appeals.

KZC 115.155: Marijuana Retail Business – Buffer Requirements
Marijuana Retail Businesses cannot be within 1,000 feet of the perimeter of the grounds of any elementary or secondary school, playground, recreation center or facility, child care center, public park, public transit center, or library, or any game arcade admission to which is not restricted to persons aged 21 years or older. Note that marijuana-related businesses are specifically regulated in the KZC, and are not currently allowed in residential zones. Staff would suggest retaining this prohibition.

Home Occupations and Code Enforcement
Staff consulted with Code Enforcement Officers to understand the level of compliance with existing regulations for home occupations and identify trends in complaints. Overall, Code Enforcement receives very few complaints related to home occupations, and complaints are dispersed across all neighborhoods. When complaints are submitted, they are typically associated with noticeable external impacts such as excessive visits to the business (whether it be customers, deliveries, or additional employees), vehicle-related complaints, or outdoor storage of materials. These situations generally reflect activities that are not compliant with the City's home occupation regulations, rather than permitted activities.

Staff also learned that enforcement can be challenging in some cases because it can be difficult to accurately prove whether the purpose of any given visit is a result of residential activity or business activity. Additionally, there is no active development review process for home occupations unless the resident seeks improvements to the home that trigger the requirement of a permit, which reduces the ability for city staff to confirm a home's compliance with interior standards. These findings suggest that performance standards focused on observable neighborhood impacts may be more effective and enforceable than standards related to purpose of visits or interior alterations.

DISCUSSION/ANALYSIS:

Jurisdictional Research and Comparison

Staff conducted a review of home occupation and neighborhood commercial allowances from peer cities around the Puget Sound region, including Bothell, Redmond, Bellevue, Seattle, Burien, Shoreline and Everett. The analysis of permitted uses and development and

performance standards in each city below reveals different approaches to both types of allowances and can help identify common practices, providing context for evaluating and creating the regulatory framework for these uses in Kirkland.

Regional Approaches to Home Occupations

The following tables show home occupation allowances for the neighboring jurisdictions of Redmond in Table 1, Bellevue in Table 2, Bothell in Table 3, and Seattle in Table 4. The tables list only the allowances that are dissimilar to the allowances in Kirkland, meaning they regulate a given standard in a different way or to a different degree. The tables also compare the peer city regulations to Kirkland's regulations based on how stringent they are. For development standards not listed, the jurisdiction shares Kirkland's regulatory approach.

Table 1: City of Redmond Home Occupations Allowances that Differ from Kirkland Allowances

Redmond Zoning Code		**Comparison to KZC**
Employee Maximum	1	Stricter than KZC
Customer Maximum(s)	2 per hour for a total of 8 per day	More lenient than KZC
Delivery/Pick-Up Maximum		
Delivery/Pick-Up Hours	7:00 a.m. through 8:00 p.m.	More lenient than KZC
Maximum Size	49% of unit gross floor area	More lenient than KZC

Table 2: City of Bellevue Home Occupations Allowances that Differ from Kirkland Allowances

Bellevue Land Use Code		**Comparison to KZC**
Employee Maximum	1; 2 for family daycare	Stricter than KZC
Customer Maximum(s)	1 at a time for a total of 6 per day	Stricter than KZC
Delivery/Pick-Up Maximum	2 per week	Stricter than KZC
Delivery/Pick-Up Hours	None listed	More lenient than KZC
Maximum Size	25% of structure gross floor area	More lenient than KZC
Vehicle Maximum	2 business-related vehicles	More lenient than KZC

Table 3: City of Bothell Home Occupations Allowances that Differ from Kirkland Allowances

Bothell Municipal Code		**Comparison to KZC**
Employee Maximum	1	Stricter than KZC
Customer Maximum(s)	2 per hour except that for one continuous three-hour period per month, may generate up to 10 vehicle trips	More lenient than KZC
Delivery/Pick-Up Maximum		
Delivery/Pick-Up Hours	7:00 a.m. through 6:00 p.m.	More lenient than KZC
Maximum size	None listed	More lenient than KZC

Table 4: City of Seattle Home Occupations Allowances that Differ from Kirkland Allowances

Seattle Municipal Code	**Comparison to KZC**

Employee Maximum	None listed	More lenient than KZC
Customer Maximum(s)	None listed	More lenient than KZC
Delivery/Pick-Up Maximum	None listed	More lenient than KZC
Delivery/Pick-Up Hours	None listed	More lenient than KZC
Maximum Size	Must be clearly incidental	More lenient than KZC
Alterations	Must comply with zone development standards	More lenient than KZC
Vehicle Maximum	3 business-related vehicles	More lenient than KZC

Regional Approaches to Neighborhood Commercial Uses

As State guidance and regulations require cities to embrace systemic changes related to housing diversity, increased density, and climate resiliency, nearby jurisdictions have moved to legalize neighborhood-scale commercial uses within residential areas. Examination of local ordinances of five peer cities shows varying approaches to this concept. Comparisons of regulations from the cities of Seattle, Burien, Shoreline, Bothell, and Everett are included below.

Permitted Neighborhood Commercial Uses in Residential Zones

Seattle	Bothell	Everett	Shoreline	Burien
- Food processing and craft work - General sales and services[11] - Restaurants	- Food and beverage uses such as restaurants, bakeries, bars, and coffee shops - Retail sales of groceries, hardware stores, bikes and sporting goods, boutique shopping, etc. - Retail services such as salons, pet care, florist shops, physicians, etc.	- Food or beverage establishment - Grocery and specialty food stores - Repair, tailor, laundromat, salon, bookstore, florist, pet store, pharmacy, etc. - Clinic, except in certain areas - Lodging - Veterinary clinic or animal day care - Entertainment and recreation[12] - Offices	- Eating and drinking establishments - Brewpubs - Grocery and markets - Hardware stores - Personal and professional services	- Eating and drinking - Establishments; offices - Corner stores[13]

Prohibited Neighborhood Commercial Uses in Residential Zones

Seattle	Bothell	Everett	Shoreline	Burien
Drive-in businesses	- Automotive, marine, and heavy equipment	- Drive-through facilities	- Drive-through businesses	- Vehicle related uses - Marijuana producers and retail

[11] Seattle Municipal Code 23.84A.036 elaborately defines general sales and services to include bookstores, florists, and clothing stores, shoe repair, hair cutting salons, pet grooming, pet daycare centers, dry cleaning, grocery, hardware, drug, and variety stores, and farmers' markets. It also includes offices that encourage walk-in clientele such as branch banks, travel agencies, brokerage firms, real estate offices.

[12] In Everett, the Entertainment and Recreation use must operate complete inside of a structure.

[13] Burien Municipal Code 19.10.080.5 defines corner stores as “A type of neighborhood commercial use that is designed to meet the daily needs of residents and is compatible within the neighborhood in which it is located. Corner stores sell a limited inventory of items, including but not limited to perishable foods, over-the-counter medications, and household goods. Corner stores do not contain drive-throughs. Up to 10 percent of the gross floor area may be used for customer seating in small-scale food service establishments, such as delis, coffee shops, or ice cream parlors.”

Seattle	Bothell	Everett	Shoreline	Burien
	services or repair services - Large-item retailers - Transportation services - Outdoor pet runs - Drive-in and drive-through businesses - Weapons sales			- Parking and storage of heavy equipment or vehicles - Large appliance repair - Building materials storage - Religious facilities

Location Standards

Seattle	Bothell	Everett	Shoreline	Burien
- Allowed in all residential zones - Must be located on the ground floor or basement of a structure	Allowed in all residential zones	Allowed on/in: - Corner lots of areas identified on adopted map[14] - Buildings historically used for and built for commercial or mixed use - Lots abutting three specifically identified arterials	- Allowed in all residential zones - Must not be located on a dead-end street or cul-de-sac	- Allowed in low-density residential zones - Must not be located in a cul-de-sac

Neighborhood Commercial Maximum Square Footage

Seattle	Bothell	Everett	Shoreline	Burien
2,500 square feet of gross floor area	The greater of 1,800 square feet or 30% of the net buildable area of the lot (not to exceed	The greater of 3,000 square feet of gross floor area or 50% of the gross floor	- For conversions within an existing structure:	- 1,500 square feet of gross floor area - Maximum of 1,000 square

[14] Everett Municipal Code Map 5-1: Areas Eligible for Neighborhood Commercial https://everett.municipal.codes/EMC/media/19.05.045.jpg

	2,500 square feet)	area of the ground floor	2,000 square feet - For new construction: 1,200 square feet - No maximum in the higher-intensity residential zones	feet of outdoor seating

Setback Requirements and Allowances

Seattle	Bothell	Everett	Shoreline	Burien
- Allows a reduced setback of 2' for ground floor commercial - Upper floors are required to be set back 10’	Aligns with residential use requirements	- Allows a reduced setback of 2’ - Maximum setback of 20’	Aligns with residential use requirements	Aligns with residential use requirements

Off-Street or On-Street Parking Requirements

Seattle	Bothell	Everett	Shoreline	Burien
No parking is required for ground level nonresidential spaces in mixed-use structures	None; eliminated required parking minimums for all uses in 2025	Off-street parking is prohibited between the building and the street	None; eliminated required parking minimums for all uses in 2025	- 2 short-term bicycle parking spaces - 1 off-street accessible parking stall - Maximum of 2 off-street parking spaces - Screening requirement for parking apply

Delivery Restrictions

Seattle	Bothell	Everett	Shoreline	Burien
None listed	Deliveries are restricted to hours of operation	None listed	None listed	Deliveries are restricted to hours of operation

Hours of Operation

Seattle	Bothell	Everett	Shoreline	Burien
6:00 a.m. to 10:00 p.m.	Weekdays: 6:00 a.m. to 10:00 p.m. Weekends: 7:00 a.m. to 10:00 p.m.	6:00 a.m. to 10:00 p.m.	None listed	7:00 a.m. to 8:00 p.m.

Required Land Use Buffers

Seattle	Bothell	Everett	Shoreline	Burien
Outdoor sales and services of food and beverages must be at least 50 feet from neighboring lots	Landscape buffers required when abutting less intensive zoning	None Pedestrian-oriented requirements for window and entrance door transparency for facades facing the right of way	Buffer landscaping is required when abutting a residential use	10-foot buffer or 6-foot solid fence is required for side and perimeter lot lines. When outdoor seating is proposed, a landscape buffer or fence is required in the front yard and outdoor seating design standards[15] apply

In all cities with adopted ordinances, neighborhood commercial is allowed as a primary use by right and does not require on-site residency. In alignment with the last version of draft State House Bill 1175 (discussed in the below section), which remains unadopted, the peer cities reviewed above require neighborhood commercial uses to comply with most or all other development standards for the underlying residential zone.

[15] BMC Design Standards for Outdoor Seating: https://www.codepublishing.com/WA/Burien/#!/Burien19/Burien1917.html#19.17.235

Recent Statewide Legislative Action
The Washington State Legislature has actively explored legislation to reduce barriers to neighborhood commercial uses. One bill introduced during the 2025-2026 legislative session, House Bill 1175,[16] which had support in the House but was not adopted, would have required cities to allow neighborhood stores[17] and neighborhood cafés[18] to be permitted in any zone allowing residential uses. The draft bill language also included the following provisions:

- Neighborhood stores and neighborhood cafes must have a minimum square footage of 500 square feet;
- Neighborhood stores and cafes may not display signs that are visible from a sidewalk or street which advertise age-regulated products such as nicotine, alcohol, or cannabis;
- Neighborhood stores are prohibited from selling nicotine products;
- Neighborhood cafés selling alcoholic drinks must also offer food;
- Cities are required to allow neighborhood stores and cafés to operate for at least 12 consecutive hours per day; and
- Cities may choose and define other specific regulations for parking, square footage, signage and other standards, granted these standards are no more restrictive than development regulations governing residential uses within the same zone.

Despite HB 1175's failure to advance through the legislature, it is possible that a similar bill mandating the legalization of neighborhood commercial uses could be brought forward in the future.

Interdepartmental Considerations

Building Division and Fire Department
The international residential building code (IRC) defines dwelling units, including accessory dwelling units or one- and two-unit homes, to also include the following uses:

- Adult family homes, foster family care homes and family day care homes licensed by the Washington State Department of Social and Health Services; or
- Offices, mercantile, food preparation for off-site consumption, personal care salons or similar uses which are conducted primarily by the occupants of the dwelling unit and are secondary to the use of the unit for dwelling purposes, and which do not exceed 500 square feet.

Conversion projects that meet the IRC definition above don't need a change of occupancy and the international building code (IBC) standards governing commercial and multifamily buildings would not apply to the home.

[16] https://lawfilesext.leg.wa.gov/biennium/2025-26/Pdf/Bills/House%20Bills/1175-S2.E.pdf?q=20260623103543
[17] Under HB 1175, "Neighborhood store" is defined as a convenience grocery store or mini market that provides a variety of convenience items that may include, but are not limited to, food, beverages, and household items. A neighborhood store must be at least 500 sq. ft. of gross floor area.
[18] Under HB 1175, "Neighborhood café" is defined as an establishment that serves a limited menu of food items and has at least 500 sq. ft. of gross floor area.

If a converted space exceeds 500 square feet or does not meet the IRC dwelling unit definition, the commercial area is IBC-regulated, and the residential area of the structure remains IRC-regulated. This requires a change of occupancy:

- Type A occupancy changes are required when the new use is considered a higher hazard level. For example, converting a residence to a store.
- Type B occupancy changes capture minor changes of use that have similar hazard levels, such as an office to a bank.
- Type A changes can be categorized as Type B if there are less than 50 occupants and if assembly area is less than 750 square feet. Occupancy load is calculated using established square-foot per person ratios.

The classification of a change of occupancy has important implications for the scope and cost of any required building improvements. Depending on the size, occupancy, and proposed use of the space, Type A occupancy changes may require upgrades related to building construction, fire and life safety systems, accessibility, plumbing fixtures, and energy code compliance. By comparison, Type B occupancy changes typically involve fewer modifications and allow many building features to remain in place while still meeting code requirements. The classification of occupancy change can influence permitting requirements, project complexity, and overall costs of converting residential space to commercial use.

While current building, plumbing and fire codes do not prevent or negate the potential of starting a neighborhood-serving commercial business in a residence, they might act as financial and logistical hurdles for prospective residents looking to convert space within the home for a neighborhood-serving business use, particularly if the space is larger than 500 square feet. The square footage dedicated to commercial use will be a strong determining factor of the required changes needed to align with applicable building, plumbing, and fire codes.

Public Works and Transportation

The Development Engineering Group within the City of Kirkland Public Works Department handles the review, permitting, and inspection of developments affecting the City's water, sewer, storm drainage, and roadway infrastructure. Waste management is also considered. Permit applications are reviewed to evaluate how a proposed change affects infrastructure and identifies impacts that need to be addressed.

Change of uses within an existing structure has the potential to create varying degrees of impact on:

- Vehicle trips, vehicle and emergency vehicle access, parking demand, loading;
- Utility capacity of water, sewer, and stormwater systems;
- Pedestrian and bicycle access and safety;
- Waste management service needs; and
- Required improvements within the public right-of-way, including frontage improvements.

Staff will continue to coordinate between and amongst departments to help ensure that any new zoning standards consider impacts on infrastructure and city operations. Public health, safety, and infrastructure should be a priority when lowering barriers for neighborhood-serving

businesses.

Project Outreach and Engagement

Following the Council briefing in July, staff began conducting outreach and engagement as described through the revised community engagement plan, which is included as **Attachment 1** to this memorandum. The plan factors in previous engagement findings from K2044, available staff resourcing, and Council feedback. Per Council direction and feedback, staff will also be facilitating additional in-person engagement with all stakeholders in the form of tabling at upcoming community-wide events and the hosting of a project open house.

The Neighborhood Stores and Services Community Survey[19] is open and asks questions to the community with the intention to collect a wide range of thoughts, ideas, and concerns on project process and code outcomes. Staff is also conducting stakeholder interviews, attending community events, and coordinating with community and neighborhood groups to collect input.

PRELIMINARY STAFF ANALYSIS:

Allowing and encouraging neighborhood businesses exposes conflict between the desire to make entrepreneurship easier with the practical challenges that make neighborhood-serving commercial uses difficult for entrepreneurs to start and sustain. Unlike larger, traditional commercial developments that benefit from economies of scale, neighborhood businesses often operate with limited financial backing and may likely face feasibility challenges such as up-front costs, required improvements, and thin profit margins. In this way and others, neighborhood-serving business operations can be self-limiting and if regulations are too burdensome, it is possible that the use will not be pursued. At the same time, regulations must be balanced between the goal of allowing convenient, community-oriented places and services that improve livability with the need to minimize impacts to nearby residents and contribute positively to the domestic atmosphere and function of the immediate neighborhood.

Staff also recognize important distinctions between regulations on home occupation allowances and neighborhood-serving commercial allowances that PC should evaluate.

First are the differing expectations for the relationship between the business and the surrounding neighborhood. Home occupation regulations seek to ensure that a business remains accessory to a residence and has very little effect on the surrounding neighborhood. Under adopted code, regulations seek to preserve the appearance and function of a residential dwelling unit. In contrast, neighborhood-serving commercial allowances seek to allow businesses that are small enough to coexist with residential uses, while providing goods, services and opportunities that benefit the immediate neighborhood. Success might then be measured by whether the business adds value or solves the problems of people living or visiting nearby, without creating significant impacts. This may mean that certain additional impacts that occur with neighborhood-serving commercial uses, like more frequent customer visits, outdoor seating and displays, signage, and more activity in the neighborhood, are understood as a trade-off for the added community benefits. It will be crucial to consider community benefits when identifying allowed business types and performance standards applying to the neighborhood-serving commercial use.

[19] https://us.openforms.com/Form/647c3ae3-3dc6-48c1-8dbf-3283983d1854

Second is the conceptual distinction between the allowances. While the regulations ideally produce co-benefits that seek to accomplish the various policies within the Comprehensive Plan, a primary benefit of allowing home occupations is that they lower the barrier for people to earn money and start businesses in a low-risk environment. This accomplishes economic development goals. As a continuation of this, neighborhood-serving commercial uses provide a way for businesses to grow and serve the neighborhood without requiring them to locate to a traditional commercial building in a commercially zoned part of the city. This effectively serves as a “missing middle” for business spaces and commercial uses.

Staff Recommendations on Project Approach
For purposes of ensuring these use types can coexist with, and complement, existing residential neighborhoods, staff requests the PC consider reaching a consensus on the meaning of “neighborhood-serving” and what aspects of a commercial use make it better suited to operate among residential areas as a first step. Businesses providing goods and services that meet the daily and recurring needs of the community should be prioritized, as these types of destinations provide higher levels of convenience and are most frequently visited for shorter shopping trips. To minimize traffic conflicts, neighborhood-serving uses should encourage frequent, repetitive visits, short shopping times, and relatively predictable peak traffic patterns. Examples of business types could include markets and grocery stores, small cafés and corner stores, as well as beauty, grooming, or repair services.

Because markets evolve and analyzing every specific business type could prove difficult, managing the built environment for these neighborhood-serving uses through development standards is also important. Using information received from the community through outreach and engagement and learned through interdepartmental coordination, performance and development standards should be studied. This should include discussion on location applicability standards and the concept of tiered allowances, meaning a scaled approach to one or more regulations dependent on determined criteria. Development standards most likely to generate a hyperlocal customer base and minimize neighborhood impacts include limiting the gross floor area of the use, foregoing off-street parking requirements, limiting hours of operation, requiring pedestrian orientation and pedestrian connections, or mandating on-site residency to ensure a portion of the structure remains dedicated to functioning as a traditional dwelling unit.

QUESTIONS FOR THE COMMISSION:

1. Should staff explore allowing home occupations to operate under more flexible standards if performance standards are met?
2. What characteristics of a business should be factored in to determine whether it is “neighborhood-serving”?
    a. Are there business types that the PC feels should be encouraged even if they generate additional activity in residential areas?
    b. Does PC have a preference between regulations that allow a broader range of uses with stronger performance and operational requirements, or a narrower list of uses with fewer requirements?
    c. Should staff explore allowing neighborhood-serving commercial use only in existing structures, or should new buildings also be considered?

3. What types of impacts should regulations focus on managing?
4. Does PC have input on any aspects of the initial staff analysis or the staff recommendations for project approach?
5. Does the PC have any specific questions or desired outcomes that should be incorporated into community outreach and engagement?

NEXT STEPS:

Staff will continue to collect information and feedback from the community and bring an analysis of findings to PC at the next Neighborhood Stores and Services briefing, tentatively scheduled for October 8, 2026.

Staff will incorporate the feedback and direction received from PC and the community and use it to establish regulatory options for PC to consider at the October 8 briefing. These regulatory options will also include anticipated impacts for each and will invite a discussion on management of unintended project consequences.

ATTACHMENTS:

1. Neighborhood Stores and Services Revised Community Engagement Plan

Neighborhood Stores and Services Project

COMMUNITY ENGAGEMENT PLAN
File No. CAM26-00358

Purpose and Objectives

Purpose

Engage stakeholders to obtain input on regulations serving to enable people in Kirkland to access daily needs, goods, and services closer to home. Use stakeholder feedback to influence project analysis and code alternatives. Raise public awareness for code changes and available programs that support home-based business and neighborhood-serving stores and services. Community engagement is most effective when it helps refine policy details, identify localized impacts, and improve implementation.

Objectives

1. **Educate and be educated:** share project goals in an accessible way; gather lived experience, perceived impacts, and practical concerns.
2. **Clear and transparent communication:** provide communication to stakeholders that makes clear how their input will be used, and what elements of the subject topic are on/off the table for Council decision-making.
3. **Involve and collaborate:** meaningfully involve all stakeholder types at their respective level of engagement to garner feedback that influences project outcomes.
4. **Respond:** translate feedback into responsive code options and validate them with stakeholders.
5. **Support the transition:** provide resources and support adaptation to code changes.

Stakeholder and Engagement Categories

Stakeholder Type	Description	Who specifically?	Level of Engagement
Core Stakeholders	Primary users of the new allowances; day-to-day work or lives impacted the most	Home-based business owners, small business owners and operators (including mobile service providers such street vendors and food trucks), people interested in home businesses and/or neighborhood commercial	Project cannot move forward without input; high level of participation

Consulted Stakeholders	Impacted by the ripple effects of the code changes	All residents in affected zones, users of nearby institutions, people who may interact with neighborhood businesses frequently, brick and mortar business owners, and the public.	Provide feedback on draft documents; ideas are heard and considered

What We Want to Learn

Core Stakeholders

Core Stakeholder participation will be vital to achieving clear, relevant and viable code options. Feedback will be collected and synthesized to expose potential regulatory barriers to home-based and neighborhood-scale businesses that will be addressed through code changes. Code updates should seek flexibility and feasibility for core stakeholders while addressing legitimate neighborhood impacts. Core Stakeholder engagement will focus on gathering information on:

1. Stories of experience and anecdotal information on starting and maintaining a business in Kirkland or in nearby regions
2. Existing and potential regulations that may be perceived as a barrier to initiating home-based and neighborhood-scale businesses
3. Business size limitations and requirements and how those limitations may impact business viability
4. Needs for successful business operations such as hours of operation, delivery and loading, signage, outdoor seating, etc.
5. Opinions on other support mechanisms (outside of regulatory allowances) that would be most helpful to enable and encourage home and neighborhood-scale businesses

Consulted Stakeholders

Outreach and engagement efforts to reach Consulted Stakeholders seek to obtain public feedback on analysis, regulatory alternatives, and recommendations. It will be particularly important to clearly communicate and provide transparency on applicable project guardrails. Outreach to these stakeholders will focus on publicizing clear, accessible project information and prompting feedback that gives insight into consumer- and patron-related preferences, as well as potential neighborhood impacts.

Potential Outreach Questions and Possible Regulatory Outcomes

Compatibility Questions	
Central Regulatory Question	What neighborhood commercial uses can coexist with nearby homes without major conflicts?

Questions for Core Stakeholders	• What operational needs are essential? • What impacts are unavoidable? • Which impacts can be mitigated? How?
Questions for Consulted Stakeholders	• What business-related activities concern you? • What existing neighborhood uses create conflicts today? • What impacts are most disruptive? • What times of day are most sensitive? • What measures would help you feel most comfortable with a neighborhood business across the street?
Effect on Regulations	Answers expose what impacts are manageable and acceptable. Possible regulatory outcome: performance standards
Neighborhood Condition Questions	
Central Regulatory Question	How does the affected area function today?
Questions for Consulted Stakeholders	• Where do people gather and when? • What hyperlocal transportation challenges exist? • Which streets experience parking pressure?
Effect on Regulations	Answers expose infrastructure needs, safety concerns, and gathering points within a specific neighborhood that may be more likely to support commercial uses. Possible regulatory outcome: area-specific standards; potential use limitations along certain street types,
Scale Questions	
Central Regulatory Question	How large and obvious can these uses be before they stop feeling of neighborhood-serving scale?
Questions for Core Stakeholders	• What amount of floor area is needed for viability? • Is signage helpful for your business? How much signage?
Questions for Consulted Stakeholders	• What types of businesses feel compatible? • What characteristics make a building feel too large or imposing? • Are there examples of businesses in Kirkland you feel integrate into their surroundings well?
Effect on Regulations	Answers expose opinions and business needs that help regulate exterior alteration allowances and building scale

	Possible regulatory outcome: development standards; frontage/façade requirements
Operational Impact Questions	
Central Regulatory Question	What activities associated with the use(s) create impacts and how are those impacts managed?
Questions for Core Stakeholders	• How often do deliveries occur? • What vehicles are used? • What hours are needed? • How many employees are typical? • What parking demands exist from your perspective?
Questions for Consulted Stakeholders	• Which operational issues concern you most? Why?
Effect on Regulations	Answers expose potential delivery restrictions, loading standards, etc. Possible regulatory outcome: operational regulations
Location Suitability Questions	
Central Regulatory Question	What conditions would make a location more or less suitable for neighborhood retail?
Questions for Core Stakeholders	• How important is transit access for your business? • Are corner lots preferable? • What infrastructure is necessary?
Questions for Consulted Stakeholders	• What transportation conditions matter most to you when deciding where to shop? • What walk routes are most heavily used?
Effect on Regulations	Answers expose potential location challenges and allows testing of geographical assumptions Possible regulatory outcome: Location applicability
Implementation Tradeoff Questions	
Central Regulatory Question	Will the code achieve the goal of enabling more neighborhood retail? What rules are necessary and what rules make the allowances unusable?
Questions for Core Stakeholders	• Which requirements create the biggest barriers? • What costs are most significant? • What takes business owners from "interested" to "excited"?
Effect on Regulations	Answers expose optimization opportunities.

	Possible regulatory outcome: review procedures; potential modification criteria; process and permit requirements; implementation strategies

Recommended Outreach and Engagement Scope

Phase 1 – Before draft code amendments

Applicable Objective: Educate and be educated, Clear and transparent communication
Materials will focus on the "why?" and "why now?" and "what's in it for me?"

All Stakeholders

- Digital communications
  - TWIK and social media announcements linking to a project webpage
  - Updates and notifications via project-specific email list
  - Digital survey promotion
- In-person communications
  - Conduction of an open house event held prior to the public hearing
  - Open-dialogue conversations through tabling at community event(s)

Core Stakeholders

- Targeted engagement
  - Interviews, questionnaires, and other communications with home-based business owners, mobile business owners who may be interested in expanding their business
    - Interviews, focus group and/or round table meetings, or short surveys distributed to Community Based Organizations (CBOs) who support small businesses in Kirkland and regionally.

Consulted Stakeholders

- General outreach and engagement
  - Digital outreach to neighborhood associations, business support groups, and other community groups

Phase 2 – After draft code amendments

Applicable Objective: Involve and collaborate, Respond
Materials will focus on potential changes and their implications, as well as encouraging participation in the Planning Commission public hearing

All Stakeholders

- Digital communications
  - TWIK and social media announcements linking to the project webpage that has been updated to explain draft regulations and invite community input
  - Project updates and public meeting notifications via project-specific email list
- Open house held before public hearing

Core Stakeholders

- Targeted distribution of draft code changes to Core Stakeholders and CBOs with requests for input

Phase 3 – After adoption of code amendments

Applicable Objective: Support the transition

Materials will focus on opportunities and assisting interested community members in the business establishment process

- Consider updates to the Business Resources webpage with updated guidance specific to home-based and neighborhood-scale businesses
- Announcement of business support options and promotion of code amendments through digital communications

Engagement Materials

- Informational handouts with project description and decision process information
- Required public notice
- Project Webpage on the City's Planning Services Webpage, including access to:
    - information on the project overview and scope, process updates, staff contact information, avenues for public participation, and project education resources. webpage with education materials and external institutional information (APA, PSRC, MRSC, jurisdictional examples)
- Project-specific email list for project updates and announcements of upcoming meetings
- Media outlet communications (e.g., social media posts, TWIK, Kirkland Conserves)
- Digital community survey and publicly available survey results with analysis
- Graphics and other visual devices that encapsulate potential project outcomes
- Potential: Updated City of Kirkland Business Resources Webpage, including business educational materials, opportunities for small business assistance, co-working opportunities, etc.

Engagement Schedule & Milestones

Month	Activity	Key Outputs
July	Consulted stakeholder outreach; website launch; City Council briefing	Webpage and resources, Council memo, public engagement plan, slides, briefing summary
August	Select discussions with core stakeholders; community group outreach; survey and/or tabling; Planning Commission briefing	Meeting presentations, meeting notes, key themes, co-development inputs, Planning Commission memo, slides,

		briefing summary, survey link and handout materials
September	Survey and/or tabling; Draft code & review programmatic support options; Planning Commission briefing	Survey link, in-person project education materials, draft code options, refinement of recommendations, Planning Commission memo, slides, briefing summary and engagement update
October	SEPA Review and required public noticing	SEPA documents, draft code changes, administrative documents for hearing notice
November or December	Project open house; Planning Commission Public Hearing	Engagement Summary memo; hearing testimony
Early 2027	City Council adoption; program support implementation	Final ordinance; economic development materials (guide, forms, webpage updates, etc.)

CITY OF KIRKLAND
PLANNING AND BUILDING
123 Fifth Avenue, Kirkland, WA 98033
425-587-3000

MEMORANDUM

To: Planning Commission

From: Martha Rubardt, Senior Planner
Jake Renney, Planner
Allison Zike, AICP, Deputy Planning and Building Director
Adam Weinstein, AICP, Planning and Building Director

Date: August 17, 2026

Subject: **Public hearing for code clean-up amendments for State-mandated parking reform previously adopted through Ordinance O-4935**

RECOMMENDATION:

Hold a public hearing to receive public testimony on the Kirkland Zoning Code (KZC) clean-up amendments for State-mandated parking reform previously adopted through Ordinance O-4935, and to make additional minor amendments for clarity and consistency, including amendments to existing bicycle parking requirements. At the conclusion of the public hearing, the Planning Commission (PC) should deliberate and make a recommendation to City Council (Council) on the proposed code amendments.

EXECUTIVE SUMMARY:

- This memo summarizes the proposed KZC clean-up amendments to implement State-mandated parking reforms previously adopted through Ordinance O-4935.
- The PC should primarily focus their review of the draft code amendments on the new consolidated vehicle and bike parking standards in KZC Chapter 105. The remainder of the code amendments for other zones contained in this package consist primarily of revisions to remove obsolete parking standards that have been superseded by Ordinance O-4935.
- The PC may choose to apply the proposed bicycle parking regulations in Chapter 105 citywide or retain the existing bicycle parking regulations for select zones and parcels that currently have separate bicycle parking standards.

BACKGROUND:

In May 2025, Washington State passed Senate Bill (SB) 5184 to limit the on-site parking spaces that cities with more than 30,000 people may require for commercial and residential uses. The Washington State Legislature found that parking requirements increase housing costs, discourage walking, biking, and transit use, and promote reliance on automobiles. The legislature found that the number of parking spaces that a project or use provides on site should be based on actual market conditions rather than blanket parking regulations. The regulations under SB 5184 do not

set limitations on the maximum number of parking spaces that an applicant can provide (i.e., sets a cap on local parking minimums).

At Council's direction, the project to implement the requirements under SB 5184 was split into two phases: Phase 1 was an Early Action Ordinance to adopt these parking changes in the immediate term and Phase 2 entails the extensive clean-up of the KZC to remove or move all existing parking regulations from each individual zone chapter. Phase 1 was completed in April 2026, when Council adopted Ordinance O-4935[1]. This ordinance adopted two new sections of Chapter 105: KZC 105.22 for vehicle parking requirements to apply to all uses in all zones; and KZC 105.30 for bicycle parking requirements. Below is a summary of the adopted code amendments:

- **Section 105.22**: Consolidation of parking regulations for all uses in all zones. The uses were split into four groups: residential, commercial, institutional, and industrial; incorporate the SB 5184 rates and exemptions; add in exemptions for the NE 85th St Station Area zones and for commercial space expansions; and maintain the existing parking requirements for all other uses.
- **Section 105.30**: Bicycle parking requirements applicable to all uses in all zones except for the NE 85th St Station Area and the development in the BC 1 zone subject to KZC 35.10.030(7) (i.e., the Goodwill site community-initiated amendment request). These requirements are equivalent to those developed for the Station Area, with one change for the long-term bicycle parking rate for multi-family residential units.

The code amendments included in Attachment 1 represent Phase 2 of this project and complete the integration of the parking amendments required by SB 5184 into the Kirkland Zoning Code. Planning staff collaborated closely with the Public Works Department in developing the proposed code amendments, including coordination with both a transportation planner and a transportation engineer.

All parking regulations, both for vehicles and bicycles, will be consolidated into Chapter 105 for all uses in all zones, so the majority of the amendments include striking the parking regulations throughout the Zoning Code and carrying over the regulations applicable to parking and compliant with SB 5184 into Chapter 105.

DISCUSSION/ANALYSIS:

Draft Code Amendment Summary

The proposed KZC amendments outlined below and in Attachment 1 primarily consist of clean-up and clarifying amendments. The more substantive amendments are in Chapters 105, 115, and 162, which are outlined below.

The amendments also include a general regulation directing readers to Chapter 111 for Co-Living Housing regulations in zones where that use is allowed. Because all zone chapters are being amended as part of this project, staff took the opportunity to add this reference for clarity (i.e., the revision does not result in any regulatory or policy change).

The amendments in Chapters 15, 20, 25, 30, 40, 45, 51, 52, 53, 54, 55, 56, 57, 111 and 113 entail the removal of vehicle parking regulations and the addition of a reference to Chapter

[1] https://www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/projects/parking-amendments/ordinance-o-4935.pdf

105 for parking regulations and, where applicable, a reference to Chapter 111 for co-living housing regulations. The amendments that are nuanced or that extend beyond the “clean-up” scope have been noted below for each of the applicable chapters.

- **Chapter 5**: “Transit-Oriented Development Zone” has been amended for accuracy to include the Kingsgate Park and Ride property within the definition. “Industrial Use” and “Commercial Use” have been amended to include more detail and clarity to be used for applying parking requirements under KZC 105.22. A new definition for “Senior Housing Unit” has been created to exempt this housing type from parking regulations, as required by SB 5184.
- **Chapter 30**: Amendments include removal of the parking rates specific to Transit Oriented Development in the PR 1.8 zone (Kingsgate Park and Ride) and removal of the bicycle parking standards for that development, which have been retained and moved into KZC 105.30, where the bicycle parking regulations are consolidated.
- **Chapter 35**: The reference to the Houghton Village Development Plan for minimum parking requirements has been removed since all parking regulations are now equivalent to those in the development plan.
- **Chapter 50**: KZC 50.60 contains specific parking regulations applicable to the CBD 1A, 1B, 2, and 8 zones, which have been removed from this chapter and copied to a new section KZC 105.23.
- **Chapters 52, 53, 54**: The Automotive Service Center use permitted in these zones was subject to a special regulation requiring that 10 percent of the required parking spaces have a minimum dimension of 10 feet wide by 30 feet long to accommodate motor homes/travel trailers. Staff determined that this regulation is not compliant with SB 5184 because it increases the area required for parking beyond what is permitted for commercial uses under the bill. Therefore, the regulation has been removed and is not carried forward into the draft Chapter 105.
- **Chapter 55**: For the uses that have an established Conceptual Master Plan (CMP) (e.g., Evergreen Hospital), the reference to the CMPs to determine parking for the subject use has been maintained and carried into KZC 105.22.
- **Chapter 57**: Bicycle parking regulations have been maintained and revised for clarity and consistency in Attachment 1. See Bicycle Parking section below for further details on an alternative option for bicycle parking in the Station Area.
  Note that the April 2026 quick action ordinance eliminated all parking requirements in the Station Area zoning districts.
- **Chapter 105**: This chapter contains the most substantial amendments. Below are the notable amendments, with the remaining amendments focused on clean-up and clarity.
  - Vehicle parking requirements (KZC 105.22): The amendments build off the new code adopted in phase 1, with added general regulations to clarify how parking should be calculated for mixed-use projects, accessory uses, and for areas that are ancillary and a reformatting of the requirements into table form.
  - Special parking provisions for select CBD zones (KZC 105.23): This language has been copied and moved over from Chapter 50. This section includes parking exemptions that extend beyond those listed in the draft KZC 105.22 and contains requirements regarding a Local Improvement District agreement that is still in place.
  - Number of parking spaces not specified (KZC 105.25): This section has been cleaned up and reformatted for clarity and to match current practice in terms of what the City’s

transportation engineers require to be included in a parking demand study. A provision has been added for vehicle parking to allow the Planning Official to make a determination based on parking data from previous projects that are similar to the proposed use rather than requiring a new parking demand study for every project subject to this section. A new section for bicycle parking has also been added to codify what will be required for uses that don't have an established bicycle parking rate requirement.

- Bicycle parking requirements (KZC 105.30): The amendments build off the new code adopted in phase 1, with added regulations to clarify how bicycle parking should be calculated. The bicycle parking rates in Table 1 contain minor amendments to exempt accessory dwelling units and attached dwelling units (i.e. townhomes) from bicycle parking requirements; the addition of thresholds for when apartment-style residential development will be subject to both short-term and long-term bicycle parking requirements; a reduction in the rate for long-term bicycle parking for general commercial uses to better align with expected bicycle use and with the bicycle parking rates adopted by neighboring cities; and a reduction to the trigger for providing shower facilities. Additional information on this subject is included in the Bicycle Parking section of this memo below.
- Shared facilities for parking areas (KZC 105.45): The amendments provide clarity on the options for two or more uses to share parking.
- Modifications (KZC 105.103): The amendments include clean-up items for clarity and to match current practice in terms of what the City's transportation engineers require for a parking demand study. The amendments provide consistency in the modification requirements for all multifamily development by removing the requirement for multifamily parking modifications outside of the Totem Lake Urban Center to increase the parking rate by 15 percent. This requirement originated from the previous multifamily residential parking methodology. The amendments also require all multifamily parking modifications to include a Transportation Management Plan for review. In addition, the amendments establish a modification option for bicycle parking and specify the associated submittal requirements.

- **Chapter 115**: This chapter has been cleaned up to remove or clarify parking regulations. The substantive amendment is the addition of an allowance for bicycle parking to be located within required yard setbacks for all uses except for Detached Dwelling Units. This regulation limits the height of the bicycle parking to 10 feet in height (to allow for a weather protection structure) and includes a stipulation that the structure must comply with all other applicable regulations.
- **Chapter 162**: This chapter has been amended to include bicycle parking as a specially regulated nonconformance and clarify the regulations for vehicle parking nonconformances. Vehicle parking would be required to be brought into conformance when there is a change of use to a more intensive use (unless exempted in Chapter 105) or when there is an increase of gross floor area and/or number of units. Bicycle parking would be required to be brought into conformance when there is a change of use to a more intensive use, or when there is an addition of gross floor area and/or number of units, or when the cost of the scope of work exceeds 50 percent of the replacement cost of the improvement. All three scenarios for bicycle parking contain an option for the Planning Official to waive or modify the bicycle parking requirement if it is shown by the applicant to not be feasible given the existing development.

Bicycle Parking
As discussed at prior meetings, the KZC has historically required bicycle parking as a ratio of the required number of vehicle parking spaces. Given that the vehicle parking requirement is significantly reduced by the new State mandate, PC and Council both provided guidance that it would be appropriate to adjust bicycle parking requirements to be independent of vehicle requirements moving forward. The drafted code amendments in Attachment 1 apply the draft bicycle parking regulations within KZC 105.30 to every zone in the City except for the NE 85th St Station Area zones and development subject to KZC 35.10.030(7) (i.e., the Goodwill site). KZC 57.25.060 and KZC 35.10.030(7) contain the bicycle parking regulations that apply to the respective zones and development.

Attachment 2 contains a comparison table to show the difference between the three bicycle parking regulations. Based on staff's research, the draft regulations in KZC 105.30 closely match the bicycle parking regulations in neighboring cities and are appropriately sized for the uses regardless of location. Therefore, staff's recommendation is to apply the bicycle parking regulations in the draft KZC 105.30 to all parcels citywide for consistency and simplicity.

Attachment 3 contains draft amendments to Chapters 35, 57, and 105 to strike through the bicycle parking regulations in Chapter 35 and 57 and remove their reference in KZC 105.30. If PC chooses to recommend a single bike parking requirement to apply citywide, they should recommend the amendments to the referenced chapters as shown in Attachment 3, which will remove the zone-specific bicycle parking regulations and references.

Americans with Disabilities Act (ADA) Parking
Kirkland regulates ADA parking through the Building Code, which ties the required number of ADA stalls to the total number of parking stalls provided. During phase 1 of this project, PC expressed concern about the number of ADA stalls being provided with a project being reduced with the implementation of SB 5184. The Building Code requires one ADA parking space for projects providing 1 to 25 total vehicle parking spaces, two ADA parking spaces for projects providing 26 to 50 total vehicle parking spaces, with the number of required ADA spaces increasing incrementally as the total number of parking spaces increases.

During phase 2, staff has continued research into this topic and found that the State Building Code Council has been tasked to research and potentially update the ADA space requirements in the Building Code to align ADA parking space ratios with current data on drivers with disabilities. Therefore, staff has not pursued adopting additional ADA parking space requirements in Kirkland beyond the State Building Code, since those regulations are planned to be researched and updated. Additionally, staff could not find precedent for any peer cities removing ADA parking requirements from their applicable Building Codes. Therefore, Kirkland would continue to apply the Building Code ADA Parking requirements as written until any changes are adopted at the state level.

CODE AMENDMENT PROCESS AND CRITERIA:

Pursuant to KZC 160.60 and KZC 135.25, the City may amend the text of the Zoning Code only if it finds that:

1. The proposed amendment is consistent with the applicable provisions of the Comprehensive Plan;

2. The proposed amendment bears a substantial relation to public health, safety, or welfare;
3. The proposed amendment is in the best interest of the residents of Kirkland; and
4. When applicable, the proposed amendment is consistent with the Shoreline Management Act and the City's adopted shoreline master program.

The proposed Zoning Code amendments are consistent with the Comprehensive Plan because they remove regulatory challenges to development, particularly in the Urban Growth Centers and neighborhood centers. Removing these regulatory hurdles is consistent with adopted Land Use policies. By reducing or eliminating parking requirements, the amendments facilitate development of housing, particularly multifamily housing, thereby expanding the City's housing diversity and affordability options. Increasing access to housing directly supports the health, safety, and welfare of Kirkland residents. Furthermore, making it easier to develop and expand commercial uses in the City would support economic development and walkability goals in the Comprehensive Plan.

STATE ENVIRONMENTAL POLICY ACT (SEPA):

A SEPA Addendum to the City of Kirkland 2035 Comprehensive Plan Update and Totem Lake Planned Action Ordinance Final Environmental Impact Statement (EIS), the NE 85th St Station Area Planned Action Final Supplemental EIS, and the 2044 Comprehensive Plan Update Final Supplemental EIS will be issued prior to Council adoption of the KZC amendments and contained in the official files in the Planning and Building Department. The SEPA Addendum will compare the difference in impacts between the existing and revised KZC amendments and evaluate whether or not the proposed amendments result in new adverse impacts beyond those identified in the previous environmental review documents.

PUBLIC NOTICE AND TESTIMONY:

In accordance with KZC 160.40, public notice was distributed 14 calendar days before the public hearing. Notice of the Zoning Code amendments was published in the official newspaper, posted on the City's official notification boards, and posted on the City's website.

The public may provide verbal testimony to the PC on the Zoning Code amendments, either virtually or in-person, at the August 27, 2026 public hearing, or submit written comments to the PC prior to the hearing.

As of the publication date of this memo, no public comments have been received. Any comments received after the publication will be shared with the PC.

NEXT STEPS:

Following the public hearing, PC should deliberate and make a recommendation to the Council. The PC recommendation for the KZC amendments is tentatively scheduled to be considered by the Council on September 15, 2026.

ATTACHMENTS:

1. Draft Zoning Code Amendments with Bicycle Parking Option 1
2. Bicycle Parking Comparison Table
3. Draft Zoning Code Amendments with Bicycle Parking Option 2

Chapter 5

DEFINITIONS

***

5.10.142

Commercial Use.

A place of employment or a commercial enterprise that meets the definition of office use, retail establishment, restaurant or tavern, or entertainment, cultural and/or recreational facility, but not including industrial or institutional uses.

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5.10.395

Industrial Use.

~~The uses allowed in the industrial zones and not permitted in any other zones.~~

Activities involving wholesale trade, construction related services, and/or the manufacturing, processing, fabrication, assembly, or storage of goods and raw materials. This includes uses such as, but not limited to, manufacturing, wholesale, hazardous waste treatment and storage facility, industrial laundry facility, packaging of prepared materials, recycling center, warehouse storage service, or contracting services in building construction, plumbing, electrical, landscaping, or pest control.

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5.10.833

Senior Housing Unit.

A rental or occupant-owned dwelling unit designated for residents aged 55 years or older. This does not include uses that meet the definition of Assisted Living Facility in KZC 5.10.040.5, Convalescent Center in KZC 5.10.172, or Nursing Home in KZC 5.10.572.

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5.10.930.6

Transit-Oriented Development (TOD) Zone.

The following zones: CMU, CVU, NMU, UF, ~~and~~ YBD-1, and PR 1.8 zoned parcels abutting the south side of NE 132nd Street right-of-way.

***

Chapter 15
LOW DENSITY RESIDENTIAL ZONES

15.05
User Guide.

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

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

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

Step 4. Find the Use of interest in the Permitted Uses Table in KZC 15.20 and read across to the column pertaining to the zone of interest. If a Use is not listed in the table, it is not allowed. A listed use is permitted unless "NP" (Not Permitted) is noted for the table. Note the Required Review Process and Special Regulations that are applicable. There are links to the Special Regulations listed immediately following the table (PU-1, PU-2, PU-3, etc.).

Step 5. Find the Use of interest in the Density/Dimensions Table in KZC 15.30 and read across the columns. Note the standards (Minimum Lot Size, Required Yards, Maximum Lot Coverage, and Maximum Height of Structure) and Special Regulations that are applicable. There are links to the Special Regulations listed immediately following the table (DD-1, DD-2, DD-3, etc.).

Step 6. Find the Use of interest in the Development Standards Table in KZC 15.40 and read across the columns. Note the standards (Landscape Category~~,~~ and Sign Category~~, and Required Parking Spaces~~) and Special Regulations that are applicable. There are links to the Special Regulations listed immediately following the table (DS-1, DS-2, DS-3, etc.).

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

***

15.05.020

Common Code References.

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

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

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

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

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

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

7. Garages shall comply with the requirements of KZC 115.43.

8. For properties within the Goat Hill (GH) Overlay Zone, see Chapter 71 KZC for additional regulations.

9. Middle housing is permitted as an alternative to the Detached Dwelling Unit use; see Chapter 113 KZC for additional regulations.

10. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

11. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

***

15.40

Development Standards.

Development Standards Table – Low Density Residential Zones (RS, RSX, RSA, WD II, PLA 3C, PLA 6E, PLA 16)

(Refer to KZC 15.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 15.30, Density/Dimensions Table)

USE		**Landscape Category (Chapter 95 KZC)**	**Sign Category (Chapter 100 KZC)**	~~**Required Parking Spaces (Chapter 105 KZC)**~~
15.40.010	Attached Dwelling Units	E	A	~~2.0 per dwelling unit.~~
15.40.020	Faith-Based Facility	C	B	~~1 for every 4 people based on maximum occupancy load of any area of worship.[1]~~
15.40.030	Commercial Equestrian Facility	C[2]	B	~~See KZC 105.25.~~
15.40.040	Commercial Recreation Area and Use	C[2, 3]	B	~~See KZC 105.25.~~
15.40.050	Community Facility	C[4]	B	~~See KZC 105.25.~~
15.40.060	Detached Dwelling Unit	E	A	~~2.0 per dwelling unit.~~
15.40.070	Golf Course	E[14]	B	~~See KZC 105.25.~~
15.40.080	Government Facility	C[4]	B RSX, RSA: B[5, 9]	~~See KZC 105.25.~~
15.40.090	Mini-School or Mini-Day-Care Center	E	B[6] PLA 16: B	~~See KZC 105.25.[7, 8]~~
15.40.100	Piers, Docks, Boat Lifts and Canopies Serving Detached Dwelling Unit	–	–	~~None~~

15.40.110	Public Park	Development standards will be determined on a case-by-case basis.		
15.40.120	Public Utility	A[4]	B	~~See KZC 105.25.~~
15.40.130	School or Day-Care Center	D	B RS, RSX, RSA: B[5, 10] PLA 3C, PLA 6E: B[11]	~~See KZC 105.25.~~[~~8, 12~~] ~~PLA 3C:~~ [~~13~~]

Development Standards (DS) Special Regulations:

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

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

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

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

DS-5. One pedestal sign with a readerboard having electronic programming is allowed only if:

a. It is a pedestal sign (see Plate 12) having a maximum of 40 square feet of sign area per sign face;

b. The electronic readerboard is no more than 50 percent of the sign area;

c. Moving graphics and text or video are not part of the sign;

d. The electronic readerboard does not change text and/or images at a rate less than one every seven seconds and shall be readily legible given the text size and the speed limit of the adjacent right-of-way;

e. The intensity of the display shall not produce glare that extends to adjacent properties and the signs shall be equipped with a device which automatically dims the intensity of the lights during hours of darkness.

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

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

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

DS-9. One pedestal sign with a readerboard having electronic programming is allowed at a fire station only if:

a. The electronic readerboard displays messages regarding public service announcements or City events only;

b. The electronic readerboard is turned off between 10:00 p.m. and 6:00 a.m. except during emergencies;

c. It is located to have the least impact on surrounding residential properties.

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

DS-10. Electrical signs shall be permitted at junior high/middle schools and high schools. One pedestal sign with a readerboard having electronic programming is allowed per site only if:

a. The electronic readerboard displays messages regarding public service announcements or school events only;

b. The electronic readerboard is turned off between 10:00 p.m. and 6:00 a.m.;

c. The school is located on a collector or arterial street.

The City shall review and approve the location of the sign on the site. The sign shall be located to have the least impact on surrounding residential properties. If it is determined that a proposed electronic readerboard would constitute a traffic hazard the Planning and Building Director may impose restrictions or deny the readerboard.

DS-11. Electrical signs shall not be permitted.

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

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

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

Chapter 20

MEDIUM DENSITY RESIDENTIAL ZONES

20.05

User Guide.

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

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

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

Step 4. Find the Use of interest in the Permitted Uses Table in KZC 20.20 and read across to the column pertaining to the zone of interest. If a Use is not listed in the table, it is not allowed. A listed use is permitted unless "NP" (Not Permitted) is noted for the table. Note the Required Review Process and Special Regulations that are applicable. There are links to the Special Regulations listed immediately following the table (PU-1, PU-2, PU-3, etc.).

Step 5. Find the Use of interest in the Density/Dimensions Table in KZC 20.30 and read across the columns. Note the standards (Minimum Lot Size, Required Yards, Maximum Lot Coverage, and Maximum Height of Structure) and Special Regulations that are applicable. There are links to the Special Regulations listed immediately following the table (DD-1, DD-2, DD-3, etc.).

Step 6. Find the Use of interest in the Development Standards Table in KZC 20.40 and read across the columns. Note the standards (Landscape Category~~, and~~ Sign Category~~, and Required Parking Spaces) and Special Regulations that are applicable~~. There are links to the Special Regulations listed immediately following the table (DS-1, DS-2, DS-3, etc.).

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

***

20.05.020

Common Code References.

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

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

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

4. Development may be limited by Chapter 83 or 90 KZC regarding development near streams, lakes, wetlands, fish and wildlife habitat conservation areas and frequently flooded areas. The site must be designed to concentrate development away from and to minimize impact on these critical areas.

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

6. Refer to KZC 90.90 for regulations regarding Forbes Lake.

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

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

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

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

11. Middle housing is permitted as an alternative to the Detached Dwelling Unit use; see Chapter 113 KZC for additional regulations.

12. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

13. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

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20.40

Development Standards.

Development Standards Table – Medium Density Residential Zones
(RM 5.0; RMA 5.0; RM 3.6; RMA 3.6; WD I; WD III; PLA 2; PLA 3B; PLA 6F, PLA 6H, PLA 6K; PLA 7C; PLA 9; PLA 15B; PLA 17)

(Refer to KZC 20.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 20.30, Density/Dimensions Table)

USE		**Landscape Category** **(Chapter 95 KZC)**	**Sign Category** **(Chapter 100 KZC)**	**~~Required Parking Spaces~~** **~~(Chapter 105 KZC)~~**
20.40.010	Assisted Living Facility	D **RM, RMA:** D[1] **PLA 6H:** D[2] **PLA 17:** D[10]	A	**~~RM, RMA, PLA 6F, PLA 6H, PLA 6K, PLA 7C:~~** ~~1.7 per independent unit; 1 per assisted living unit.~~ **~~PLA 17:~~** ~~1.7 per independent unit; 1 per assisted living unit.[3]~~ **~~WD I, WD III, PLA 3B:~~** ~~2.0 per independent unit; 1 per assisted living unit.~~
20.40.020	Boat Launch (for nonmotorized boats)	–	–	**~~WD I:~~** ~~See KZC 105.25.~~ **~~WD III:~~** ~~None.~~
20.40.030	Faith-Based Facility	C **RM, RMA:** C[1] **PLA 17:** C[10]	B	~~1 for every 4 people based on maximum occupancy load of any area of worship.[5]~~
20.40.040	Community Facility	C[6] **RM, RMA:** C[1, 6] **WD I:** C **PLA 2:** B[8] **PLA 17:** C[6, 10]	B	~~See KZC 105.25.~~
20.40.050	Convalescent Center	C	B	~~1 for each bed.~~

USE		**Landscape Category** **(Chapter 95 KZC)**	**Sign Category** **(Chapter 100 KZC)**	~~**Required Parking Spaces**~~ ~~**(Chapter 105 KZC)**~~
		RM, RMA: C[1] **PLA 17:** C[10]		
20.40.060	Detached, Attached or Stacked Dwelling Units[3]	D **RM, RMA:** D[9, 11] **PLA 6F, PLA 6K, PLA 7C:** D[12] **PLA 6H:** D[12, 13] **PLA 9:** E **PLA 17:** D[10]	A	~~1.2 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 17:** [3]~~
20.40.070	Detached Dwelling Unit	E **PLA 6H:** E[2]	A	~~2.0 per unit.~~
20.40.080	Entertainment, Cultural and/or Recreational Facility	B	D	~~See KZC 105.25.~~
20.40.090	Golf Course	E **PLA 17:** E[10]	B	~~See KZC 105.25.~~
20.40.100	Government Facility	C[6]	B	~~See KZC 105.25.~~

USE		**Landscape Category (Chapter 95 KZC)**	**Sign Category (Chapter 100 KZC)**	~~**Required Parking Spaces (Chapter 105 KZC)**~~
		RM, RMA: C[1, 6] **PLA 2:** B[8] **PLA 17:** C[6, 10]	**RM, RMA:** B[7]	
20.40.110	Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, Beauty Shop or Shoe Repair Shop	B	E	~~1 per each 300 sq. ft. of gross floor area.~~
20.40.120	Hotel or Motel	B	E	~~1 per each room.~~
20.40.130	Marina	B	B	~~1 per each 2 slips.~~
20.40.140	Mini-School or Mini-Day-Care Center	E **RM, RMA, PLA 2:** D	B	~~See KZC 105.25.[14, 15]~~ ~~**RM, RMA:** See KZC 105.25.[14]~~ ~~**PLA 2:** See KZC 105.25.[15]~~
20.40.150	Nursing Home	C **RM, RMA:** C[1] **PLA 17:** C[10]	B	~~1 for each bed.~~
20.40.160	Office Use	C	D	~~1 per each 300 sq. ft. of gross floor area of office use.~~

USE		**Landscape Category** **(Chapter 95 KZC)**	**Sign Category** **(Chapter 100 KZC)**	~~**Required Parking Spaces**~~ ~~**(Chapter 105 KZC)**~~
20.40.170	Piers, Docks, Boat Lifts and Canopies Serving Detached, Attached, or Stacked Dwelling Units	See Chapter 83 KZC. **RM, RMA:** B	See Chapter 83 KZC. **RM, RMA:** B	~~None~~
20.40.180	Piers, Docks, Boat Lifts and Canopies Serving Detached Dwelling Unit	See Chapter 83 KZC.	See Chapter 83 KZC.	~~None~~
20.40.190	Public Access Pier, Boardwalk, or Public Access Facility	See Chapter 83 KZC.	See Chapter 83 KZC.	~~See KZC 105.25.~~
20.40.200	Public Park	Development standards will be determined on a case-by-case basis.		
20.40.210	Public Utility	A[6] **RM, RMA:** A[1, 6] **PLA 2, PLA 7C, WD I:** A **PLA 17:** A[6, 10]	B **PLA 2:** A	~~See KZC 105.25.~~
20.40.220	Restaurant or Tavern	B	E	~~1 per each 100 sq. ft. of gross floor area.~~
20.40.230	School or Day-Care Center	D **PLA 17:** D[10]	B	~~See KZC 105.25.[4, 15]~~ ~~**RM, RMA:** See KZC 105.25.[4]~~

USE		**Landscape Category** **(Chapter 95 KZC)**	**Sign Category** **(Chapter 100 KZC)**	~~**Required Parking Spaces**~~ ~~**(Chapter 105 KZC)**~~
20.40.240	Water Taxi	B	B	~~See KZC 105.25.~~

Development Standards (DS) Special Regulations:

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

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

DS-3. In PLA 17, t~~T~~he parking area shall also include a designated location and facilities to serve on-site residents as they wash or otherwise service their personal vehicles. These facilities shall be so located, improved, and furnished to prevent surface water contaminants, such as detergents, oils and debris, from entering the lake or wetlands.

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

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

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

DS-7. One pedestal sign with a readerboard having electronic programming is allowed at a fire station only if:

a. It is a pedestal sign (see Plate 12) having a maximum of 40 square feet of sign area per sign face;

b. The electronic readerboard is no more than 50 percent of the sign area;

c. Moving graphics and text or video are not part of the sign;

d. The electronic readerboard does not change text and/or images at a rate less than one every seven seconds and shall be readily legible given the text size and the speed limit of the adjacent right-of-way;

e. The electronic readerboard displays messages regarding public service announcements or City events only;

f. The intensity of the display shall not produce glare that extends to adjacent properties and the signs shall be equipped with a device which automatically dims the intensity of the lights during hours of darkness;

g. The electronic readerboard is turned off between 10:00 p.m. and 6:00 a.m. except during emergencies;

h. It is located to have the least impact on surrounding residential properties.

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

DS-8. Landscape Category A may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

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

DS-10.

a. A significant buffer shall be required around all proposed structures and parking areas. This buffer should take the form of up to a 25-foot-wide landscaped area or a lesser dimensioned area furnished with screening walls, fences, berms, or dense stands of trees, but in no case be less than 10 feet.

b. A solid screening wall or fence shall be required between any portion of a parking area which is closer than 40 feet to a low density use, low density zone, or the right-of-way of NE 97th Street. Such wall or fence shall be in addition to the landscape materials required by Chapter 95 KZC.

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

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

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

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

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

Chapter 25
HIGH DENSITY RESIDENTIAL ZONES

25.05
User Guide.

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

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

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

Step 4. Find the Use of interest in the Permitted Uses Table in KZC 25.20 and read across to the column pertaining to the zone of interest. If a Use is not listed in the table, it is not allowed. A listed use is permitted unless "NP" (Not Permitted) is noted for the table. Note the Required Review Process and Special Regulations that are applicable. There are links to the Special Regulations listed immediately following the table (PU-1, PU-2, PU-3, etc.).

Step 5. Find the Use of interest in the Density/Dimensions Table in KZC 25.30 and read across the columns. Note the standards (Minimum Lot Size, Required Yards, Maximum Lot Coverage, and Maximum Height of Structure) and Special Regulations that are applicable. There are links to the Special Regulations listed immediately following the table (DD-1, DD-2, DD-3, etc.).

Step 6. Find the Use of interest in the Development Standards Table in KZC 25.40 and read across the columns. Note the standards (Landscape Category~~,~~ and Sign Category~~, and Required Parking Spaces~~) and Special Regulations that are applicable. There are links to the Special Regulations listed immediately following the table (DS-1, DS-2, DS-3, etc.).

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

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25.05.020

Common Code References.

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

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

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

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

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

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

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

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

9. Middle housing is permitted as an alternative to the Detached Dwelling Unit use; see Chapter 113 KZC for additional regulations.

10. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

11. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

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25.40

Development Standards.

Development Standards Table – High Density Residential Zones
(RM 2.4; RMA 2.4; RM 1.8; RMA 1.8; HENC 2; PLA 5A, PLA 5D, PLA 5E; PLA 6A, PLA 6D, PLA 6I, PLA 6J; PLA 7A, PLA 7B)

(Refer to KZC 25.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 25.30, Density/Dimensions Table)

USE		Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	~~Required Parking Spaces (Chapter 105 KZC)~~
25.40.010	Assisted Living Facility	D **RM, RMA:** D[1]	A	~~**1.7 per independent unit. 1 per assisted living unit.**~~
25.40.020	Faith-Based Facility	C **RM, RMA:** C[1]	B	~~1 for every 4 people based on maximum occupancy load of any area of worship.[2]~~
25.40.030	Community Facility	C[3] **RM, RMA:** C[1, 3]	B **RM, RMA:** B[4]	~~See KZC 105.25.~~
25.40.040	Convalescent Center	C **RM, RMA:** C[1]	B	~~1 for each bed.~~
25.40.050	Detached, Attached, or Stacked Dwelling Units	D **RM, RMA:** D[5, 6] **HENC 2, PLA 7A, 7B:** D[6]	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.~~
25.40.060	Detached Dwelling Unit	E	A	~~2.0 per unit.~~
25.40.070	Government Facility	C[3]	B	~~See KZC 105.25.~~

		RM, RMA: C[1, 3]	**RM, RMA:** B[4]	
25.40.080	Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, Beauty Shop or Shoe Repair Shop	B	E	~~1 per each 300 sq. ft. of gross floor area.~~
25.40.090	Mini-School or Mini-Day-Care Center	E **RM, RMA:** D	B	~~See KZC 105.25.[7, 8]~~ ~~**RM, RMA:** See KZC 105.25.[7]~~
25.40.100	Nursing Home	C **RM, RMA:** C[1]	B	~~1 for each bed.~~
25.40.110	Office Uses (Stand-Alone or Mixed with Detached, Attached, or Stacked Dwelling Units)	C	D	~~See KZC 105.25.~~
25.40.120	Piers, Docks, Boat Lifts and Canopies Serving Detached, Attached or Stacked Dwelling Units	B	B	~~None~~
25.40.130	Public Park	Development standards will be determined on a case-by-case basis.		
25.40.140	Public Utility	A[3] **RM, RMA:** A[1, 3] **PLA 7A, PLA 7B:** A	B **RM, RMA:** B[4]	~~See KZC 105.25.~~

25.40.150	School or Day-Care Center	D	B	~~See KZC 105.25.~~[8, 9] ~~**RM, RMA:** See KZC 105.25.~~[9]

Development Standards (DS) Special Regulations:

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

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

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

DS-4. One pedestal sign with a readerboard having electronic programming is allowed at a fire station only if:

a. It is a pedestal sign (see Plate 12) having a maximum of 40 square feet of sign area per sign face;

b. The electronic readerboard is no more than 50 percent of the sign area;

c. Moving graphics and text or video are not part of the sign;

d. The electronic readerboard does not change text and/or images at a rate less than one every seven seconds and shall be readily legible given the text size and the speed limit of the adjacent right-of-way;

e. The electronic readerboard displays messages regarding public service announcements or City events only;

f. The intensity of the display shall not produce glare that extends to adjacent properties and the signs shall be equipped with a device which automatically dims the intensity of the lights during hours of darkness;

g. The electronic readerboard is turned off between 10:00 p.m. and 6:00 a.m. except during emergencies;

h. It is located to have the least impact on surrounding residential properties.

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

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

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

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

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

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

Chapter 30
OFFICE ZONES

30.05

User Guide.

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

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

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

Step 4. Find the Use of interest in the Permitted Uses Table in KZC 30.20 and read across to the column pertaining to the zone of interest. If a Use is not listed in the table, it is not allowed. A listed use is permitted unless "NP" (Not Permitted) is noted for the table. Note the Required Review Process and Special Regulations that are applicable. There are links to the Special Regulations listed immediately following the table (PU-1, PU-2, PU-3, etc.).

Step 5. Find the Use of interest in the Density/Dimensions Table in KZC 30.30 and read across the columns. Note the standards (Minimum Lot Size, Required Yards, Maximum Lot Coverage, and Maximum Height of Structure) and Special Regulations that are applicable. There are links to the Special Regulations listed immediately following the table (DD-1, DD-2, DD-3, etc.).

Step 6. Find the Use of interest in the Development Standards Table in KZC 30.40 and read across the columns. Note the standards (Landscape Category~~, and~~ Sign Category~~, and Required Parking Spaces~~) and Special Regulations that are applicable. There are links to the Special Regulations listed immediately following the table (DS-1, DS-2, DS-3, etc.).

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

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30.05.020

Common Code References.

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

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

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

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

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

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

7. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

8. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

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30.20

Permitted Uses.

Permitted Uses 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)

(See also KZC 30.30, Density/Dimensions Table, and KZC 30.40, Development Standards Table)

USE		Required Review Process:						
		I = Process I, Chapter 145 KZC IIA = Process IIA, Chapter 150 KZC IIB = Process IIB, Chapter 152 KZC			DR = Design Review, Chapter 142 KZC None = No Required Review Process			
		NP = Use Not Permitted # = Applicable Special Regulations (listed after the table)						
		PO	PR, PRA	PLA 5B	PLA 5C	PLA 6B	PLA 15A	PLA 17A
30.20.010	Assisted Living Facility	NP	None 1, 2, 3, 4	None 2, 3, 4	DR 2, 4, 5	None 2, 3, 4	NP	NP
30.20.020	Boat Launch for Nonmotorized and/or Motorized Boats	NP	NP	NP	NP	NP	I 16	NP
30.20.030	Faith-Based Facility	None	I 12	I	DR 5	None	NP	DR
30.20.040	Community Facility	I	I 1, 13	I	DR 5	IIA	IIA 6	DR 14
30.20.050	Convalescent Center	I	I 1, 3	I 3	DR 5	I 3	NP	DR

USE		Required Review Process:						
		I = Process I, Chapter 145 KZC IIA = Process IIA, Chapter 150 KZC IIB = Process IIB, Chapter 152 KZC	DR = Design Review, Chapter 142 KZC None = No Required Review Process					
		NP = Use Not Permitted # = Applicable Special Regulations (listed after the table)						
		PO	PR, PRA	PLA 5B	PLA 5C	PLA 6B	PLA 15A	PLA 17A
30.20.060	Detached, Attached or Stacked Dwelling Units	NP	None 12	None 31	DR 5	None	IIB 6, 7, 8, 9, 10, 31	DR 11, 31
30.20.070	Detached Dwelling Unit	NP	None 15	NP	None 15	None 15	I 10	None 15
30.20.080	Development containing: Attached or Stacked Dwelling Units; and Restaurant or Tavern; and Marina	NP	NP	NP	NP	NP	17, 18	NP
30.20.090	Development Containing Stacked or Attached Dwelling Units and Office Uses	NP	None 12, 19, 20	None 19, 20, 21	DR 5, 19, 20	None 19, 20	NP	NP

USE		Required Review Process:						
		I = Process I, Chapter 145 KZC IIA = Process IIA, Chapter 150 KZC IIB = Process IIB, Chapter 152 KZC		DR = Design Review, Chapter 142 KZC None = No Required Review Process				
		NP = Use Not Permitted # = Applicable Special Regulations (listed after the table)						
		PO	PR, PRA	PLA 5B	PLA 5C	PLA 6B	PLA 15A	PLA 17A
30.20.100	Funeral Home or Mortuary	None	I 12, 22	NP	NP	I	NP	NP
30.20.110	Government Facility	I	I 1, 13	I	DR 5	IIA	IIA 6	DR 14
30.20.120*	Reserved							
30.20.130	Hospital Facility	IIA	NP	NP	NP	NP	NP	NP
30.20.140	Marina	NP	NP	NP	NP	NP	IIB 25	NP
30.20.150	Mini-School or Mini-Day-Care Center	None 26, 27, 28	None 1, 26, 28, 29	None 26, 27, 28, 30	DR 5, 26, 27, 28	None 26, 27, 28, 30	NP	DR 26, 28, 29

USE		Required Review Process:						
		I = Process I, Chapter 145 KZC IIA = Process IIA, Chapter 150 KZC IIB = Process IIB, Chapter 152 KZC			DR = Design Review, Chapter 142 KZC None = No Required Review Process			
		NP = Use Not Permitted # = Applicable Special Regulations (listed after the table)						
		PO	PR, PRA	PLA 5B	PLA 5C	PLA 6B	PLA 15A	PLA 17A
30.20.160	Nursing Home	I	I 1, 3	I 3	DR 5	I 3	NP	DR
30.20.170	Office Uses	None 20, 33	None 12, 20, 33	None 20, 33	DR 5, 20, 33	None 20, 33	IIB 6, 7, 8, 9, 10	DR 20
30.20.180	Passenger Only Ferry Terminal	NP	NP	NP	NP	NP	I 16	NP
30.20.190	Piers, Docks, Boat Lifts and Canopies Serving Detached, Attached or Stacked Dwelling Units	NP	NP	NP	NP	NP	I 16	NP
30.20.200	Piers, Docks, Boat Lifts and Canopies Serving Detached Dwelling Unit	NP	NP	NP	NP	NP	I 16	NP

USE		Required Review Process:						
		I = Process I, Chapter 145 KZC IIA = Process IIA, Chapter 150 KZC IIB = Process IIB, Chapter 152 KZC			DR = Design Review, Chapter 142 KZC None = No Required Review Process			
		NP = Use Not Permitted # = Applicable Special Regulations (listed after the table)						
		PO	PR, PRA	PLA 5B	PLA 5C	PLA 6B	PLA 15A	PLA 17A
30.20.210	Public Access Pier, Public Access Facility, or Boardwalk	NP	NP	NP	NP	NP	IIB	NP
30.20.220	Public Park	See KZC 45.50 for required review process.						
30.20.230	Public Utility	I	I 1	I	DR 5	IIA	IIA 6	DR 14
30.20.240	Restaurant or Tavern	None 34	I 12, 22, 24, 34	NP	NP	NP	NP	NP
30.20.245*	Retail Establishment including Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber	None 23	I 12, 22, 23, 24	NP	NP	NP	NP	NP

USE		Required Review Process:						
		I = Process I, Chapter 145 KZC IIA = Process IIA, Chapter 150 KZC IIB = Process IIB, Chapter 152 KZC		DR = Design Review, Chapter 142 KZC None = No Required Review Process				
		NP = Use Not Permitted # = Applicable Special Regulations (listed after the table)						
		PO	PR, PRA	PLA 5B	PLA 5C	PLA 6B	PLA 15A	PLA 17A
	Shop, or Shoe Repair Shop							
30.20.250*	Retail Establishment other than those specifically listed, limited, or prohibited in this zone, selling goods or providing services	NP	I 12, 24, 35, 36, 39	NP	NP	NP	NP	NP
30.20.260*	Retail Establishment providing banking or related financial service	None 23	I 12, 24	NP	NP	NP	NP	NP
30.20.270	School or Day-Care Center	None 26, 27, 28	None 1, 26, 28, 29, 37	None 26, 27, 37, 38	DR 5, 26, 27, 28, 32	None 26, 27, 28	NP	DR 26, 28, 29
30.20.280	Tour Boat	NP	NP	NP	NP	NP	I	NP

USE		Required Review Process:						
		I = Process I, Chapter 145 KZC **IIA = Process IIA, Chapter 150 KZC** **IIB = Process IIB, Chapter 152 KZC**		**DR = Design Review, Chapter 142 KZC** **None = No Required Review Process**				
		NP = Use Not Permitted **# = Applicable Special Regulations (listed after the table)**						
		PO	**PR, PRA**	**PLA 5B**	**PLA 5C**	**PLA 6B**	**PLA 15A**	**PLA 17A**
							16	
30.20.290	Water Taxi	NP	NP	NP	NP	NP	I 16	NP
30.20.295	Government Facility Parking Garage	NP	None in PR 1.8 TOD zone 40 Otherwise, NP	NP	NP	NP	NP	NP
30.20.300	Transit Oriented Development Containing Attached or Stacked Dwelling Units	NP	DR in PR 1.8 TOD zone 41	NP	NP	NP	NP	NP

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30.40

Development Standards.

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	Faith-Based Facility	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[2]	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]~~
30.40.070	Detached Dwelling Units	E	A	~~**PR, PRA, 17A:** 2.0 per dwelling unit.~~

USE		Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	~~Required Parking Spaces (Chapter 105 KZC)~~
				~~**PLA 5C, PLA 6B, PLA 15A:** 2.0 per unit.~~
30.40.080	Development containing: Attached or Stacked Dwelling Units; and Restaurant or Tavern; and Marina	[5]	[6]	~~For residential: 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.~~ ~~For other uses see KZC 105.25.~~
30.40.090	Development Containing Stacked or Attached Dwelling Units and Office Uses	C	D	~~For residential: 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.~~ ~~For other uses see KZC 105.25.~~
30.40.100	Funeral Home or Mortuary	C	B	~~**PO:** 1 per each 300 sq. ft. of gross floor area.~~ ~~**PR, PRA:** 1 per each 300 sq. ft. floor area.~~

USE		Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	~~Required Parking Spaces (Chapter 105 KZC)~~
				~~**PLA 6B:** See KZC 105.25.~~
30.40.110	Government Facility	C[4] **PLA 15A:** A[4]	B[12]	~~See KZC 105.25.~~
30.40.120*	Reserved			
30.40.130	Hospital Facility	B	B	~~See KZC 105.25.~~
30.40.140	Marina	B	B	~~1 per each 2 slips.~~
30.40.150	Mini-School or Mini-Day-Care Center	E **PLA 17A:** D	B **PR, PRA:** B[10]	~~See KZC 105.25.[7, 8]~~ ~~**PR, PRA:** See KZC 105.25.[7]~~ ~~**PLA 17A:** See KZC 105.25.[9]~~
30.40.160	Nursing Home	C	B	~~1 for each bed.~~
30.40.170	Office Uses	C **PLA 15A:** D	D	~~1 per each 300 sq. ft. of gross floor area.[11]~~
30.40.180	Passenger Only Ferry Terminal	B	B	~~See KZC 105.25.~~
30.40.190	Piers, Docks, Boat Lifts and Canopies Serving	See Chapter 83 KZC.	See Chapter 83 KZC.	~~None~~

USE		Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	~~Required Parking Spaces (Chapter 105 KZC)~~
	Detached, Attached or Stacked Dwelling Units			
30.40.200	Piers, Docks, Boat Lifts and Canopies Serving Detached Dwelling Unit	See Chapter 83 KZC.	See Chapter 83 KZC.	~~None~~
30.40.210	Public Access Pier, Public Access Facility, or Boardwalk	See Chapter 83 KZC.	See Chapter 83 KZC.	~~See KZC 105.25.~~
30.40.220	Public Park	Development standards will be determined on a case-by-case basis.		
30.40.230	Public Utility	A[4] **PR, PRA:** A	B	~~See KZC 105.25.~~
30.40.240	Restaurant or Tavern	B	E	~~**PO:** 1 per each 100 sq. ft. of gross floor area.~~ ~~**PR, PRA:** 1 per each 100 sq. ft. floor area.~~
30.40.245*	Retail Establishment including Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, or Shoe Repair Shop	B	E	~~**PO:** 1 per each 300 sq. ft. of gross floor area.~~ ~~**PR, PRA:** 1 per each 300 sq. ft. floor area.~~
30.40.250*	Retail Establishment other than those	B	E	~~1 per each 300 sq. ft. floor area.~~

USE		Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	~~Required Parking Spaces (Chapter 105 KZC)~~
	specifically listed, limited, or prohibited in this zone, selling goods or providing services			
30.40.260	Retail Establishment providing banking or related financial service	B	E	~~1 per each 300 sq. ft. of gross floor area.~~
30.40.270	School or Day-Care Center	D	B	~~See KZC 105.25.[8, 9]~~ **~~PR, PRA, PLA 17A:~~** ~~See KZC 105.25.[9]~~
30.40.280	Tour Boat	B	B	~~See KZC 105.25.~~
30.40.290	Water Taxi	B	B	~~See KZC 105.25.~~
30.40.295	Government Facility Parking Structure	B DS-13 and PU-40	[16]	~~See KZC 30.20.295, PU-40 and bicycle parking[14]~~
30.40.300	Transit Oriented Development Containing Attached or Stacked Dwelling Units	DS-15 and PU-41	[16]	~~[17]~~

Development Standards (DS) Special Regulations:

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

DS-2. In the PLA 17A zone, ~~i~~If the subject property contains eight or more units, then the parking area shall also include a designated location and facilities to serve on-site residents as they wash or otherwise service their personal vehicles. These facilities shall be so located, improved, and furnished to prevent surface water contaminants, such as detergents, oils, and debris, from entering the lake or wetlands.

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

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

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

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

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

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

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

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

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

DS-12. One pedestal sign with a readerboard having electronic programming is allowed at a fire station only if:

a. It is a pedestal sign (see Plate 12) having a maximum of 40 square feet of sign area per sign face;

b. The electronic readerboard is no more than 50 percent of the sign area;

c. Moving graphics and text or video are not part of the sign;

d. The electronic readerboard does not change text and/or images at a rate less than one every seven seconds and shall be readily legible given the text size and the speed limit of the adjacent right-of-way;

e. The electronic readerboard displays messages regarding public service announcements or City events only;

f. The intensity of the display shall not produce glare that extends to adjacent properties and the signs shall be equipped with a device which automatically dims the intensity of the lights during hours of darkness.

g. The electronic readerboard is turned off between 10:00 p.m. and 6:00 a.m. except during emergencies;

h. It is located to have the least impact on surrounding residential properties.

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

DS-13. A Government Facility Parking Structure use in the PR 1.8 TOD zone within the Totem Lake Business District (TLBD) shall submit a landscape and tree retention plan showing:

a. Retention of all existing trees (unless deemed hazard or nuisance), vegetation, and berming within the required buffers located within the south and west required yard. Add replacement trees and vegetation in the buffers for any trees and vegetation removed deemed to be hazard or nuisance.

b. Within the south required yard, the plans shall indicate enhancement of the existing buffer area to create the appearance of a natural, open area, planted with a variety of native trees, shrubs, and groundcover that will provide lower level screening and effective screening of the parking garage over time. Install a 6-foot-high solid screening fence or wall. Design of plan to include CPTED (Crime Prevention through Environmental Design) principles.

c. Provide landscaping between the north and east parking structure facades and any vehicular access area or interior pedestrian walkway with a minimum 3 feet of landscaping. The Planning Official may modify this requirement if proposed façade treatments will achieve equal or better screening and visual appearance of the parking structure facade.

DS-14. ~~A Government Facility Parking Structure use in the PR 1.8 TOD zone within the Totem Lake Business District (TLBD) shall provide long term and short-term bicycle parking. At a minimum the number of bicycle parking stalls shall be 28. A portion of the bike stalls must be in a secured, locked area such as a bike cage or on-demand lockers within the garage or weatherproof bicycle lockers may be located outside of the garage. The Planning Official may modify this standard based on site constraints, observed utilization, high-quality bicycle infrastructure, or other modes of access. Design must demonstrate that there is an area that could accommodate growth in bicycle parking demand at a rate of twice what was initially provided. To meet this requirement, off-site bicycle parking may be approved if the Planning Official finds that the off-site location provides safer and/or more convenient access to Totem Lake/Kingsgate BRT Station.~~Reserved.

DS-15. A Transit Oriented Development containing Attached or Stacked Dwelling Units use in the PR 1.8 TOD zone within the Totem Lake Business District (TLBD) shall meet the following requirements:

a. Retention of all existing trees (unless deemed hazard or nuisance), vegetation and berming within the required buffers located within the west required yard. Add replacement trees and vegetation in the buffers for any trees and vegetation removed deemed to be hazard or nuisance.

b. Along the 116th Way NE property frontage, install tree species that will achieve a tall height with a significant amount coniferous to mitigate view of freeway. Install decorative pedestrian lighting pursuant to City pre-approved plans.

DS-16. Signs for a development approved under this provision must be proposed within a Master Sign Plan application (KZC 100.80) for all signs within the development.

DS-17. ~~A Transit Oriented Development containing Attached or Stacked Dwelling Units use in the PR 1.8 TOD zone within the Totem Lake Business District (TLBD) shall meet the following parking rates:~~

~~Market rate residential: 1.0 per unit, plus guest parking at .05 stall per unit~~

~~Affordable housing: .75 stall per affordable unit~~

~~Restaurant/tavern: 1 stall per 125 sq. ft of gfa.~~

~~Retail: 1.0 stall per each 350 sq. ft. of gfa.~~

~~Office: 1.0 stall per each 350 sq. ft. of gfa.~~

~~Hotel/Motel: 1.0 stall per each room.~~

~~Public or private college or university and related facilities: see KZC 105.25.~~

~~Entertainment, cultural, recreational: see KZC 105.25.~~

~~Co-Living Housing: Zero parking spaces if the unit is less than 1,200 square feet, located within one-half mile of a Major Transit Stop, or affordable per KZC 112. Otherwise, 0.25 parking spaces per unit.~~Reserved.

Chapter 35
COMMERCIAL ZONES

35.05
User Guide.

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

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

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

Step 4. Find the Use of interest in the Permitted Uses Table in KZC 35.20 and read across to the column pertaining to the zone of interest. If a Use is not listed in the table, it is not allowed. A listed use is permitted unless "NP" (Not Permitted) is noted for the table. Note the Required Review Process and Special Regulations that are applicable. There are links to the Special Regulations listed immediately following the table (PU-1, PU-2, PU-3, etc.).

Step 5. Find the Use of interest in the Density/Dimensions Table in KZC 35.30 and read across the columns. Note the standards (Minimum Lot Size, Required Yards, Maximum Lot Coverage, and Maximum Height of Structure) and Special Regulations that are applicable. There are links to the Special Regulations listed immediately following the table (DD-1, DD-2, DD-3, etc.).

Step 6. Find the Use of interest in the Development Standards Table in KZC 35.40 and read across the columns. Note the standards (Landscape Category~~, and~~ Sign Category~~, and Required Parking Spaces~~) and Special Regulations that are applicable. There are links to the Special Regulations listed immediately following the table (DS-1, DS-2, DS-3, etc.).

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

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35.05.020

Common Code References.

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

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

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

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

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

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

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

8. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

9. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

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35.10.060

HENC 1, HENC 3 Zones.

1. In the HENC 1 and 3 zones:

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

b. Adjacent to NE 68th Street, 106th Avenue NE, 108th Avenue NE, 6th Street South and the Cross Kirkland Corridor (CKC), any portion of a structure greater than two stories in height must be stepped back from the facade below by an average of 15 feet with a minimum step back of five feet.

The Planning Official is authorized to allow rooftop deck and/or garden structures within the step back area.

The Planning Official is authorized to allow a reduction of the required upper story step back by no more than five feet subject to the following:

1) Each square foot of additional building area proposed within the setback is offset with an additional square foot of public open space (excluding area required for sidewalk dedication) at the street level.

2) The public open space is located along the sidewalk frontage and is not covered by buildings.

3) The design and location is consistent with applicable design regulations.

c. Development adjoining the Cross Kirkland Corridor shall comply with the standards of KZC 115.24. Safe public pedestrian connections through sites to the Cross Kirkland Corridor are required (for approximate locations see Plate 34O).

d. Minimum 14-foot-wide sidewalks are required along 106th Avenue NE, 108th Avenue NE and 6th Street South on the side of the right-of-way that abuts HENC 1; and on both sides of NE 68th Street.

e. Drive-in and drive-through facilities are allowed for gas stations and drug stores. All other drive-in and drive-through facilities are prohibited.

2. In the HENC 1 zone:

a. No more than 20 percent of the gross floor area for any building may include office uses. This requirement does not apply to the area in HENC 1 that is located north of NE 68th Street between the Cross Kirkland Corridor and what would be the northern extension of 106th Avenue NE.

b. Structure height may be increased to 35 feet above ABE if:

1) A development of four acres or less includes at least one grocery store, hardware store, or drug store containing a minimum of 20,000 square feet of gross floor area.

2) A development of more than four acres includes at least one grocery store, hardware store, or drug store containing a minimum of 20,000 square feet of gross floor area and one grocery store, hardware store, or drug store containing a minimum of 10,000 square feet of gross floor area.

3) The site plan is approved by the Planning Official and includes public gathering places and community plazas with public art. At least one of these public areas must measure a minimum of 1,500 square feet with a minimum width of 30 feet.

4) The commercial floor is a minimum of 13 feet in height.

5) Maximum allowed lot area per residential dwelling unit is 900 square feet or 48 units per acre.

6) Development shall be designed, built and certified to achieve or exceed the high performing building standards described in KZC 115.62.

7) At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives.

c. For properties north of NE 68th Street developed under the Houghton Village Development Plan adopted by City Council, maximum building height may be increased to five stories.

3. ~~In the HENC 1 zone north of NE 68th Street, for properties developed under the Houghton Village Development Plan adopted by City Council, minimum parking requirements are established in the adopted Development Plan.~~Reserved.

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35.40

Development Standards.

Development Standards Table – Commercial Zones (BN, BNA, FHNC, BC 1, BC 2, BCX, HENC 1, HENC 3)

(Refer to KZC 35.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 35.30, Density/Dimensions Table)

USE		Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	~~Required Parking Spaces (Chapter 105 KZC)~~
35.40.010	Assisted Living Facility	[1]	A[14]	~~1.7 per independent unit. 1 per assisted living unit.[16, 17]~~
35.40.020	Attached or Stacked Dwelling Units	[1]	A[14]	~~1.2 per studio unit.[16, 17]~~ ~~1.3 per 1 bedroom unit.[16, 17]~~ ~~1.6 per 2 bedroom unit.[16, 17]~~ ~~1.8 per 3 or more bedroom unit.[16, 17]~~ ~~See KZC 105.20 for visitor parking requirements. See DS-2.[16, 17]~~
35.40.030	Reserved			
35.40.040	Faith-Based Facility	C	B[14]	~~1 for every four people based on maximum occupancy load of any area of worship.[3, 17]~~
35.40.050	Community Facility	C[4]	B[14] **BN, BNA:** B[5]	~~See KZC 105.25.[17]~~
35.40.060	Convalescent Center	C **BN, BNA:** B[6]	B[14]	~~1 for each bed.[17]~~
35.40.070	Entertainment, Cultural and/or Recreational Facility	B **BNA:** B[6]	E[14] **BNA:** D	~~See KZC 105.25.[17]~~

USE		Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	~~Required Parking Spaces (Chapter 105 KZC)~~
35.40.080	Government Facility	C[4]	B[14] **BN, BNA:** B[5]	~~See KZC 105.25.[17]~~
35.40.090	Hotel or Motel	B	E[14]	~~1 per each room.[7,17]~~
35.40.100	Mini-School or Mini-Day-Care Center	D **BN, BNA:** B[6]	B[14]	~~See KZC 105.25.[8,9,16,17]~~
35.40.110	Nursing Home	C **BN, BNA:** B[6]	B[14]	~~1 for each bed.[16,17]~~
35.40.120	Office Use	**BN, BNA:** B[6] **HENC 1, HENC 3, BC 1, BC 2:** C **FHNC, BCX:** B	D[14]	~~1 per each 300 sq. ft. of gross floor area.[13,17]~~
35.40.130	Private Lodge or Club	C **BN, BNA:** B[6]	B[14]	~~1 per each 300 sq. ft. of gross floor area.[17]~~
35.40.140	Public Park	Development standards will be determined on a case-by-case basis.		
35.40.150	Public Utility	A[4]	B[14] **BN, BNA:** B[5]	~~See KZC 105.25.[17]~~

USE		Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	~~Required Parking Spaces (Chapter 105 KZC)~~
35.40.160	Restaurant or Tavern	**BN, BNA:** B[6] **FHNC, BC 1, BC 2, BCX:** B[10] **HENC 1, HENC 2:** B	E[14] **BN, BNA:** D	~~1 per each 100 sq. ft. of gross floor area.[15,16,17]~~
35.40.170	Retail Establishment other than those specifically listed in this zone, selling goods, or providing services	B	E[14]	~~1 per each 300 sq. ft. of gross floor area.[16,17]~~
35.40.180	Retail Establishment providing banking and related financial services	B[6]	E[14] **BN, BNA:** D	~~1 per each 300 sq. ft. of gross floor area.[16,17]~~
35.40.190	Retail Establishment providing laundry, dry cleaning, barber, beauty or shoe repair services	B[6]	E[14] **BN, BNA:** D	~~1 per each 300 sq. ft. of gross floor area.[16,17]~~
35.40.200	Retail Establishment providing storage services	A	E	~~See KZC 105.25.~~
35.40.210	Retail Establishment providing vehicle or boat sales or vehicle or boat service or repair[11]	A	E	~~**BC 1, BC 2:** See KZC 105.25.[11,16]~~

USE		Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	~~Required Parking Spaces (Chapter 105 KZC)~~
35.40.220	Retail Establishment selling drugs, books, flowers, liquor, hardware supplies, garden supplies or works of art	B[6]	E[14] **BN, BNA:** D	~~1 per each 300 sq. ft. of gross floor area.~~[16, 17]
35.40.230	Retail Establishment selling groceries and related items	B[6]	E[14] **BN, BNA:** D	~~1 per each 300 sq. ft. of gross floor area.~~[16, 17]
35.40.240	Retail Variety or Department Store	B[6]	E[14] **BN, BNA:** D	~~1 per each 300 sq. ft. of gross floor area.~~[16, 17]
35.40.250	School or Day-Care Center	D **BN, BNA:** B[6]	B[14]	~~See KZC 105.25.~~[9, 12, 17]
35.40.260	Reserved			
35.40.270	Vehicle Service Station	A	E[14] **BNA:** D	~~See KZC 105.25.~~

Development Standards (DS) Special Regulations:

DS-1. Same as the regulations for the ground floor use. Landscape Category E for street level floor residential uses, otherwise same as the regulations for the street level floor use.

DS-2. ~~Within the BCX zone a parking modification to decrease the required number of spaces for attached or stacked dwelling units is not required to increase the parking supply 15 percent over demand per KZC 105.103(3).~~Reserved.

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

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

DS-5. One pedestal sign with a readerboard having electronic programming is allowed at a fire station only if:

a. It is a pedestal sign (see Plate 12) having a maximum of 40 square feet of sign area per sign face;

b. The electronic readerboard is no more than 50 percent of the sign area;

c. Moving graphics and text or video are not part of the sign;

d. The electronic readerboard does not change text and/or images at a rate less than one every seven seconds and shall be readily legible given the text size and the speed limit of the adjacent right-of-way;

e. The electronic readerboard displays messages regarding public service announcements or City events only;

f. The intensity of the display shall not produce glare that extends to adjacent properties and the signs shall be equipped with a device which automatically dims the intensity of the lights during hours of darkness;

g. The electronic readerboard is turned off between 10:00 p.m. and 6:00 a.m. except during emergencies;

h. It is located to have the least impact on surrounding residential properties.

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

DS-6. See KZC 35.10.020(2).

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

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

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

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

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

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

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

DS-14. Signs for a development within the BCX zone must be proposed within a master sign plan application (KZC 100.80). In addition to the approval criteria of KZC 100.80(4) a master sign plan application shall show how signs on the subject property will not be visually disruptive to the adjoining residential neighborhood.

DS-15. ~~Within the BCX zone the required parking for Restaurants and Taverns uses is one per each 300 square feet of gross floor area.~~Reserved.

DS-16. ~~For developments within BC-1 including Attached Dwelling Units, or where the maximum allowed height of the structure is 75 feet above average building elevation, the required parking spaces are as follows:~~

~~a. For residential units under 1,200 square feet of gross floor area: None.~~

~~b. For affordable housing units, as defined in Chapter 5 KZC: None.~~

~~c. For nonresidential ground floor uses in mixed-use buildings: None.~~

~~d. For residential units with at least 1,200 square feet of gross floor area: 0.5 per unit.~~

~~e. For standalone commercial uses with at least 3,000 square feet of gross floor area: one per each 500 square feet of gross floor area.~~Reserved.

DS-17. ~~See KZC 35.10.060(3).~~Reserved.

Chapter 40
INDUSTRIAL ZONES

40.05
User Guide.

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

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

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

Step 4. Find the Use of interest in the Permitted Uses Table in KZC 40.20 and read across to the column pertaining to the zone of interest. If a Use is not listed in the table, it is not allowed. A listed use is permitted unless "NP" (Not Permitted) is noted for the table. Note the Required Review Process and Special Regulations that are applicable. There are links to the Special Regulations listed immediately following the table (PU-1, PU-2, PU-3, etc.).

Step 5. Find the Use of interest in the Density/Dimensions Table in KZC 40.30 and read across the columns. Note the standards (Minimum Lot Size, Required Yards, Maximum Lot Coverage, and Maximum Height of Structure) and Special Regulations that are applicable. There are links to the Special Regulations listed immediately following the table (DD-1, DD-2, DD-3, etc.).

Step 6. Find the Use of interest in the Development Standards Table in KZC 40.40 and read across the columns. Note the standards (Landscape Category~~, and~~ Sign Category~~, and Required Parking Spaces~~) and Special Regulations that are applicable. There are links to the Special Regulations listed immediately following the table (DS-1, DS-2, DS-3, etc.).

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

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40.05.020
Common Code References.

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

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

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

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

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

6. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

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40.40
Development Standards.

Development Standards Table – Industrial Zones (LIT, PLA 6G)

(Refer to KZC 40.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 40.30, Density/Dimensions Table)

USE		Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	~~Required Parking Spaces (Chapter 105 KZC)~~
40.40.020	Auction House	B[1]	E	~~1 per each 300 sq. ft. of gross floor area.~~
40.40.040	Breweries, Wineries, and Distilleries[3,4]	A	C	~~1 per each 1,000 sq. ft. of gross floor area. Tasting rooms, 1 per each 100 sq. ft. of gross floor area.[4]~~
40.40.050	Community Facility[3]	C[5]	B	~~See KZC 105.25.~~
40.40.060	Day-Care Center	D	B	~~See KZC 105.25.[6]~~
40.40.080	Entertainment, Cultural and/or Recreational Facility	B	E	~~See KZC 105.25.~~
40.40.090	Government Facility[3]	C[5]	B	~~See KZC 105.25.~~
40.40.100	Hazardous Waste Treatment and Storage Facilities	A	C	~~1 per each 1,000 sq. ft. of gross floor area.~~
40.40.110	High Technology[3]	**LIT:** A[15] **PLA 6G:** A	D	~~**LIT:** See KZC 105.25.[8,15]~~ ~~**PLA 6G:** See KZC 105.25.[4,8]~~
40.40.120	Industrial Laundry Facility[3]	**LIT:** A[15] **PLA 6G:** A	C	~~**LIT:** 1 per each 1,000 sq. ft. of gross floor area.~~ ~~**PLA 6G:** 1 per each 1,000 sq. ft. of gross floor area.[4]~~

USE		Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	~~Required Parking Spaces (Chapter 105 KZC)~~
40.40.130	Kennel	B	E	~~**LIT:** 1 per each 300 sq. ft. of gross floor area.~~ ~~**PLA 6G:** 1 per each 1,000 sq. ft. of gross floor area.[4]~~
40.40.140	Manufacturing[3]	A	C	~~1 per each 1,000 sq. ft. of gross floor area.[4]~~
40.40.150	Mini-Day-Care Center	**LIT:** D **PLA 6G:** E	B	~~See KZC 105.25.[9, 10]~~
40.40.160	Office Use[3]	C[11]	**LIT:** E **PLA 6G:** D	~~**LIT:** 1 per each 300 sq. ft. of gross floor area.[12]~~ ~~**PLA 6G:** 1 per each 300 sq. ft. of gross floor area.[4, 12]~~
40.40.170	Packaging of Prepared Materials Manufacturing	**LIT:** A[15] **PLA 6G:** A	C	~~**LIT:** 1 per each 1,000 sq. ft. of gross floor area.[15]~~ ~~**PLA 6G:** 1 per each 1,000 sq. ft. of gross floor area.~~
40.40.180	Public Park	Development standards will be determined on a case-by-case basis. See KZC 45.50.		
40.40.190	Public Utility[3]	**LIT:** C[5] **PLA 6G:** A[5]	B	~~See KZC 105.25.~~
40.40.200	Recycling Center	A	C	~~See KZC 105.25.~~

USE		Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	~~Required Parking Spaces (Chapter 105 KZC)~~
40.40.210	Restaurant	B	E	~~1 per each 100 sq. ft. of gross floor area.~~
40.40.220	Retail Establishment Providing Banking and Related Financial Services	B	E	~~1 per each 300 sq. ft. of gross floor area.~~
40.40.230	Retail Establishment Providing Rental Services	B[1]	E	~~1 per each 1,000 sq. ft. of gross floor area.~~
40.40.240	Retail Establishment Providing Storage Services[3]	A	E	~~**LIT:** See KZC 105.25.~~ ~~**PLA 6G:** See KZC 105.25.[4]~~
40.40.245	Retail Establishment Selling Marijuana or Products Containing Marijuana	B	E	~~1 per each 300 sq. ft. of gross floor area.~~
40.40.250	School or Day-Care Center	D	B	~~See KZC 105.25.[10, 13]~~
40.40.260	Vehicle or Boat Repair, Services, Storage, or Washing[14]	A	E	~~See KZC 105.25.[14]~~
40.40.270	Warehouse Storage Service[3]	**LIT:** A[15] **PLA 6G:** A	C	~~**LIT:** 1 per each 1,000 sq. ft. of gross floor area.~~ ~~**PLA 6G:** 1 per each 1,000 sq. ft. of gross floor area.[4]~~

USE		Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	~~Required Parking Spaces (Chapter 105 KZC)~~
40.40.280	Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control[3]	**LIT:** B[1] **PLA 6G:** A	**LIT:** E **PLA 6G:** C	~~**LIT:** 1 per each 1,000 sq. ft. of gross floor area.~~ ~~**PLA 6G:** 1 per each 1,000 sq. ft. of gross floor area.[4]~~
40.40.290	Wholesale Printing and Publishing[3]	**LIT:** A[15] **PLA 6G:** A	C	~~**LIT:** 1 per each 1,000 sq. ft. of gross floor area.~~ ~~**PLA 6G:** 1 per each 1,000 sq. ft. of gross floor area.[4]~~
40.40.300	Wholesale Trade[3]	**LIT:** A[15] **PLA 6G:** A	C	~~**LIT:** 1 per each 1,000 sq. ft. of gross floor area.~~ ~~**PLA 6G:** 1 per each 1,000 sq. ft. of gross floor area.[4]~~

Development Standards (DS) Special Regulations:

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

DS-2. Cabinet signs are not permitted.

DS-3. In the PLA 6G zone, site and building design shall be complementary with surrounding residential, through use of design elements such as roof forms, building modulation, setbacks, and landscaping. The City may require revision of the building design, site plan or landscaping plan in order to minimize noise and enhance the visual character of the area.

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

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

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

DS-7. Reserved.

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

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

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

DS-11. The following regulations apply only to veterinary offices:

a. If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A.

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

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

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

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

Chapter 45
INSTITUTIONAL ZONES

45.05
User Guide.

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

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

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

Step 4. Find the Use of interest in the Permitted Uses Table in KZC 45.20 and read across to the column pertaining to the zone of interest. If a Use is not listed in the table, it is not allowed. A listed use is permitted unless "NP" (Not Permitted) is noted for the table. Note the Required Review Process and Special Regulations that are applicable. There are links to the Special Regulations listed immediately following the table (PU-1, PU-2, PU-3, etc.).

Step 5. Find the Use of interest in the Density/Dimensions Table in KZC 45.30 and read across the columns. Note the standards (Minimum Lot Size, Required Yards, Maximum Lot Coverage, and Maximum Height of Structure) and Special Regulations that are applicable. There are links to the Special Regulations listed immediately following the table (DD-1, DD-2, DD-3, etc.).

Step 6. Find the Use of interest in the Development Standards Table in KZC 45.40 and read across the columns. Note the standards (Landscape Category~~,~~ and Sign Category~~, and Required Parking Spaces~~) and Special Regulations that are applicable. There are links to the Special Regulations listed immediately following the table (DS-1, DS-2, DS-3, etc.).

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

45.05.020

Common Code References.

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

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

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

4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with Detached Dwelling Unit uses.

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

6. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

45.40

Development Standards.

Development Standards Table – Institutional Zones (P, PLA 1, PLA 14)

(Refer to KZC 45.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 45.30, Density/Dimensions Table)

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

USE		Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	~~Required Parking Spaces (Chapter 105 KZC)~~
45.40.090	Public Park	Development standards will be determined on a case-by-case basis. See KZC 45.50 and 105.25.		
45.40.100	Public Utility	A[3] **P:** Will be determined on a case-by-case basis.	B **P:** Will be determined on a case-by-case basis.	~~See KZC 105.25.~~
45.40.110	School or Day-Care Center	D	B[15]	~~See KZC 105.25.~~[6, 14]

Development Standards (DS) Special Regulations:

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

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

a. It is a pedestal sign (see Plate 12) having a maximum of 40 square feet of sign area per sign face;

b. The electronic readerboard is no more than 50 percent of the sign area;

c. Moving graphics and text or video are not part of the sign;

d. The electronic readerboard does not change text and/or images at a rate less than one every seven seconds and shall be readily legible given the text size and the speed limit of the adjacent right-of-way;

e. The electronic readerboard displays messages regarding public service announcements or City events only;

f. The intensity of the display shall not produce glare that extends to adjacent properties and the signs shall be equipped with a device which automatically dims the intensity of the lights during hours of darkness;

g. The electronic readerboard is turned off between 10:00 p.m. and 6:00 a.m. except during emergencies;

h. It is located to have the least impact on surrounding residential properties.

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

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

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

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

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

DS-7. As established in the Master Plan or as allowed in KZC 45.60.

DS-8. Perimeter buffering is determined by the approved Master Plan.

DS-9. A single pedestal or monument sign, non-interior illuminated, shall be permitted on NE 53rd Street.

DS-10. No graphics or markings shall be permitted on the exterior of the temporary structure, except as required by state, federal or local regulations.

DS-11. During summer training camp, the public will be directed, by means of pedestal signs at entrances to the college, to the parking areas in the interior of the campus.

DS-12. All structures and practice and play facilities must be set back from exterior property lines at least 50 feet. Parking lots must be set back at least 50 feet from single-family uses and screened and interspersed with landscaping pursuant to Chapters 95 and 105 KZC.

DS-13. ~~On-site parking shall be adequate to meet peak season use.~~Reserved.

DS-14. ~~An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading area on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses.~~Reserved.

DS-15. Electrical signs shall not be permitted.

Chapter 50

CENTRAL BUSINESS DISTRICT (CBD) ZONES

50.10

General Regulations – CBD 1 Zones.

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. The maximum height of structure shall be measured at the midpoint of the frontage of the subject property on the abutting right-of-way, excluding First Avenue South. See KZC 50.62 for additional building height provisions.

3. Except along alleys and similar service access streets, the street level floor of all buildings shall be limited to one or more of the following uses: Retail; Restaurant or Tavern; Banking and Related Financial Services; Entertainment, Cultural and/or Recreational Facility; Parks; Government Facility; or Community Facility. The street level floor of buildings south of Second Avenue South may also include Office Use. The required uses shall have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building on the abutting right-of-way, not including alleys and similar service access streets). Buildings proposed and built after April 1, 2009, and buildings that existed prior to April 1, 2009, which are at least 10 feet below the maximum height of structure, shall have a minimum depth of 10 feet and an average depth of at least 20 feet containing the required uses listed above.

The Planning Official may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the retail frontage will maximize visual interest. Lobbies for residential, hotel, and office uses may be allowed within the required retail space; provided, that the street frontage of the lobby is limited to 20 percent of the building linear frontage along the street. The Planning Official may approve a minor increase to ground floor residential lobbies and amenities if they are connected to retail use and the design of the ground floor frontage will maximize visual interest.

4. Where public improvements are required by Chapter 110 KZC, sidewalks on pedestrian-oriented streets within CBD 1A and 1B shall be as follows:

Sidewalks shall be a minimum width of 12 feet. The average width of the sidewalk along the entire frontage of the subject property abutting each pedestrian-oriented street shall be 13 feet. The sidewalk configuration shall be approved through D.R.

5. Upper story setback requirements are listed below. For purposes of the following regulations, the term "setback" shall refer to the horizontal distance between the property line and any exterior wall of the building. The measurements shall be taken from the property line abutting the street prior to any potential right-of-way dedication.

a. **Lake Street:** No portion of a building within 30 feet of Lake Street may exceed a height of 28 feet above Lake Street except as provided in KZC 50.62.

b. **Central Way:** No portion of a building within 30 feet of Central Way may exceed a height of 41 feet above Central Way except as provided in KZC 50.62.

c. **Third Street and Main Street:** Within 40 feet of Third Street and Main Street, all stories above the second story shall maintain an average setback of at least 10 feet from the front property line.

d. **All other streets:** Within 40 feet of any front property line, other than Lake Street, Central Way, Third Street, or Main Street, all stories above the second story shall maintain an average setback of at least 20 feet from the front property line.

e. The required upper story setbacks for all floors above the second story shall be calculated as Total Upper Story Setback Area as follows:

Total Upper Story Setback Area = (Linear feet of front property line(s), not including portions of the site without buildings that are set aside for vehicular areas) x (Required average setback) x (Number of stories proposed above the second story). See Plate 35.

f. The Planning Official is authorized to allow a reduction of the required upper story setback by no more than five feet subject to the following:

1) Each square foot of additional building area proposed within the setback is offset with an additional square foot of public open space (excluding area required for sidewalk dedication) at the street level.

2) The public open space is located along the sidewalk frontage and is not covered by buildings.

3) For purposes of calculating the offsetting square footage, along Central Way, the open space area at the second and third stories located directly above the proposed ground level public open space is included. Along all other streets, the

open space area at the second story located directly above the proposed ground level public open space is included.

4) The design and location is consistent with applicable design regulations.

g. The Planning Official is authorized to allow rooftop garden structures within the setback area.

6. May also be regulated under the Shoreline Master Program; refer to Chapter 83 KZC.

7. Chapter 105 contains regulations regarding vehicle and bicycle parking spaces for all uses. KZC 105.23 contains special parking provisions applicable in the CBD 1A, 1B, 2, and 8 zones.

8. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

50.12

Use Zone Chart – CBD 1 Zones.

Section 50.12	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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	Restaurant or Tavern		D.R., Chapter 142 KZC	None	0'	0'	0'	100%	CBD 1A – 45' above each abutting right-of-way. CBD 1B – 55' above each abutting right-of-way.	D	E	~~One per each 125 sq. ft. of gross floor area. See KZC 50.60.~~	1. Drive-in or drive-through facilities are prohibited.
.020	Any Retail Establishment, other than those specifically listed, limited or prohibited in this zone, selling goods or providing services, excluding banking and related financial services											~~One per each 350 sq. ft. of gross floor area. See KZC 50.60.~~	1. The following uses are not permitted in this zone: a. Vehicle service stations. b. 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. c. Drive-in facilities and drive-through facilities. d. Retail establishments providing storage services unless accessory to another permitted use. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:

Section 50.12	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													a. The assembled manufactured goods are directly related to and dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.
.025	Banking and Related Financial Services See Spec. Reg. 2.		D.R., Chapter 142 KZC	None	0'	0'	0'	100%	CBD 1A – 45' above each abutting right-of-way. CBD 1B – 55' above each abutting right-of-way.	D	E	~~One per each 350 sq. ft. of gross floor area. See KZC 50.60.~~	1. Drive-through facilities are permitted as an accessory use only if: a. The drive-through facility is not located on a property that abuts either Park Lane or Lake Street. b. The drive-through facility existed prior to January 1, 2004, OR the drive-through facility will replace a drive-through facility which existed in CBD 1A or 1B on January 1, 2004, and which drive-through facility: 1) Was demolished to allow redevelopment of the site on which the primary use was located; and

Section 50.12	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													2) Will serve the same business served by the replaced facility, even if that business moves to a new location; and 3) Does not result in a net increase in the number of drive-through lanes serving the primary use; and c. The Public Works Department determines that vehicle stacking will not impede pedestrian or vehicular movement within the right-of-way, and that the facility will not impede vehicle or pedestrian visibility as vehicles enter the sidewalk zone; and d. The vehicular access lanes will not be located between the street and the buildings and the configuration of the facility and lanes is generally perpendicular to the street; and e. Any replacement drive-through facility is reviewed and approved pursuant to Chapter 142 KZC for compliance with the following criteria: 1) The design of the vehicular access for any new drive-through facility is compatible with pedestrian walkways and parking access.

Section 50.12	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													2) Disruption of pedestrian travel and continuity of pedestrian-oriented retail is limited by minimizing the width of the facility and associated curb-cuts. 2. Unless this use existed on the subject property prior to January 1, 2004, Banking and Financial Services may not be located within the 30-foot depth (as established by General Regulation 3) on the street level floor of a building fronting on Park Lane and Lake Street.
.030	Hotel or Motel		D.R., Chapter 142 KZC	None	0'	0'	0'	100%	CBD 1A – 45' above each abutting right-of-way. CBD 1B – 55' above each abutting right-of-way.	D	E	~~One for each room. See Spec. Reg. 2 and KZC 50.60.~~	1. The following uses are not permitted in this zone: a. Vehicle service stations. b. Vehicle and/or boat sale, repair, service or rental. c. Drive-in facilities and drive-through facilities. 2. ~~The parking requirement for hotel or motel use does not include parking requirements for ancillary meetings and convention facilities. Additional parking requirements for ancillary uses shall be determined on a case-by-case basis.~~Reserved.
.040	Entertainment, Cultural and/or Recreational Facility											~~See KZC 50.60 and 105.25.~~	

Section 50.12	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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	Private Club or Lodge										B	~~See KZC 50.60 and 105.25.~~	1. Ancillary assembly and manufacture of goods on premises may be permitted as part of an office use if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this office use; and b. The outward appearance and impacts of this office use with ancillary assembly and manufacturing activities must be no different from other office uses. 2. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the D.R. and building permit applications.
.070	Office Use										D	~~One per each 350 sq. ft. of gross floor area. See KZC 50.60.~~	
.080	Stacked or Attached Dwelling Units										A	~~See KZC 50.60.~~	

Section 50.12	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													d. A veterinary office is not permitted if the subject property contains dwelling units.
.090	School, Day-Care Center or Mini School or Day-Care Center		D.R., Chapter 142 KZC	None	0'	0'	0'	100%	CBD 1A – 45' above each abutting right-of-way. CBD 1B – 55' above each abutting right-of-way.	D	B	~~See KZC 50.60 and 105.25.~~	1. A six-foot-high fence is required along all property lines adjacent to outside play areas. 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 3. ~~An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.~~Reserved.
.100	Assisted Living Facility										A	~~1.7 per independent unit.~~ ~~1 per assisted living unit.~~ ~~See KZC 50.60.~~	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. ~~If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility:~~ ~~a. One parking stall shall be provided for each bed.~~

Section 50.12	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
.110	Public Utility, Government Facility, or Community Facility									D See Special Reg. 1.	B	~~See KZC 50.60 and 105.25.~~	1. Landscape Category B or C may be required depending on the type of use on the subject property and the impacts associated with the use on nearby uses.
.120	Public Park		Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

50.15

General Regulations – CBD 2 Zones.

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. Along Lake Street South, north of Kirkland Avenue, buildings exceeding one story above Lake Street South shall demonstrate compliance with the Design Regulations of Chapter 92 KZC and all provisions of the Downtown Plan. Through Design Review (D.R.) the City shall find that any allowance for additional height is clearly outweighed by identified public benefits such as through-block public pedestrian access or through-block view corridors (does not apply to Public Access Pier, Boardwalk, or Public Access Facility; Piers, Docks, Boat Lifts and Canopies Serving Detached Dwelling Unit; or Piers, Docks, Boat Lifts and Canopies Serving Detached, Attached or Stacked Dwelling Units).

3. In no case shall the height exceptions identified in KZC 50.62 and 115.60(2)(d) result in a structure which exceeds 28 feet above the abutting right-of-way (does not apply to Public Access Pier, Boardwalk, or Public Access Facility; Boat Launch; Piers, Docks, Boat Lifts and Canopies Serving Detached Dwelling Unit; Piers, Docks, Boat Lifts and Canopies Serving Detached, Attached or Stacked Dwelling Units; or Marina). See KZC 50.62 for additional building height provisions.

4. South of Second Avenue South, maximum height of structure is three stories above Lake Street South as measured at the midpoint of the frontage of the subject property on Lake Street South. Buildings exceeding two stories shall demonstrate compliance with the design regulations of Chapter 92 KZC and all provisions of the Downtown Plan (does not apply to Public Access Pier, Boardwalk, or Public Access Facility; Piers, Docks, Boat Lifts and Canopies Serving Detached Dwelling Unit; or Piers, Docks, Boat Lifts and Canopies Serving Detached, Attached or Stacked Dwelling Units).

5. For purposes of measuring building height, if the subject property abuts more than one right-of-way, the applicant may choose which right-of-way shall be used to measure the allowed height of structure (does not apply to Public Access Pier, Boardwalk, or Public Access Facility; Piers, Docks, Boat Lifts and Canopies Serving Detached Dwelling Unit; Piers, Docks, Boat Lifts and Canopies Serving Detached, Attached or Stacked Dwelling Units).

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

7. May also be regulated under the City's Shoreline Master Program; refer to Chapter 83 KZC.

8. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses. KZC 105.23 contains special parking provisions applicable in the CBD 1A, 1B, 2, and 8 zones.

9. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulation

50.17

Use Zone Chart – CBD 2 Zones.

Section 50.17	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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	A Retail Establishment, other than those specifically listed, limited, or prohibited in this zone, selling goods or providing services, including banking and related financial services		D.R., Chapter 142 KZC	None	0'	0'	0'	100%	28' above the abutting right-of-way measured at the midpoint of the frontage of the subject property on each right-of-way.	D	E	~~One per each 350 sq. ft. of gross floor area. See KZC 50.60.~~	1. The following provisions, which supersede any conflicting provisions of this chapter, apply only if the subject property is within 200 feet of or includes a portion of Lake Washington: a. Chapter 83 KZC contains regulations regarding shoreline setbacks and public pedestrian walkways. b. No structure, other than moorage structures, may be waterward of the ordinary high water mark. For

Section 50.17	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
.020	Entertainment, Cultural and/or Recreational Facility		See KZC 50.60 and 105.25.									~~See KZC 50.60 and 105.25.~~	regulation regarding moorages, see the moorage listings in this zone and Chapter 83 KZC. 2. The following uses are not permitted in this zone: a. Vehicle service stations. b. 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. c. Drive-in facilities and drive-through facilities. d. Retail establishments providing storage services
.030	Hotel or Motel		One for each room. See Spec. Reg. 4 and KZC 50.60.									~~One for each room. See Spec. Reg. 4 and KZC 50.60~~.	
.040	Restaurant or Tavern		One per each 125 sq. ft. of gross floor area. See KZC 50.60.									~~One per each 125 sq. ft. of gross floor area. See KZC 50.60.~~	

Section 50.17	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													unless accessory to another permitted use. 3. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are directly related to and dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.

Section 50.17	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													4. ~~The parking requirement for hotel or motel use does not include parking requirements for ancillary meetings and convention facilities. Additional parking requirements for ancillary uses shall be determined on a case-by-case basis.~~Reserved.
.050	School, Day-Care Center, or Mini School or Day-Care Center		D.R., Chapter 142 KZC	None	0'	0'	0'	100%	28' above the abutting right-of-way measured at the midpoint of the frontage of the subject property on each right-of-way.	D	E	~~See KZC 50.60 and 105.25.~~	1. The following provisions, which supersede any conflicting provisions of this chapter, apply only if the subject property is within 200 feet of or includes a portion of Lake Washington: a. Chapter 83 KZC contains regulations regarding

Section 50.17	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													shoreline setbacks and public pedestrian walkways. b. No structure, other than moorage structures, may be waterward of the ordinary high water mark. For regulations regarding moorages, see the moorage listings in this zone and Chapter 83 KZC. 2. A six-foot-high fence is required along all property lines adjacent to outside play areas. 3. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.

Section 50.17	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													4. ~~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.~~Reserved.
.060	Assisted Living Facility See Spec. Reg. 4.		D.R., Chapter 142 KZC	None	0'	0'	0'	100%	28' above the abutting right-of-way measured at the midpoint of the frontage of the subject property on each right-of-way.	D	A	~~1.7 per independent unit.~~ ~~1 per assisted living unit.~~ ~~See KZC 50.60.~~	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. ~~If a nursing home use is included, the following parking standard~~

Section 50.17	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													~~shall apply to the nursing home portion of the facility:~~ ~~a. One parking stall shall be provided for each bed.~~ 3. The following provisions, which supersede any conflicting provisions of this chapter, apply only if the subject property is within 200 feet of or includes a portion of Lake Washington: a. Chapter 83 KZC contains regulations regarding shoreline setbacks and public pedestrian walkways. b. No structure, other than moorage structures, may be waterward of the ordinary high water mark. For

Section 50.17	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													regulations regarding moorages, see the moorage listings in this zone and Chapter 83 KZC. 4. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning and Building Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or

Section 50.17	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													superior visual interest and potential foot traffic as would compliance with the required dimension.
.070	Private Club or Lodge		D.R., Chapter 142 KZC	None	0'	0'	0'	100%	28' above the abutting right-of-way measured at the midpoint of the frontage of the subject property on each right-of-way.	D	B	~~See KZC 50.60 and 105.25.~~	1. The following provisions, which supersede any conflicting provisions of this chapter, apply only if the subject property is within 200 feet of or includes a portion of Lake Washington: a. Chapter 83 KZC contains regulations regarding shoreline setbacks and public pedestrian walkways. b. No structure, other than moorage structures, may be waterward of the ordinary high water mark. For
.080	Office Use See Spec. Reg. 3.										D	~~One per 350 sq. ft. of gross floor area. See KZC 50.60.~~	

Section 50.17	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													regulations regarding moorages, see the moorage listings in this zone and Chapter 83 KZC. 2. Ancillary assembly and manufacture of goods on premises may be permitted as part of an office use if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this office use; and b. The outward appearance and impacts of this office use with ancillary assembly and manufacturing activities must be no different from other office uses.

Section 50.17	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													3. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning and Building Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail 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. This special regulation shall not apply to

Section 50.17	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													properties located south of Second Avenue South. 4. Veterinary offices are not permitted in this zone.
.090	Stacked or Attached Dwelling Units		D.R., Chapter 142 KZC. Also see Chapter 83 KZC.	None	0'	0'	0'	100%	28' above the abutting right-of-way measured at the midpoint of the frontage of the subject property on each right-of-way.	D	A	~~See KZC 50.60.~~	1. The following provisions, which supersede any conflicting provisions of this chapter, apply only if the subject property is within 200 feet of or includes a portion of Lake Washington: a. Chapter 83 KZC contains regulations regarding shoreline setbacks and public pedestrian walkways. b. No structure, other than moorage structures, may be waterward of the ordinary high water mark. For

Section 50.17	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													regulations regarding moorages, see the moorage listings in this zone and Chapter 83 KZC. 2. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning and Building Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or

Section 50.17	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													superior visual interest and potential foot traffic as would compliance with the required dimension.
.100	Public Access Pier, Boardwalk, or Public Access Facility		D.R., Chapter 142 KZC. Also see Chapter 83 KZC.	None	Landward of the ordinary high water mark			–	See Chapter 83 KZC.	See Chapter 83 KZC.	See Chapter 83 KZC.	~~See KZC 105.25.~~	1. Refer to Chapter 83 KZC for additional regulations.
					0'	0'	0'						
.110	Piers, Docks, Boat Lifts and Canopies Serving Detached Dwelling Unit				Landward of the ordinary high water mark							~~None~~	
					0'	0'	0'						
.115	Piers, Docks, Boat Lifts and Canopies				0'	0'	0'						

Section 50.17	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
	Serving Detached, Attached, and Stacked Dwelling Units												
.120	Marina		D.R., Chapter 142 KZC. Also see Chapter 83 KZC.	None	0'	0'	0'	100%	Landward of the ordinary high water mark, 28' above the abutting right-of-way measured at the midpoint of the frontage of the subject property on each right-of-way.	See Spec. Reg. 3.	B	~~See KZC 50.60 and 105.25.~~	1. Refer to Chapter 83 KZC for additional regulations. 2. The following accessory components are allowed if approved through Process IIB, Chapter 152 KZC: a. Gas and oil sale for boats, if: 1) Storage tanks are underground and on dry land; and

Section 50.17	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													2) The use has facilities to contain and clean up oil and gas spills. b. An overwater shed, which is no more than 50 square feet and not more than 10 feet high as measured from the deck, accessory to oil and gas sale for boats. c. Boat and motor sales and leasing. d. Boat or motor repair and service if: 1) This activity is conducted on dry land and either totally within a building or totally sight screened from the

Section 50.17	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													adjoining property and the right-of-way; and 2) All dry land motor testing is conducted within a building. e. Meeting and special events rooms. 3. The City may require the applicant to install a buffer between the subject property and adjoining property. The City will use the requirements of Chapter 95 KZC as a guide for requiring a buffer.
.122 .124	Tour Boat Passenger Only Ferry Terminal		D.R., Chapter 142 KZC.	None	0'	0'	0'	100%	Landward of the ordinary high water mark, 28' above the abutting right-of-way measured at the	See Spec. Reg. 2.	B	~~See KZC 50.60 and 105.25.~~	1. Refer to Chapter 83 KZC for additional regulations. 2. The City may require the applicant to install a buffer

Section 50.17	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
.126	Water Taxi		Also see Chapter 83 KZC.						midpoint of the frontage of the subject property on each right-of-way.				between the subject property and adjoining property. The City will use the requirements of Chapter 95 KZC as a guide for requiring a buffer.
.128	Boat Launch (motorized boats)												
.130	Public Utility		D.R., Chapter 142 KZC						28' above the abutting right-of-way measured at the midpoint of the frontage of the subject property on each right-of-way.	D			1. May be permitted only if locating this use in the immediate area of subject property is necessary to permit efficient service to the area or the City as a whole. 2. No structures, other than moorage structures, may be waterward at the ordinary high water mark. For regulations regarding moorages, see the moorage listings in this zone and Chapter 83 KZC.
.140	Government Facility												
.150	Community Facility												
.160	Public Park		Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process. May also be regulated under the Shoreline Master Program; refer to Chapter 83 KZC.										

50.25

General Regulations – CBD 3 Zones.

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. No portion of a structure within 100 feet of the southerly boundary of 2nd Avenue South abutting the RM 3.6 zone may exceed 30 feet above average building elevation (does not apply to Detached Dwelling Unit uses).

3. Site and building design must include installation of pedestrian linkages consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan (does not apply to Detached Dwelling Unit uses).

4. See KZC 50.62 for additional building height provisions.

5. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

6. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

50.27

Use Zone Chart – CBD 3 Zones.

Section 50.27	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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	Entertainment, Cultural, and/or Recreational Facility		D.R., Chapter 142 KZC	None	20' See Spec. Reg. 4.	0'	0'	80% See Spec. Reg. 4.	41' above average building elevation.	D See Spec. Reg. 3.	E	~~See KZC 105.25.~~	1. Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other alternative exists. 2. ~~The parking requirement for hotel or motel use does not include parking requirements for ancillary meetings and convention facilities. Additional parking requirements for ancillary uses shall be determined on a case-by-case basis.~~Reserved. 3. Landscape Category B is required if the subject property is adjacent to Planned Areas 6D or 6J. 4. The required front yard for this use shall be zero feet for one story at street level. No parking may encroach into the required 20-foot front yard. If this use provides a zero-foot front yard, the lot coverage for the entire property shall be 100 percent.
.020	Hotel or Motel											~~One for each room. See Spec. Reg. 2.~~	
.030	Restaurant or Tavern											~~One per each 125 sq. ft. of gross floor area.~~	1. Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other alternative exists. 2. Drive-in facilities and drive-through facilities are not permitted in this zone. 3. Landscape Category B is required if the subject property is adjacent to Planned Areas 6D or 6J.

Section 50.27	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													4. The required front yard for this use shall be zero feet for one story at street level. No parking may encroach into the required 20-foot front yard. If this use provides a zero-foot front yard, the lot coverage for the entire property shall be 100 percent.
.040	Any Retail Establishment, other than those specifically listed, limited, or prohibited in this zone, selling goods or providing services including banking and related financial services	D.R., Chapter 142 KZC	None	20' See Spec. Reg. 5.	0'	0'	80% See Spec. Reg. 5.	41' above average building elevation.	D See Spec. Reg. 4.	E	~~One per each 350 sq. ft. of gross floor area.~~	1. The following uses are not permitted in this zone: a. Vehicle service stations. b. 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. c. Drive-in facilities and drive-through facilities. d. Retail establishments providing storage services unless accessory to another permitted use. 2. Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other alternative exists. 3. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:

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			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						
													a. The assembled or manufactured goods are directly related to and dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. 4. Landscape Category B is required if the subject property is adjacent to Planned Areas 6D or 6J. 5. The required front yard for this use shall be zero feet for one story at street level. No parking may encroach into the required 20-foot front yard. If this use provides a zero-foot front yard, the lot coverage for the entire property shall be 100 percent.
.050	Private Lodge or Club See Spec. Reg. 3.		D.R., Chapter 142 KZC	None	20' See Spec. Reg. 4.	0'	0'	80%	41' above average building elevation.	D See Spec. Reg. 2.	B	~~See KZC 105.25.~~	1. Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other alternative exists. 2. Landscape Category C is required if the subject property is adjacent to Planned Areas 6D or 6J. 3. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The

Section 50.27	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													Planning and Building Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail 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. This special regulation shall not apply along portions of State Street and Second Avenue South not designated as pedestrian-oriented streets. 4. Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure.
.060	Office Use See Spec. Reg. 5.		D.R., Chapter 142 KZC	None	20' See Spec. Regs. 5 and 6.	0'	0'	80%	41' above average building elevation.	D See Spec. Reg. 4.	D	~~One per each 350 sq. ft. of gross floor area.~~	1. Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other alternative exists. 2. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted.

Section 50.27	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an acoustical engineer, must be submitted with the D.R. and building permit applications. d. A veterinary office is not permitted if the subject property contains dwelling units. 3. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are directly related to and dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. 4. Landscape Category C is required if the subject property is adjacent to Planned Areas 6D or 6J. 5. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way (see KZC 50.64 for limited exceptions). The Planning and Building Director may approve a reduction to the depth requirement for the retail

Section 50.27	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													space if the applicant demonstrates that the proposed configuration of the retail 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. This special regulation shall not apply along portions of State Street and Second Avenue South not designated as pedestrian-oriented streets. 6. Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure.
.070	Stacked or Attached Dwelling Units See Spec. Reg. 1.		D.R., Chapter 142 KZC	None	20' See Spec. Reg. 2.	0'	0'	80%	41' above average building elevation.	D	A	~~1.2 per studio unit.~~ ~~1.3 per 1 bedroom unit.~~ ~~1.6 per 2 bedroom unit.~~ ~~1.8 per 3 or more~~	1. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning and Building Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail 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. This special regulation shall not apply along portions of State Street and Second Avenue South not designated as pedestrian-oriented streets.

Section 50.27	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
												~~bedroom unit.~~ ~~See KZC 105.20 for visitor parking requirements.~~	2. Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure.
.080	Detached Dwelling Units		None	3,000 sq. ft.	20'	5'	10'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	A	~~2.0 per unit.~~	1. For this use, only one dwelling unit may be on each lot regardless of size. 2. This use may only be located west of State Street. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.

Section 50.27	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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	Faith-Based Facility		D.R., Chapter 142 KZC	None	20' See Spec. Reg. 4.	0'	0'	80%	41' above average building elevation.	D See Spec. Reg. 3.	B	~~One per every four people based on maximum occupancy of any area of worship. See Spec. Reg. 2.~~	1. Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other alternative exists. 2. ~~No parking is required for day-care or school ancillary to the use.~~Reserved. 3. Landscape Category C is required if the subject property is adjacent to Planned Areas 6D, or 6J. 4. Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure.
.100	School, Day-Care Center, or Mini-School or Day-Care Center				20' See Spec. Reg. 5.					D		~~See KZC 105.25.~~	1. A six-foot-high fence is required along all property lines adjacent to outside play areas. 2. Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other alternative exists. 3. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.

Section 50.27	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													~~4. 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.~~Reserved. 5. Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure.
.110	Assisted Living Facility See Special Regulation 3.		D.R., Chapter 142 KZC	None	20'	0'	0'	80%	41' above average building elevation.	D	A	~~1.7 per independent unit.~~ ~~1 per assisted living unit.~~	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. ~~If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility:~~ ~~a. One parking stall shall be provided for each bed.~~ 3. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning and Building Director may approve a reduction to the depth requirement for the retail use if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides

Section 50.27	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension. This special regulation shall not apply along portions of State Street and Second Avenue South not designated as pedestrian-oriented streets. 4. Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure.
.120	Public Utility				20' See Spec. Reg. 3.					C See Special Reg. 1.			1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on nearby uses. 2. Landscape Category C is required if the subject property is adjacent to Planned Areas 6D, or 6J. 3. Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure.
.130	Government Facility or Community Facility									D See Special Regs. 1 and 2.			
.140	Public Park		Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

50.30

General Regulations – CBD 4 Zones.

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. Structures east of Second Street South shall be set back 10 feet from Second Avenue South (does not apply to Detached Dwelling Unit and Public Park uses).

3. Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure (does not apply to Public Park uses).

4. Maximum height of structure is 55.4 feet above average building elevation west of Second Street South, including any adjacent structure in CBD-1 west of 2nd Street South developed with a structure in this zone.

5. No portion of a structure within 100 feet of the southerly boundary of Second Avenue South abutting the RM 3.6 zone shall exceed 35 feet. No portion of a structure within 40 feet of First Avenue South shall exceed 41 feet (does not apply to Detached Dwelling Unit uses).

6. See KZC 50.62 for additional building height provisions.

7. Development shall not isolate any existing detached dwelling unit in this zone (does not apply to Detached Dwelling Unit and Public Park uses).

8. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

9. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

50.32

Use Zone Chart – CBD 4 Zones.

Section 50.32	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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	Restaurant or Tavern		D.R., Chapter 142 KZC	None	0'	0'	0'	100%	54' above average building elevation or existing grade.	D	E	~~One per each 125 sq. ft. of gross floor area.~~	1. No aspect or component of this use, including open dining areas, may be oriented towards Second Avenue South. 2. Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other alternative exists. 3. Drive-in or drive-through facilities are prohibited.
.020	Entertainment, Cultural or Recreational Facility											~~See KZC 50.60 and 105.25.~~	1. No aspect or component of this use, including hotel/motel rooms and open dining areas, may be oriented toward Second Avenue South. 2. Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other alternative exists. 3. ~~The parking requirement for hotel or motel use does not include parking requirements for ancillary meetings and convention facilities. Additional parking requirements for ancillary uses shall be determined on a case-by-case basis.~~Reserved.
.030	Hotel or Motel											~~One for each room. See Spec. Reg. 3.~~	

Section 50.32	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
.040	Any Retail Establishment, other than those specifically listed, limited, or prohibited in this zone, selling goods or providing services including banking and related financial services											~~One per each 350 sq. ft. of gross floor area.~~	1. The following uses are not permitted in this zone: a. Vehicle service stations. b. 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. c. Drive-in facilities and drive-through facilities. d. Retail establishments providing storage services unless accessory to another permitted use. 2. Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other alternative exists. 3. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are directly related to and dependent upon this use and are available for purchase and removal from the premises.

Section 50.32	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.
.050	Private Lodge or Club				10'						B	~~See KZC 105.25.~~	1. Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other alternative exists.
.060	Office Use		D.R., Chapter 142 KZC	None	10'	0'	0'	100%	54' above average building elevation or existing grade.	D	D	~~One per each 350 sq. ft. of gross floor area.~~	1. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the D.R. and building permit applications. d. A veterinary office is not permitted if the subject property contains dwelling units.

Section 50.32	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													2. Ancillary assembly and manufacture of goods on premises may be permitted as part of an office use if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this office use; and b. The outward appearance and impacts of this office use with ancillary assembly and manufacturing activities must be no different from other office uses. 3. Primary vehicle access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other alternative exists.
.070	Faith-Based Facility										B	~~One per every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 2.~~	1. Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other alternative exists. 2. ~~No parking is required for daycare or school ancillary to the use.~~Reserved.

Section 50.32	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
.080	Stacked or Attached Dwelling Units										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.~~	
.090	School, Day-Care or Mini-School or Day-Care Center		D.R., Chapter 142 KZC	None	10'	0'	0'	100%	54' above average building	D	B	~~See KZC 105.25.~~	1. A six-foot-high fence is required along all property lines adjacent to outside play areas.

Section 50.32	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
									elevation or existing grade.				2. Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other alternative exists. 3. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 4. ~~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.~~Reserved.
.100	Assisted Living Facility										A	~~1.7 per independent unit.~~ ~~1 per assisted living unit.~~	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. ~~If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility:~~ ~~a. One parking stall shall be provided for each bed.~~

Section 50.32	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
.110	Detached Dwelling Units		None	3,600 sq. ft.	20'	5'	10'	60%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above building elevation.	E	A	~~2.0 per unit.~~	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
.120	Public Utility, Government Facility, or Community Facility		D.R., Chapter 142 KZC	None	10'	0'	0'	100%	54' above average building elevation of existing grade.	D	B	~~See KZC 105.25.~~	
.130	Public Park		Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

50.34

General Regulations – CBD 5 Zones.

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. No portion of a structure above the elevation of Kirkland Way as measured at the midpoint of the frontage of the subject property on Kirkland Way may exceed the following:

   a. Within 20 feet of Kirkland Way, two stories;

   b. Within 40 feet of Kirkland Way, four stories;

   c. Within 50 feet of Kirkland Way, five stories.

3. The minimum required yard abutting Peter Kirk Park is 10 feet. The required front yard is zero feet for those portions of buildings with continuous retail or restaurant uses at street level. Kirkland Way shall be considered a pedestrian-oriented street if the front yard is less than 20 feet.

4. No portion of a structure within 100 feet of Peter Kirk Park shall exceed three stories above average building elevation.

5. Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure (does not apply to Public Park uses).

6. The following requirement applies to property adjoining Peter Kirk Park: The existing easement adjacent to Peter Kirk Park that connects Parkplace and Kirkland Way must be increased to a minimum 38-foot width and improved to include:

   a. Two minimum 11-foot-wide drive lanes;

   b. Two minimum eight-foot-wide sidewalks (one on each side of the easement) with street trees and landscaping;

c. Easement design must be approved by the Planning and Building Department and Public Works Department.

7. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

8. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

50.35

Use Zone Chart – CBD 5 Zones.

Section 50.35	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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	Restaurant or Tavern		D.R., Chapter 142 KZC	None	20'	0'	0'	80%	67' above average building elevation.	B	E	~~One per each 125 sq. ft. of gross floor area.~~	1. For restaurants with drive-in or drive-through facilities: a. One outdoor waste receptacle shall be provided for every eight parking stalls. b. Access for drive-through facilities shall be approved by the Public Works Department. Drive-through facilities shall be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served. c. Landscape Category A shall apply.
.030	Entertainment, Cultural and/or Recreational Facility											~~See KZC 105.25.~~	1. ~~The parking requirements for hotel or motel use do not include parking requirements for ancillary meetings and convention facilities. Additional parking requirements for ancillary uses shall be determined on a case-by-case basis.~~Reserved.
.040	Hotel or Motel											~~One per each room. See Spec. Reg. 1.~~	
.050	Any Retail Establishment, other than those specifically listed, limited, or											~~One per each 350 sq. ft. of gross floor area.~~	1. The following uses are not permitted in this zone: a. Vehicle service stations.

Section 50.35	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
	prohibited in the zone, selling goods, or providing services including banking and related financial services												b. 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. c. Retail establishments providing storage services unless accessory to another permitted use. 2. Access for drive-through facilities must be approved by the Public Works Department. 3. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are directly related to and dependent upon this use and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.
.060	Private Lodge or Club									C	B	~~See KZC 105.25.~~	

Section 50.35	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
.070	Office Use		D.R., Chapter 142 KZC	None	20'	0'	0'	80%	67' above average building elevation. See Spec. Reg. 3.	C	D	~~One per each 350 sq. ft. of gross floor area.~~	1. Ancillary assembly and manufacture of goods on premises may be permitted as part of an office use if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this office use; and b. The outward appearance and impacts of this office use with ancillary assembly and manufacturing activities must be no different from other office uses. 2. The following regulations apply to veterinary office only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the D.R. and building permit applications. d. A veterinary office is not permitted if the subject property contains dwelling units.

Section 50.35	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													3. For property adjoining Peter Kirk Park, 80 feet above average building elevation, if following is provided: a. At least 50 percent of gross floor area is office use. b. A minimum 54-foot-wide improved easement street from Parkplace to Kirkland Way which meets the requirements for the Park Promenade in the Parkplace Master Plan. The design must be approved by the Planning and Building Department and the Public Works Department. c. The street level of all buildings shall be limited to one or more of the following uses: Retail; Restaurant or Tavern; Banking and Related Financial Services; Entertainment, Cultural and/or Recreational Facility; Parks; Government Facility; or Community Facility. At least one of the street level tenant spaces must be a minimum area of 9,000 square feet. The required uses shall have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building on the Park Promenade). The Planning Official may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of

Section 50.35	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													existing or proposed improvements and that the design of the retail frontage will maximize visual interest. Lobbies for office uses may be allowed within this space subject to applicable design regulations. d. A minimum 2,000-square-foot public plaza that relates to Kirkland Way, the Kirkland Performance Center and Peter Kirk Park. The design must be approved by the Planning Official. e. Public art on site valued at a minimum of $10,000. The art must be reviewed and approved by the Kirkland Cultural Arts Commission. f. The project shall be designed, built and certified to achieve or exceed the high performing building standards described in KZC 115.62.
.080	Faith-Based Facility		D.R., Chapter 142 KZC	None	20'	0'	0'	80%	67' above average building elevation.	C	D	~~One per every four people based on maximum occupancy of any area of worship.~~	1. ~~No parking is required for day-care or school ancillary to the use.~~Reserved.

Section 50.35	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.090	School, Day-Care Center, or Mini-School or Day-Care Center									D		~~See KZC 105.25.~~	1. A six-foot-high fence is required along all property lines adjacent to outside play areas. 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 3. ~~An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.~~Reserved.
.100	Assisted Living Facility See Spec. Reg. 3.		D.R., Chapter 142 KZC	None	20'	0'	0'	80%	67' above average building elevation.	C	A	~~1.7 per independent unit.~~ ~~1 per assisted living unit.~~	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. ~~If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility:~~ ~~a. One parking stall shall be provided for each bed.~~ 3. This use only allowed: a. On properties with frontage on Second Avenue.

Section 50.35	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													b. For property adjoining Peter Kirk Park, if the following are provided: 1) A minimum 54-foot-wide improved easement street from Parkplace to Kirkland Way which meets the requirements for the Park Promenade in the Parkplace Master Plan. The design must be approved by the Planning and Building Department and the Public Works Department. 2) The street level of all buildings shall be limited to one or more of the following uses: Retail; Restaurant or Tavern; Banking and Related Financial Services; Entertainment, Cultural and/or Recreational Facility; Parks; Government Facility; or Community Facility. At least one of the street level tenant spaces must be a minimum of 9,000 square feet. The required uses shall have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building on the Park Promenade). The Planning Official may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the retail frontage will maximize visual interest. Lobbies

Section 50.35	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													for residential uses may be allowed within this space subject to applicable design regulations. 3) A minimum 2,000-square-foot public plaza that relates to Kirkland Way, the Kirkland Performance Center and Peter Kirk Park. The design must be approved by the Planning Official. 4) Developments creating four or more new dwelling units shall provide at least 10 percent of the units as affordable housing units as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing incentives and requirements. 5) Public art on site valued at a minimum of $10,000. The art must be reviewed and approved by the Kirkland Cultural Arts Commission. 6) The project shall be designed, built and certified to achieve or exceed the high performing building standards described in KZC 115.62.
.110	Stacked or Attached Dwelling Units		D.R., Chapter 142 KZC	None	20'	0'	0'	80%	67' above average	C	A	~~1.2 per studio unit.~~	1. This use only allowed: a. On properties with frontage on Second Avenue.

Section 50.35	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
	See Spec. Reg. 1.								building elevation.			~~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.~~	b. For property adjoining Peter Kirk Park, if the following are provided: 1) A minimum 54-foot-wide improved easement street from Parkplace to Kirkland Way which meets the requirements for the Park Promenade in the Parkplace Master Plan. The design must be approved by the Planning and Building Department and the Public Works Department. 2) The street level of all buildings shall be limited to one or more of the following uses: Retail; Restaurant or Tavern; Banking and Related Financial Services; Entertainment, Cultural and/or Recreational Facility; Parks; Government Facility; or Community Facility. At least one of the street level tenant spaces must be a minimum of 9,000 square feet. The required uses shall have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building on the Park Promenade). The Planning Official may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the retail frontage will maximize visual interest. Lobbies

Section 50.35	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													for residential uses may be allowed within this space subject to applicable design regulations. 3) A minimum 2,000-square-foot public plaza that relates to Kirkland Way, the Kirkland Performance Center and Peter Kirk Park. The design must be approved by the Planning Official. 4) Developments creating four or more new dwelling units shall provide at least 10 percent of the units as affordable housing units as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing incentives and requirements. 5) Public art on site valued at a minimum of $10,000. The art must be reviewed and approved by the Kirkland Cultural Arts Commission. 6) The project shall be designed, built and certified to achieve or exceed the high performing building standards described in KZC 115.62.
.120	Public Utility, Government Facility, or		D.R., Chapter 142 KZC	None	20'	0'	0'	80%	67' above average	C See Spec. Reg. 1.	B	~~See KZC 105.25.~~	1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on nearby uses.

Section 50.35	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
	Community Facility								building elevation.				2. Site design must include installation of pedestrian linkages consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan, between public sidewalks and building entrances, and between walkways on the subject property and existing or planned walkways on abutting properties.
.130	Public Park		Development standards will be determined on a case-by-case basis. See KZC 45.50 for required review process.										

50.37

General Regulations – CBD 5A Zones.

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. See KZC 50.62 for additional building height provisions.

3. Developments creating four or more new dwelling units shall provide at least 10 percent of the units as affordable housing units as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing incentives and requirements.

4. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

5. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

50.38

Use Zone Chart – CBD 5A Zones.

Section 50.38	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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	Mixed Use Development Containing Office, Retail and Restaurant Uses. See Spec. Regs. 1, 2, 3 and 4.		D.R., Chapter 142 KZC. See Spec. Reg. 1.	None	See Plate 5, Chapter 180 KZC.			100%	See Spec. Reg. 5 and Plates 6 and 7, Chapter 180 KZC.	None	E See Spec. Reg. 6.	~~See Spec. Reg. 7.~~	1. Development under this use shall be pursuant to the Parkplace Master Plan and Design Guidelines contained in Chapter 3.30 KMC. Compliance with the Master Plan and Design Guidelines shall be determined through DR, Chapter 142 KZC. 2. The gross floor area of retail and restaurant uses in this zone shall be equal to or greater than 186,000 gross square feet. Retail uses may include accessory short term drop-off children's play facilities. 3. The following additional uses are allowed subject to restrictions listed: a. Hotel or Athletic Club. Accessory retail or restaurant uses shall be included as retail uses under Special Regulation 2, provided they are open to the public. b. Movie theater. This use may be included as a retail use under Special Regulation 2; provided, that the gross floor area of this use shall not count toward more than 25 percent of the required minimum gross floor area of retail and restaurant uses. c. Private Lodge or Club; Faith-Based Facility; School, Day-care Center, or Mini-School or Day-care Center; Public Utility, Government Facility, or Community Facility; Public Park. d. Assisted Living Facility (including a nursing home if part of the facility); provided, that the gross floor area does not exceed 10 percent of the total gross floor area for the Master Plan; and Stacked or Attached

Section 50.38	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													Dwelling Units; provided, that the gross floor area does not exceed 30 percent of the total gross floor area for the Master Plan. 4. The following uses are prohibited: a. Any retail establishment exceeding 70,000 square feet. b. At grade drive-through facilities. Exception: One drive-through facility for banking or related financial services is permitted if the facility does not compromise the pedestrian orientation or traffic circulation of the development. The drive-through shall be on the eastern portion of the site accessed from 6th Street. The location and design of the facility requires Planning Official and Public Works Department approval. c. The outdoor storage, sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers. 5. Rooftop appurtenances may exceed the applicable height limitation by a maximum of 16 feet if the area of all appurtenances and screening does not exceed 25 percent of the total area of the building rooftop. All other regulations for rooftop appurtenances in Chapter 115 KZC shall apply. 6. Prior to installation of permanent signs, the development must submit and receive approval of a Master Sign Plan pursuant to Chapter 100 KZC.

Section 50.38	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													7. ~~The following establishes the number of parking spaces required:~~ ~~a. Residential uses must provide:~~ ~~i. 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;~~ ~~ii. See KZC 105.20 for visitor parking requirements; and~~ ~~iii. One parking space for each assisted living unit.~~ ~~b. Restaurants and taverns must provide one parking space for each 125 square feet of gross floor area.~~ ~~c. All other uses must provide one parking space for each 350 square feet of gross floor area.~~ ~~A mix of uses with different peak parking times makes a project eligible for applying a shared parking methodology to parking calculations. Further parking reductions may be appropriate through a transportation management plan (TMP) and parking management measures. The development may propose and the Planning Official may permit a reduction in the required number of parking spaces based on a demand and utilization study prepared by a licensed transportation engineer. The study shall include an analysis of shared parking demonstrating that the proposed parking supply is adequate to meet the peak parking demand of all uses operating at the same time. A TMP and parking~~

Section 50.38	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													~~management measures shall be incorporated into the analysis. An analysis of the effectiveness of the TMP and parking management measures shall be provided for City review. The City's transportation engineer shall approve the scope and methodology of the study as well as the effectiveness of the TMP and parking management measures.~~ Reserved.

50.40

General Regulations – CBD 6 Zones.

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. The entire zone must be physically integrated both in site and building design. In addition, the design and development of the subject property must provide pedestrian linkage through this zone and between Central Way and areas to the north of this zone, consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.

3. The City may require that areas of the northeastern and southeastern portions of the subject property be developed with pedestrian scale amenities and landscaping to enhance the entryway into the Central Business District.

4. See KZC 50.62 for additional building height provisions.

5. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

6. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

50.42

Use Zone Chart – CBD 6 Zones.

Section 50.42	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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	Restaurant or Tavern See Spec. Reg, 1.		D.R., Chapter 142 KZC	None	20' See Spec. Reg. 5.	10'	10'	80%	54' above average building elevation.	D See Spec. Reg. 4.	E	~~One per each 125 sq. ft. of gross floor area.~~	1. These uses are only permitted south of Sixth Avenue. Subterranean parking for these uses may be located north of 6th Avenue; provided, that the parking structures are not visible from 7th Avenue or 5th Street north of 6th Avenue. 2. Vehicular access for these uses and components of these uses, including subterranean parking must be on Central Way or Fifth or Sixth Streets south of Sixth Avenue. The applicant may be required to install traffic diverters or employ other mechanisms to direct nonresidential traffic associated with subject property away from areas north of Sixth Avenue. 3. Access for drive-through facilities must be approved by the Public Works Department. 4. Landscape Category C is required if the subject property is located adjacent to the RS 5.0, or Planned Areas 7B or 7C zones. 5. The required front yard for this use shall be zero feet from Central Way for one or two stories. No parking may encroach into the required 20-foot front yard.
.030				None	20'	10'	10'	80%		D	E		

Section 50.42	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
	Any Retail Establishment, other than those specifically listed, limited or prohibited in this zone, selling goods or providing services, including banking and related financial services See Spec. Regs. 1, 2, and 3.		D.R., Chapter 142 KZC		See Spec. Reg. 9.				54' above average building elevation.	See Spec. Reg. 7.		~~One per each 350 sq. ft. of gross floor area.~~	1. These uses are only permitted south of Sixth Avenue. Subterranean parking for these uses may be located north of 6th Avenue; provided, that the parking structures are not visible from 7th Avenue or 5th Street north of 6th Avenue. 2. The sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers is not permitted. Motorcycle sales, service, or rental is permitted if conducted indoors. 3. Retail establishments providing storage services are not permitted unless accessory to another permitted use. 4. Vehicular access for these uses and components of these uses, including subterranean parking, must be on Central Way or Fifth or Sixth Streets south of Sixth Avenue. The applicant may be required to install traffic diverters or employ other mechanisms to direct nonresidential traffic associated with subject property away from areas north of Sixth Avenue. 5. Ancillary assembly and manufacture of goods on premises may be permitted as part of a retail establishment if:
.040	Hotel or Motel See Spec. Reg, 1.											~~One for each room. See Spec. Reg. 8.~~	
.050	Entertainment, Cultural and/or Recreational Facility											~~See KZC 105.25.~~	

Section 50.42	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
	See Spec. Reg, 1.												a. The assembled or manufactured goods are directly related to and dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. 6. Access for drive-through facilities must be approved by the Public Works Department. 7. Landscape Category C is required if the subject property is located adjacent to the RS 5.0, or Planned Areas 7B or 7C zones. 8. ~~The parking requirement for hotel or motel use does not include parking requirements for ancillary meeting and convention facilities. Additional parking requirements for ancillary uses shall be determined on a case-by-case basis.~~ Reserved. 9. The required front yard for this use shall be zero feet from Central Way for one or two stories. No parking may encroach into the required 20-foot front yard.
.060	Office Use			None	20'	10'	10'	80%		D	D		

Section 50.42	USE ⇩ / ⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
	See Spec. Reg. 1.			See Special Regulation 6.					See Spec. Reg. 5.		~~One per each 350 sq. ft. of gross floor area.~~	1. These uses are only permitted south of Sixth Avenue. Subterranean parking for these uses may be located north of 6th Avenue; provided, that the parking structures are not visible from 7th Avenue or 5th Street north of 6th Avenue.
.070	Private Club or Lodge See Spec. Reg. 1.	D.R., Chapter 142 KZC						54' above average building elevation.		B	~~See KZC 105.25.~~	2. Veterinary offices are not permitted in this zone. 3. Vehicular access for this uses and components of this use, including subterranean parking, must be on Central Way or Fifth or Sixth Streets south of Sixth Avenue. The applicant may be required to install traffic diverters or employ other mechanisms to direct nonresidential traffic associated with subject property away from areas north of Sixth Avenue. 4. Ancillary assembly and manufacture of goods on premises may be permitted as part of an office use if: a. The ancillary assembled or manufactured goods are subordinate to and dependent upon this office use; and b. The outward appearance and impacts of this office use with ancillary assembly or manufacturing activities must be no different from other office uses.

Section 50.42	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													5. Landscape Category C is required if the subject property is located adjacent to the RS 5.0, or Planned Areas 7B or 7C zones. 6. Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure.
.080	Stacked, or Attached Dwelling Units See Spec. Reg. 1.	D.R., Chapter 142 KZC	None	20'	10'	10'	See Spec. Regs. 2 and 5.	80%	54' above average building elevation. See also Spec. Reg. 3.	D See Spec. Reg. 4.	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.~~	1. Along Central Way, this use is only permitted above the ground floor. 2. For any portion of a structure on the subject property within 40 feet of Seventh Avenue or Fifth Street north of Sixth Avenue that does not exceed 30 feet in height above average building elevation, the minimum required side yards are five feet but two side yards must equal at least 15 feet. 3. No portion of a structure on the subject property within 40 feet of Seventh Avenue may exceed 25 feet above the elevation of Seventh Avenue as measured from the midpoint of the frontage of the subject property on Seventh Avenue. No portion of a structure on the subject property within 40 feet of Fifth Street north of Sixth Avenue may exceed 30 feet above the elevation of Fifth Street, as measured at the

Section 50.42	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
												~~See KZC 105.20 for visitor parking requirements.~~	midpoint of the frontage of the subject property on Fifth Street. 4. Landscape Category C is required if the subject property is located adjacent to the RS 5.0, or Planned Areas 7B or 7C zones. 5. Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure. 6. Along Seventh Avenue, buildings shall be designed with predominantly sloped roof forms. 7. Within 40 feet of Seventh Avenue, the maximum length of any facade is 50 feet and a minimum 50 percent of this area shall be open space.
.090	School, Day-Care, or Mini-School or Day-Care Center		D.R., Chapter 142 KZC	None	20'	10'	10'	80%	54' above average building elevation. See also	D See Spec. Reg. 3.	B	~~See KZC 105.25.~~	1. For any portion of a structure on the subject property within 40 feet of Seventh Avenue of Fifth Street north of Sixth Avenue that does not exceed 30 feet above average building elevation, the minimum required side yards are five feet but two side yards must equal at least 15 feet.
					See Spec. Regs. 1 and 7.								

Section 50.42	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
									Spec. Reg. 2.				2. No portion of a structure on the subject property within 40 feet of Seventh Avenue may exceed 25 feet above the elevation of Seventh Avenue as measured at the midpoint of the frontage of the subject property on Seventh Avenue. No portion of a structure on the subject property within 40 feet of Fifth Street north of Sixth Avenue may exceed 30 feet above the elevation of Fifth Street as measured at the midpoint of the frontage of the subject property on Fifth Street. 3. Landscape Category C is required if the subject property is located adjacent to the RS 5.0, or Planned Areas 7B or 7C zones. 4. A six-foot-high fence is required along all property lines adjacent to outside play areas. 5. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 6. ~~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.~~Reserved. 7. Ground floor porches and similar entry features may encroach into the required front yard, provided the total

Section 50.42	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure.
.100	Assisted Living Facility See Spec. Reg. 3.		D.R., Chapter 142 KZC	None	20'	10'	10'	80%	54' above average building elevation. See Spec. Reg. 6.	D See Spec. Reg. 7.	A	~~1.7 per independent unit.~~ ~~1 per assisted living unit.~~	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. ~~If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility:~~ ~~a. One parking stall shall be provided for each bed.~~ 3. Along Central Way, this use is only permitted above the ground floor. 4. For any portion of a structure on the subject property within 40 feet of Seventh Avenue or fifth Street north of Sixth Avenue that does not exceed 30 feet in height above average building elevation, the minimum required side yards are five feet but two side yards must equal at least 15 feet. 5. The development shall provide significant openness adjacent to Sixth Street.
					See Spec. Regs. 4 and 8.								

Section 50.42	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													6. No portion of a structure on the subject property within 40 feet of Seventh Avenue may exceed 25 feet above the elevation of Seventh Avenue as measured at the midpoint of the frontage of the subject property on Seventh Avenue. No portion of a structure on the subject property within 40 feet of Fifth Street north of Sixth Avenue may exceed 30 feet above the elevation of Fifth Street as measured at the midpoint of the frontage of the subject property on Fifth Street. 7. Landscape Category C is required if the subject property is located adjacent to the RS 5.0, or Planned Area 7B or 7C zones. 8. Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure. 9. Along Seventh Avenue, buildings shall be designed with predominantly sloped roof forms. 10. Within 40 feet of Seventh Avenue, the maximum length of any facade is 50 feet and a minimum 50 percent of this area shall be open space.

Section 50.42	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
.110	Faith-Based Facility		D.R., Chapter 142 KZC	None	20'	10'	10'	80%	54' above average building elevation. See also Spec. Reg. 2.	D See Spec. Reg. 3.	B	~~See KZC 105.25. See Spec. Reg. 5.~~	1. For any portion of a structure on the subject property within 40 feet of Seventh Avenue or Fifth Street north of Sixth Avenue that does not exceed 30 feet above average building elevation, the minimum required side yards are five feet, but two side yards must equal at least 15 feet. 2. No portion of a structure on the subject property within 40 feet of Seventh Avenue may exceed 25 feet above the elevation of Seventh Avenue as measured at the midpoint of the frontage of the subject property on Seventh Avenue. No portion of a structure on the subject property within 40 feet of Fifth Street north of Sixth Avenue may exceed 30 feet above the elevation of Fifth Street as measured at the midpoint of the frontage of the subject property on Fifth Street. 3. Landscape Category C is required if the subject property is located adjacent to the RS 5.0, or Planned Areas 7B or 7C zones. 4. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on nearby uses.
					See Spec. Regs. 1 and 6.								
.120	Public Utility, Government Facility, or Community Facility									D See Spec. Regs. 3 and 4.		~~See KZC 105.25.~~	

Section 50.42	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													5. ~~No parking is required for daycare or school ancillary to the faith-based facility use.~~Reserved. 6. Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure.
.130	Public Park		Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

50.45

General Regulations – CBD 7 Zones.

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. Site design must include installation of pedestrian linkages between public sidewalks and building entrances and between walkways on the subject property and existing or planned walkways on abutting properties consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan (does not apply to Public Utility, Government Facility or Community Facility and Public Park uses).

3. No setback is required adjacent to Third Street (does not apply to Vehicle Service Station and Public Park uses).

4. See KZC 50.62 for additional building height provisions.

5. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

6. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

50.47

Use Zone Chart – CBD 7 Zones.

Section 50.47	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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	Vehicle Service Station		D.R., Chapter 142 KZC	22,500 sq. ft.	20'	15'	15'	80%	41' above average building elevation.	B See Spec. Reg. 3.	E	~~See KZC 105.25.~~	1. May not be more than two vehicle service stations at any intersection. 2. Gas pump islands must be set back at least 20 feet from all property lines. Canopies and covers over gas pump islands may not be more than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See KZC 115.105, Outdoor Use, Activity, and Storage, for further regulations. 3. Landscape Category A is required if the subject property is adjacent to Planned Area 7B.
					See Spec. Reg. 2.								
.020	Restaurant or Tavern				20'	0'	0'	80% See Spec. Reg. 2.		D See Spec. Reg. 1.		~~1 per each 125 sq. ft. of gross floor area.~~	1. Landscape Category B is required if the subject property is adjacent to Planned Area 7B, unless drive-in or drive-through facilities are present in which case Landscape Category A shall apply. 2. The required front yard for this use shall be zero feet for one story at street level. No parking may encroach into the required 20-foot front yard. If this use provides a zero-foot front yard, the lot coverage for the entire property shall be 100 percent. 3. For restaurants with drive-in or drive-through facilities:
					See Spec. Reg. 2.								

Section 50.47	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
.040	Entertainment, Cultural and/or Recreational Facility				20'	0'	0'	80%		D		~~See KZC 105.25.~~	1. ~~The parking requirement for hotel or motel use does not include parking requirements for ancillary meetings and convention facilities. Additional parking requirements for ancillary uses shall be determined on a case-by-case basis.~~Reserved.
					See Spec. Reg. 3.			See Spec. Reg. 3.		See Spec. Reg. 2.			
.050	Hotel or Motel											~~One for each room. See Spec. Reg. 1.~~	2. Landscape Category B is required if the subject property is adjacent to Planned Area 7B. 3. The required front yard for this use shall be zero feet for one story at street level. No parking may encroach into the required 20-foot front yard. If this use provides a zero-foot front yard, the lot coverage for the entire property shall be 100 percent.
.060				None	20'	0'	0'	80%		D	E		

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			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						
					See Spec. Reg. 6.			See Spec. Reg. 6.		See Spec. Reg. 5.			1. Access for drive-through facilities must be approved by the Public Works Department. 2. Ancillary assembly and manufacture of goods on premises may be permitted only if: a. The assembled or manufactured goods are directly related to and dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. 3. The sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers is not permitted. Motorcycle sales, service, or rental is permitted if conducted indoors. 4. Retail establishments providing storage services are not permitted unless accessory to another permitted use. 5. Landscape Category B is required if the subject property is adjacent to Planned Area 7B. 6. The required front yard for this use shall be zero feet for one story at street level. No parking may encroach into the
	Any Retail Establishment, other than those listed, limited, or prohibited in this zone, selling goods or providing services, including banking and related financial services		D.R., Chapter 142 KZC						41' above average building elevation.			~~1 per each 350 sq. ft. of gross floor area.~~	

Section 50.47	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													required 20-foot front yard. If this use provides a zero-foot front yard, the lot coverage for the entire property shall be 100 percent.
.070	Private Lodge or Club See Spec. Reg. 3.				20'	0'	0'	80%		D See Spec. Reg. 2.	B	~~See KZC 105.25.~~	1. ~~No parking is required for daycare or school ancillary to the use.~~Reserved. 2. Landscape Category C is required if the subject property is adjacent to Planned Area 7B.
.080	Faith-Based Facility See Spec. Reg. 3.											~~One per every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.~~	3. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning and Building Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail 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.
.090	Office Use See Spec. Reg. 4.		D.R., Chapter 142 KZC	None	20'	0'	0'	80%	41' above average building elevation.	D See Spec. Reg. 3.	D	~~1 per each 350 sq. ft. of gross floor area.~~	1. Ancillary assembly and manufacture of goods on premises may be permitted as part of office use if:

Section 50.47	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													a. The ancillary assembled or manufactured goods are subordinate to and dependent upon this office use; and b. The outward appearance and impacts of this office use with ancillary assembly or manufacturing activities must be no different from other office uses. 2. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect signed by an acoustical engineer must be submitted with the D.R. and building permit applications. d. A veterinary office is not permitted if the subject property contains dwelling units. 3. Landscape Category C is required if the subject property is adjacent to Planned Area 7B. 4. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of

Section 50.47	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													30 feet of the building depth between this use and the abutting right-of-way. The Planning and Building Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail 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.
.100	School, Day-Care Center, or Mini-School or Day-Care Center See Spec. Reg. 4.									D	B	~~See KZC 105.25.~~	1. A six-foot-high fence is required along all property lines adjacent to outside play areas. 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 3. ~~An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.~~Reserved. 4. This use may be located on the Central Way level of a building only if there is an intervening retail storefront between this use and the right-of-way.

Section 50.47	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
.110	Assisted Living Facility See Spec. Reg. 3.		D.R., Chapter 142 KZC	None	20'	0'	0'	80%	41' above average building elevation.	D	A	~~1.7 per independent unit.~~ ~~1 per assisted living unit.~~	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. ~~If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility:~~ ~~a. One parking stall shall be provided for each bed.~~ 3. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning and Building Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail 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.

Section 50.47	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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	Stacked or Attached Dwelling Units See Spec. Reg. 1.											~~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.~~	1. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning and Building Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail 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. This special regulation shall not apply on Fourth Avenue.
.130	Public Utility, Government Facility, or		D.R., Chapter 142 KZC	None	20'	0'	0'	80%	41' above average	D See Spec. Reg. 1.	B	~~See KZC 105.25.~~	1. Landscape Category C is required if the subject property is adjacent to Planned Area 7B. Landscape Category A or B may be required depending on the type of use on the subject

Section 50.47	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
	Community Facility								building elevation.				property and the impacts associated with the use on nearby uses.
.140	Public Park		Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

50.50

General Regulations – CBD 8 Zones.

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. The maximum height of a facade along Central Way is three stories above the elevation of Central Way as measured above the midpoint of the frontage of the subject property on Central Way. See also KZC 50.62 for additional building height provisions.

3. A minimum 20-foot front yard setback is required adjacent to:

   a. Fourth Avenue between 2nd Street and 3rd Street;

   b. Third Street between 3rd Avenue and 4th Avenue;

   c. Market Street.

4. The minimum required side and/or rear yard abutting the PR 3.6 and PLA 7A zones is five feet.

5. No portion of a structure shall exceed the height established by a 3:1 angle starting at a point 41 feet above the elevation of Central Way as measured at the projected midpoint of the subject property on Central Way and continuing to a point which intersects the established 30-foot height limit above 3rd Avenue or 4th Avenue.

6. For properties on the west side of 1st Street, the 30-foot height limit shall be measured above the midpoint of the intersection of 1st Street and 3rd Avenue. For properties with frontage on Market Street, the 30-foot height limit shall be measured above the midpoint of the subject property bordering the PR zone to the north. For properties fronting on 3rd Avenue between 2nd Place and 3rd Street, the 30-foot height limit shall be measured above the projected midpoint on 4th Avenue (does not apply to Public Park uses).

7. Site design must include installation of pedestrian linkages between public sidewalks and building entrances and between walkways on the subject property and existing or planned walkways on abutting properties consistent with the major pedestrian routes in

the Downtown Plan chapter of the Comprehensive Plan (does not apply to Public Utility, Government Facility or Community Facility and Public Park uses).

8. The site must be designed so that vehicles coming from and going to the site will be directed away from residential neighborhoods to the north of this zone (does not apply to Stacked or Attached Dwelling Units or Assisted Living Facilities uses).

9. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses. KZC 105.23 contains special parking provisions applicable in the CBD 1A, 1B, 2, and 8 zones.

10. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

50.52

Use Zone Chart – CBD 8 Zones.

Section 50.52	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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	Restaurant or Tavern See Special Regulation 1.		D.R., Chapter 142 KZC	None	0'	0'	0'	100%	30 feet above the elevation of 3rd Avenue or 4th Avenue as measured at the projected midpoint of the frontage of the subject property on the nearest applicable right-of-way.	D See Spec. Reg. 3.	E	~~One per each 125 sq. ft. of gross floor area. See KZC 50.60.~~	1. This use is permitted only if the subject property abuts Central Way. The site and building must be designed so that this use is primarily oriented towards Central Way. No aspect or component of this use may be located on or oriented towards Third Avenue between First Street and Second Street or Fourth Avenue. If the subject property abuts Third Avenue between First Street and Second Street or Fourth Avenue, the site and buildings must be designed to provide residential character and scale adjacent to Third Avenue and Fourth Avenue. 2. Drive-in facilities and drive-through facilities are not permitted in this zone. 3. Landscape Category B is required if the subject property is adjacent to the Planned Areas 7A or 7B or PR 3.6 zones.
.030	Entertainment/Cultural and/or Recreational Facility See Special											~~See KZC 50.60 and 105.25.~~	1. This use is permitted only if the subject property abuts Central Way. The site and building must be designed so that this use is primarily oriented towards Central Way. No aspect or component of this use may be located on or oriented towards Third Avenue

Section 50.52	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
	Regulation 1.												between First Street and Second Street or Fourth Avenue. If the subject property abuts Third Avenue between First Street and Second Street or Fourth Avenue, the site and buildings must be designed to provide residential character and scale adjacent to Third Avenue and Fourth Avenue. 2. ~~The parking requirements for hotel or motel use do not include parking requirements for ancillary meeting rooms and convention facilities. Additional parking requirements for ancillary uses shall be determined on a case-by-case basis.~~Reserved. 3. Landscape Category B is required if the subject property is adjacent to the Planned Areas 7A or 7B or PR 3.6 zones.
.040	Hotel and Motel See Special Regulation 1.											~~One per each room. See Spec. Reg. 2 and KZC 50.60.~~	
.050	Any Retail Establishment, other than those specifically listed, limited, or prohibited in this zone, selling goods or providing services including banking and related financial		D.R., Chapter 142 KZC	None	0'	0'	0'	100%	30 feet above the elevation of 3rd Avenue or 4th Avenue as measured	D See Spec. Reg. 3.	E	~~1 per each 350 sq. ft. of gross floor area. See KZC 50.60.~~	1. This use is permitted only if the subject property abuts Central Way. The site and building must be designed so that this use is primarily oriented towards Central Way. No aspect or component of this use may be located on or oriented towards Third Avenue between First Street and Second Street or Fourth Avenue. If the subject property abuts Third Avenue between First Street and Second Street or Fourth Avenue, the site and buildings must be designed to

Section 50.52	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
	services. See Spec. Reg. 1.								at the projected midpoint of the frontage of the subject property on the nearest applicable right-of-way.				provide residential character and scale adjacent to Third Avenue and Fourth Avenue. 2. The following uses are not permitted in this zone: a. Vehicle service stations. b. 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. c. Drive-in facilities and drive-through facilities. d. Retail establishments providing storage services unless accessory to another permitted use. 3. Landscape Category B shall be provided if the subject property is adjacent to Planned Areas 7A or 7B, or PR 3.6. Boat sales, repair, service, or rental shall provide a Landscape Category C unless the subject property is adjacent to Planned Areas 7A, 7B, or PR 3.6 zones; then Landscape Category A is required. 4. Boat repair and service shall be conducted within an enclosed structure.

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			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	Private Club or Lodge See Spec. Reg. 1.		D.R., Chapter 142 KZC	None	10'	0'	0'	100%	30 feet above the elevation of 3rd Avenue or 4th Avenue as measured at the projected midpoint of the frontage of the subject property on the nearest applicable right-of-way.	D See Spec. Reg. 2.	B	~~See KZC 50.60 and 105.25.~~	1. This use is permitted only if the subject property abuts Central Way. If the subject property abuts Third Avenue between First Street and Second Street or Fourth Avenue, the site and buildings must be designed to provide residential character and scale adjacent to Third Avenue and Fourth Avenue. 2. Landscape Category C is required if the subject property is adjacent to Planned Areas 7A or 7B, or PR 3.6 zones. 3. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning and Building Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail 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. 4. Ground floor porches and similar entry features may encroach into the front yard, provided the total horizontal dimension of such elements may not

Section 50.52	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													exceed 25 percent of the length of the facade of the structure.
.070	Office Use See Spec. Reg. 6.				10'	0'	0'			D See Spec. Reg. 4.	D	~~1 per each 350 sq. ft. of gross floor area. See KZC 50.60.~~	1. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible off the subject property. A certificate to this effect signed by an acoustical engineer must be submitted with the D.R. and building permit application. d. A veterinary office is not permitted if the subject property contains dwelling units. 2. Ancillary assembly and manufacture of goods on premises may be permitted as part of an office use if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on the office use; and
					See Spec. Regs. 5 and 6.								

Section 50.52	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													b. The outward appearance and impacts of this office use with ancillary assembly and manufacturing activities must be no different from other office uses. 3. If the subje1ct property abuts Third Avenue between First Street and Second Street, or Fourth Avenue, the site and buildings must be designed to provide residential character and scale adjacent to Third Avenue and Fourth Avenue. 4. Landscape Category C is required if the subject property is adjacent to Planned Areas 7A or 7B, or PR 3.6 zones. 5. Ground floor porches 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 facade of the structure. 6. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way (see KZC 50.64 for limited exceptions). The Planning and Building Director may approve a reduction to the depth

Section 50.52	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail 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. This special regulation shall not apply along portions of Third Avenue not designated as pedestrian-oriented streets.
.080	Faith-Based Facility See Special Regulation 1.	D.R., Chapter 142 KZC	None	10' See Special Regulation 4.	0'	0'	100%	30 feet above the elevation of 3rd Avenue or 4th Avenue as measured at the projected midpoint of the frontage of the subject	D See Spec. Reg. 3.	B	~~1 per every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 2 and Section 60 of this Chapter.~~	1. This use is permitted only if the subject property abuts Central Way. If the subject property abuts Third Avenue between First Street and Second Street or Fourth Avenue, the site and buildings must be designed to provide residential character and scale adjacent to Third Avenue and Fourth Avenue. 2. ~~No parking is required for daycare or school ancillary to the use.~~Reserved. 3. Landscape Category C is required if the subject property is adjacent to Planned Areas 7A or 7B, or PR 3.6 zones. 4. Ground floor porches and similar entry features may encroach into the front yard, provided the total horizontal dimension of such elements may not

Section 50.52	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
									property on the nearest applicable right-of-way.				exceed 25 percent of the length of the facade of the structure.
.090	School, Day-Care Center or Mini-School or Day-Care Center				0'	0'	0'			D		~~See KZC 50.60 and 105.25.~~	1. If the subject property abuts Third Avenue between First Street and Second Street, or Fourth Avenue, the site and buildings must be designed to provide residential character and scale adjacent to Third Avenue and Fourth Avenue. 2. A six-foot-high fence is required along all property lines adjacent to outside play areas. 3. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 4. ~~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.~~Reserved.
.100	Assisted Living Facility See Spec. Reg. 3.	D.R., Chapter 142 KZC	None		10'	0'	0'	100%	30 feet above the elevation of 3rd Avenue	D	A	~~1.7 per independent unit.~~	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. A nursing home use may be permitted as part of an assisted living facility use in order to provide a
					See Spec. Reg. 6.								

Section 50.52	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
									or 4th Avenue as measured at the projected midpoint of the frontage of the subject property on the nearest applicable right-of-way.			~~1 per assisted living unit.~~ ~~See KZC 50.60.~~	continuum of care for residents. ~~If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility:~~ ~~a. One parking stall shall be provided for each bed.~~ 3. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning and Building Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail 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. 4. This use is not permitted on the street level floor adjacent to Central Way. 5. If the subject property abuts Third Avenue between First Street and Second Street, or Fourth Avenue, the site and buildings must be designed to provide

Section 50.52	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													residential character and scale adjacent to Third Avenue and Fourth Avenue. 6. Ground floor porches 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 facade of the structure.
.110	Stacked or Attached Dwelling Units				10'	0'	0'					~~1.7 per unit. See KZC 50.60.~~	1. This use is not permitted on the street level floor adjacent to Central Way. 2. If the subject property abuts Third Avenue between First Street and Second Street, or Fourth Avenue, the site and buildings must be designed to provide residential character and scale adjacent to Third Avenue and Fourth Avenue. 3. Ground floor porches 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 facade of the structure.
					See Spec. Reg. 3.								

Section 50.52	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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	Public Utility, Government Facility, or Community Facility		D.R., Chapter 142 KZC	None	0'	0'	0'	100%	30 feet above the elevation of 3rd Avenue or 4th Avenue as measured at the projected midpoint of the frontage of the subject property on the nearest applicable right-of-way.	D See Spec. Reg. 1.	B	~~See KZC 50.60 and 105.25.~~	1. Landscape Category C is required if the subject property is adjacent to Planned Areas 7A or 7B, or PR 3.6 zones. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on nearby uses.
.130	Public Park		Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

50.60 Reserved.

~~Special Parking Provisions in the CBD 1A, 1B, 2, and 8 Zones.~~

~~1. *General.* The provisions of this section govern parking for uses in the CBD 1A, 1B, 2, and 8 Zones. To the extent that these provisions conflict with the provisions of Chapter 105 KZC, the provisions of this section prevail. Where no conflict exists, the provisions of Chapter 105 KZC apply to parking for uses in the CBD 1A, 1B, 2, and 8 Zones.~~

~~2. *Number of Spaces.* To the extent that subsections (3) and (4) of this section require that uses in the CBD 1A, 1B, 2, and 8 Zones provide parking, the following establishes the number of spaces required:~~

~~a. Residential uses must provide a minimum of 1.2 stalls per studio unit, 1.3 stalls per one (1) bedroom unit, 1.6 stalls per two (2) bedroom unit, and 1.8 stalls per three (3) or more bedroom unit. One (1) parking space is required for each assisted living unit. See KZC 105.20 for visitor parking requirements.~~

~~b. Restaurants and taverns must provide one (1) parking space for each 125 square feet of gross floor area, except as provided in subsection (3)(a) of this section.~~

~~c. All other uses must provide one (1) parking space for each 350 square feet of gross floor area.~~

~~3. *Certain Floor Area Exempt from Parking Requirements.* The following paragraphs establish several situations under which properties within the CBD 1A, 1B, 2, and 8 Zones are exempt in whole or in part from providing parking spaces:~~

~~a. Regardless of use, the owner need not increase the number of parking spaces for any existing floor area; provided, that the owner may not decrease the number of parking stalls on the subject property below the number of stalls that was required by any previous development permit, unless the owner complies with the provisions of subsection (4) of this section. Any new floor area is subject to the parking standards in subsection (2) of this section.~~

~~b. The parking obligation of the subject property is reduced as follows:~~

1) If new floor area was created or existing floor area converted to a more parking intensive use between September 20, 1976, and October 4, 1982, the number of stalls required for the subject property is reduced by the amount of the subject property's assessment under LID #119 divided by $2,300.

2) If new floor area is created or existing floor area is converted to a more parking intensive use after October 4, 1982, the number of stalls required for the subject property is reduced by the amount of the subject property's assessment under LID #119 divided by $6,000.

3) If the subject property was vacant as of September 18, 1978, the number of parking stalls required for the subject property is reduced by one (1) for each 350 square feet of gross floor area created on the ground floor of the subject property.

c. Any property that paid into the special parking fund specified in subsection (4) of this section shall be credited toward any parking obligations incurred in the future in the amount of one (1) stall for each stall originally paid into the fund.

4. *Options for Meeting Parking Obligations.* The applicant may meet his/her parking obligation, computed using subsection (2) of this section, by providing the required number of parking stalls in the building or on the building site containing the primary use conducted on the subject property. The applicant may propose to meet all or a portion of the parking obligation by paying a fee-in-lieu of parking for each required parking stall or fraction of a stall into a special fund that will be used to provide and upgrade municipal off-street parking within the CBD, Planned Areas 6 or 7 Zones, or park/public use zones located adjacent to the CBD. The per-stall fee shall be $20,000 in 2006 dollars and shall be adjusted annually in November of each subsequent year based on the "Engineering News Record" Construction Cost Index 20-City average (ENR CCI) for November. The actual fee-in-lieu amount shall be established at the time of payment.

The City may consider the applicant's proposal and shall base its decision whether to grant approval on whether the City has current plans or programs in place to provide or upgrade municipal off-street parking within the CBD, Planned Area 6 or 7 Zones, or park-public use zones located adjacent to the CBD. Plans and programs shall include capital improvement program projects for future off-street parking. The City's decision will be made by the Planning and Building Director as part of the permit process for the applicant's project. The

~~Director may approve the request, reject the request, or approve a lesser number of in-lieu parking stalls than requested.~~

Chapter 51

MARKET STREET CORRIDOR (MSC) ZONES

51.08

General Regulations – MSC 1 and MSC 4 Zones.

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

3. For structures located within 30 feet of a parcel in a low density zone (or a low density use in PLA 17), KZC 115.136 establishes additional limitations on structure size.

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

5. The Giant Sequoia on the corner of 17th Avenue West and Market Street shall be retained. Prior to issuance of a development permit the Planning Official may require site plan adjustments that exceed the modifications otherwise authorized by KZC 95.32 in order to protect the Giant Sequoia.

6. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

7. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

51.10

Use Zone Chart – MSC 1 and MSC 4 Zones.

Section 51.10	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	~~Required Parking Spaces~~ (~~See Ch. 105~~)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.010	Detached Dwelling Units		None	3,600 sq. ft.	10' in MSC 4, otherwise 20'	5'	10'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	E	A	~~2.0 per dwelling unit.~~	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached or Stacked Dwelling Units		D.R., Chapter 142 KZC			5' for detached units. For attached or stacked units, 5', but 2 side yards must equal at least 15'.				D		~~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~~	1. Minimum amount of lot area per dwelling unit is as follows: a. In MSC 1 zone, the minimum lot area per unit is 3,600 sq. ft. b. In MSC 4 zone west of Market Street, the minimum lot area per unit is 3,600 sq. ft., and east of Market Street, the minimum lot area per unit is 1,800 sq. ft. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

Section 51.10	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
												~~parking requirements.~~	
.030	Office Uses			None		5' but 2 side yards must equal at least 15'.				C	D	~~If medical, dental or veterinary office, then one per each 200 sq. ft. of gross floor area.~~ ~~Otherwise one per each 300 sq. ft. of gross floor area.~~	1. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Prior to issuance of a development permit, documentation must be provided by a qualified acoustical consultant, for approval by the Planning Official, verifying that the expected noise to be emanating from the site adjoining any residentially zoned property complies with the standards set forth in WAC 173-60-040(1) for a Class B source property and a Class A receiving property. d. Not permitted in any development containing dwelling units. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use.

Section 51.10	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
.040	Restaurant or Tavern		D.R., Chapter 142 KZC	None	10' in MSC 4, otherwise 20'	5' but 2 side yards must equal at least 15'.	10'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C See Spec. Reg. 4.	E	~~1 per each 100 sq. ft. floor area.~~	1. This use is limited to 2,000 sq. ft. maximum. 2. Drive-in or drive-through facilities are not permitted. 3. Prior to issuance of a development permit, documentation must be provided by a qualified acoustical consultant, for approval by the Planning Official, verifying that the expected noise to be emanating from the site adjoining any residentially zoned property complies with the standards set forth in WAC 173-60-040(1) for a Class B source property and a Class A receiving property. 4. Any outdoor seating areas are subject to Landscape Category B.
.050	Any Retail Establishment, other than those specifically listed, limited or prohibited in this		D.R., Chapter 142 KZC	None	10' in MSC 4, otherwise 20'	5' but 2 side yards must	10'	70%	If adjoining a low density zone, then 25' above	C	E	~~1 per each 300 sq. ft. floor area.~~	1. The following uses are not permitted in this zone: a. Vehicle service stations. b. Automotive service centers.

Section 51.10	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
	zone, selling goods or providing services, including banking and related financial services.					equal at least 15'.			average building elevation. Otherwise, 30' above average building elevation.				c. Uses with drive-in facilities or drive-through facilities. d. Retail establishments providing storage services unless accessory to another permitted use. e. Retail establishments involving the sale, service or repair of automobiles, trucks, boats, motorcycles, recreational vehicles, heavy equipment and similar vehicles. f. Storage and operation of heavy equipment, except delivery vehicles associated with retail uses. g. Storage of parts unless conducted entirely within an enclosed structure. h. Within the MSC 1 zone, retail establishments selling marijuana or products containing marijuana. 2. Prior to issuance of a development permit, documentation must be provided by a qualified acoustical consultant, for approval by the Planning Official, verifying that the expected noise to be emanating from the site adjoining any residentially zoned property complies with the standards set forth in WAC 173-60-040(1) for a Class B source property and a Class A receiving property. 3. Gross floor area cannot exceed 2,000 square feet.

Section 51.10	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													4. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.
.060	Faith-Based Facility					20' on each side.	20'			C	B	~~1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.~~	1. ~~No parking is required for day-care or school ancillary to this use.~~Reserved.
.070	School or Day-Care Center		D.R., Chapter 142 KZC	7,200 sq. ft.	10' in MSC 4, otherwise 20'	5' but 2 side yards must	10'	70%	If adjoining a low density zone, then 25' above	D	B	~~See KZC 105.25.~~	1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Reserved.~~An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading area on a case-by-case basis, depending on the number of attendees and the extent of~~

Section 51.10	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
						equal at least 15'.			average building elevation. Otherwise, 30' above average building elevation. See Spec. Reg. 5.				~~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.~~ 3. May include accessory living facilities for staff persons. 4. ~~To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated.~~Reserved. 5. For school use, structure height may be increased, up to 35 feet, if: a. The school can accommodate 200 or more students; and b. The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements.

Section 51.10	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
.080	Mini-School or Mini-Day-Care		D.R., Chapter 142 KZC	3,600 sq. ft.	10' in MSC 4, otherwise 20'	5' but 2 side yards must equal at least 15'.	10'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	E	B	~~See KZC 105.25.~~	1. A six-foot-high fence is required along the property lines adjacent to the outside play areas. 2. ~~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.~~Reserved. 3. ~~To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated.~~Reserved. 4. Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses. 5. May include accessory living facilities for staff persons.
.090	Assisted Living Facility									D	A	~~1.7 per independent unit.~~ ~~1 per assisted living unit.~~	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. Through Process IIB, Chapter 152 KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the property may be approved if the following criteria are met:

Section 51.10	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													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. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
.100	Convalescent Center or Nursing Home			7,200 sq. ft.		10' on each side				C	B	~~1 for each bed.~~	
.110	Public Utility			None		20' on each side	20'			A		~~See KZC 105.25.~~	
.120	Government Facility Community Facility					10' on each side	10'			C See Spec. Reg. 2.			1. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

Section 51.10	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
.130	Public Park		Development standards will be determined on case-by-case basis. See Chapter 49 KZC for required review process.										

51.18

General Regulations – MSC 2 Zone.

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. For structures located within 30 feet of a parcel in a low density zone (or a low density use in PLA 17), KZC 115.136 establishes additional limitations on structure size.

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

4. The following commercial frontage requirements shall apply to all development that includes dwelling units or assisted living uses:

a. The street level floor of all buildings shall be limited to one or more of the following uses: Retail; Restaurant or Tavern; Entertainment, Cultural and/or Recreational Facility; or Office. These uses shall be oriented toward Market Street and have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building along Market Street).

The Planning Official may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the commercial frontage will maximize visual interest.

b. The commercial floor shall be a minimum of 13 feet in height. The height of the structure may exceed the maximum height of structure by three feet for a three-story building with the required 13-foot commercial floor.

c. Other uses allowed in this zone and parking shall not be located on the street level floor unless an intervening commercial frontage is provided between the street and those other uses or parking subject to the standards above. Lobbies for residential or assisted living uses may be allowed within the commercial frontage provided they do

not exceed 20 percent of the building's linear commercial frontage along Market Street.

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

6. Where Landscape Category B is specified, the width of the required landscape strip shall be 10 feet and all other provisions of Chapter 95 KZC shall apply.

7. Developments may elect to provide affordable housing units as defined in Chapter 5 KZC subject to the voluntary use provisions of Chapter 112 KZC.

8. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

9. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

51.20

Use Zone Chart – MSC 2 Zone.

Section 51.20	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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	Any Retail Establishment, other than those specifically listed, limited or prohibited in this zone, selling goods or providing services, including banking and related financial services.		D.R., Chapter 142 KZC	None	0' along Market Street, otherwise 20'	10 on each side	10'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation. See Gen. Reg. 4.b.	B See Gen. Reg. 6.	D	~~1 per each 300 sq. ft. of gross floor area.~~	1. Gross floor area for this use may not exceed 4,000 square feet. 2. The following uses are not permitted in this zone: a. Vehicle service stations. b. Automotive service centers. c. Uses with drive-in facilities or drive-through facilities, except those existing as of June 15, 2007. d. Retail establishments providing storage services unless accessory to another permitted use. e. Retail establishments involving the sale, service or repair of automobiles, trucks, boats, motorcycles, recreational vehicles, heavy equipment and similar vehicles. f. Storage and operation of heavy equipment, except delivery vehicles associated with retail uses. g. Storage of parts unless conducted entirely within an enclosed structure. h. Retail establishments selling marijuana or products containing marijuana.

Section 51.20	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													3. A delicatessen, bakery, or other similar use may include, as part of this use, accessory seating if: a. The seating and associated circulation area does not exceed more than 10 percent of the gross floor area of this use; and b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded. 4. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. 5. Prior to issuance of a development permit, documentation must be provided by a qualified acoustical consultant, for approval by the Planning Official, verifying that the expected noise to be emanating from the site adjoining any residentially zoned property complies with the standards set forth in WAC 173-60-040(1) for a Class B source property and a Class A receiving property.

Section 51.20	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
.020	Restaurant or Tavern		D.R., Chapter 142 KZC	None	0' along Market Street, otherwise 20'	10' on each side	10'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	B See Gen. Reg. 6.	D	~~1 per each 100 sq. ft. of gross floor area.~~	1. Restaurants and taverns are limited to 4,000 sq. ft. maximum. 2. Drive-in and drive-through facilities are not permitted. 3. Prior to issuance of a development permit, documentation must be provided by a qualified acoustical consultant, for approval by the Planning Official, verifying that the expected noise to be emanating from the site adjoining any residentially zoned property complies with the standards set forth in WAC 173-60-040(1) for a Class B source property and a Class A receiving property.
.030	Private Lodge or Club										B	~~1 per each 300 sq. ft. of gross floor area.~~	1. Prior to issuance of a development permit, documentation must be provided by a qualified acoustical consultant, for approval by the Planning Official, verifying that the expected noise to be emanating from the site adjoining any residentially zoned property complies with the standards set forth in WAC 173-60-040(1) for a Class B source property and a Class A receiving property.
.040	Office Use										D	~~If a medical, dental or veterinary office, then one per each 200 sq. ft. of~~	1. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted.

Section 51.20	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
												~~gross floor area.~~ ~~Otherwise one per each 300 sq. ft. of gross floor area.~~	c. Prior to issuance of a development permit, documentation must be provided by a qualified acoustical consultant, for approval by the Planning Official, verifying that the expected noise to be emanating from the site adjoining any residentially zoned property complies with the standards set forth in WAC 173-60-040(1) for a Class B source property and a Class A receiving property. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
.050	Attached or Stacked Dwelling Unit. See Gen. Reg. 4.	D.R., Chapter 142 KZC	None	Same as the regulations for the ground floor use.							A	~~1.2 per studio unit.~~ ~~1.3 per 1 bedroom unit.~~	1. Minimum lot area per dwelling unit is 900 square feet. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

Section 51.20	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
												~~1.6 per 2 bedroom unit.~~ ~~1.8 per 3 or more bedroom unit.~~ ~~See KZC 105.20 for visitor parking requirements.~~	
.060	Faith-Based Facility				20'	10' on each side	10'	80%	If adjoining a low density zone, then 25' above average building elevation.	C	B	~~1 for every 4 people based on maximum occupancy load of any area of worship. See also Spec. Reg. 2.~~	1. May include accessory living facilities for staff persons. 2. ~~No parking is required for day-care or school ancillary to this use.~~Reserved.

Section 51.20	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
									Otherwise, 30' above average building elevation.				
.070	School or Day-Care Center				0' along Market Street, otherwise 20'				If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation. See Spec. Reg. 6.	B See Gen. Reg. 6.		~~See KZC 105.25.~~	1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. ~~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.~~Reserved. 4. ~~The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.~~Reserved. 5. May include accessory living facilities for staff persons. 6. For school use, structure height may be increased, up to 35 feet, if:

Section 51.20	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													a. The school can accommodate 200 or more students; and b. The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements.
.080	Mini-School or Mini-Day-Care		D.R., Chapter 142 KZC	None	0' along Market Street, otherwise 20'	10' on each side	10'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average	B See Gen. Reg. 6.	B	~~See KZC 105.25.~~	1. A six-foot-high fence is required along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 3. ~~An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.~~Reserved. 4. ~~The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.~~Reserved. 5. May include accessory living facilities for staff persons.

Section 51.20	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
									building elevation.				
.090	Assisted Living Facility See Gen. Reg. 4.				Same as the regulations for the ground floor use.						A	~~1.7 per independent unit.~~ ~~1 per assisted living unit.~~	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of attached or stacked dwelling units allowed on the subject property. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
.100	Convalescent Center or Nursing Home				20'	10' on each side	10'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above	C	B	~~1 for each bed.~~	
.110	Public Utility					20' on each side	20'			A		~~See KZC 105.25.~~	1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.120	Government Facility					10' on each side	10'			C			

Section 51.20	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
	Community Facility								average building elevation.	See Spec. Reg. 1			
.130	Public Park		Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

51.28

General Regulations – MSC 3 Zone.

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. For structures located within 30 feet of a parcel in a low density zone (or a low density use in PLA 17), KZC 115.136 establishes additional limitations on structure size.

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

4. The following commercial frontage requirements shall apply to all development that includes dwelling units or assisted living uses:

   a. The street level floor of all buildings shall be limited to one or more of the following uses: Retail; Restaurant or Tavern; Hotel or Motel; Entertainment, Cultural and/or Recreational Facility; or Office. These uses shall be oriented toward Market Street and have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building along the street).

   The Planning Official may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the commercial frontage will maximize visual interest. The Planning Official may modify the frontage requirement where the property abuts residential zones in order to create a more effective transition between uses.

   b. The commercial floor shall be a minimum of 13 feet in height. The height of the structure may exceed the maximum height of structure by three feet for a three-story building with the required 13-foot commercial floor.

   c. Other uses allowed in this zone and parking shall not be located on the street level floor unless an intervening commercial frontage is provided between the street and

those other uses or parking subject to the standards above. Lobbies for residential or assisted living uses may be allowed within the commercial frontage provided they do not exceed 20 percent of the building's linear commercial frontage along the street.

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

6. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

7. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

51.30

Use Zone Chart – MSC 3 Zone.

Section 51.30	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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	Restaurant or Tavern		D.R., Chapter 142 KZC	None	0'	0'	0'	80%	30' above average building elevation. See Gen. Reg. 4.b.	C See Spec. Reg. 4.	E	~~1 per each 100 sq. ft. of gross floor area.~~	1. This use is limited to 4,000 sq. ft. maximum. 2. Drive-in or drive-through facilities are not permitted. 3. Prior to issuance of a development permit, documentation must be provided by a qualified acoustical consultant, for approval by the Planning Official, verifying that the expected noise to be emanating from the site adjoining any residentially zoned property complies with the standards set forth in WAC 173-60-040(1) for a Class B source property and a Class A receiving property. 4. Any outdoor seating areas are subject to Landscape Category B.
.020	Any Retail Establishment other than those specifically listed in this zone, selling goods, or providing services including banking		D.R., Chapter 142 KZC	None	0'	0'	0'	80%	30' above average building elevation. See Gen. Reg. 4.b.	C	E	~~1 per each 300 sq. ft. of gross floor area.~~	1. Gross floor area for this use may not exceed 4,000 square feet maximum. 2. The following uses are not permitted in this zone: a. Vehicle service stations. b. Automotive service centers. c. Uses with drive-in facilities or drive-through facilities.

Section 51.30	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
	and related financial services												d. Retail establishments providing storage services unless accessory to another permitted use. e. Retail establishments involving the sale, service or repair of boats, recreational vehicles, heavy equipment and similar vehicles except those existing as of June 15, 2007. f. Storage and operation of heavy equipment, except delivery vehicles associated with retail uses. g. Storage of parts unless conducted entirely within an enclosed structure. 3. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.

Section 51.30	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													4. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if: a. The seating and associated circulation area does not exceed more than 10 percent of the gross floor area of the use; and b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded. 5. Prior to issuance of a development permit, documentation must be provided by a qualified acoustical consultant, for approval by the Planning Official, verifying that the expected noise to be emanating from the site adjoining any residentially zoned property complies with the standards set forth in WAC 173-60-040(1) for a Class B source property and a Class A receiving property.
.030	Office Use		D.R., Chapter 142 KZC	None	0'	0'	0'	80%	30' above average building elevation.	C	D	~~If a medical, dental or veterinary office, then 1 per each 200~~	1. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property.

Section 51.30	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
									See Gen. Reg. 4.b.			~~sq. ft. of gross floor area.~~ ~~Otherwise, 1 per each 300 sq. ft. of gross floor area.~~	b. Outside runs and other outside facilities for the animals are not permitted. c. Prior to issuance of a development permit, documentation must be provided by a qualified acoustical consultant, for approval by the Planning Official, verifying that the expected noise to be emanating from the site adjoining any residentially zoned property complies with the standards set forth in WAC 173-60-040(1) for a Class B source property and a Class A receiving property. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
.040	Hotel or Motel			None	0'	0'	0'	80%	30' above average	C	E	~~1 per each room. See~~	1. May include ancillary meeting and convention facilities.

Section 51.30	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
			D.R., Chapter 142 KZC						building elevation. See Gen. Reg. 4.b.			~~also Spec. Reg. 2~~.	2. ~~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.~~Reserved. 3. Prior to issuance of a development permit, documentation must be provided by a qualified acoustical consultant, for approval by the Planning Official, verifying that the expected noise to be emanating from the site adjoining any residentially zoned property complies with the standards set forth in WAC 173-60-040(1) for a Class B source property and a Class A receiving property.
.050	A Retail Establishment providing entertainment, recreational or cultural activities											~~1 per every 4 fixed seats.~~	1. Prior to issuance of a development permit, documentation must be provided by a qualified acoustical consultant, for approval by the Planning Official, verifying that the expected noise to be emanating from the site adjoining any residentially zoned property complies with the standards set forth in WAC 173-60-040(1) for a Class B source property and a Class A receiving property.
.060	Private Lodge or Club										B	~~1 per each 300 sq. ft. of gross floor area.~~	

Section 51.30	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
.070	Stacked Dwelling Unit. See Special Regulation 1.			Same as the regulations for the ground floor use. See Spec. Reg. 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.~~	1. This use is only allowed on the street level floor subject to the provisions of General Regulation 4. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.080	Faith-Based Facility		D.R., Chapter 142 KZC	None	0'	0'	0'	80%	30' above average	C	B	~~1 for every 4 people based on maximum occupancy~~	1. May include accessory living facilities for staff persons. 2. ~~No parking is required for day-care or school ancillary to this use.~~Reserved.

Section 51.30	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
									building elevation. See Gen. Reg. 4.b.			~~load of any area of worship. See also Spec. Reg. 2.~~	
.090	School or Day-Care Center									D		~~See KZC 105.25.~~	1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. ~~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.~~Reserved. 4. May include accessory living facilities for staff persons.

Section 51.30	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													5. ~~The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.~~Reserved.
.100	Mini-School or Mini-Day-Care												1. A six-foot-high fence is required along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 3. ~~An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.~~Reserved. 4. ~~The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.~~Reserved. 5. May include accessory living facilities for staff persons.
.110	Assisted Living Facility				Same as the regulations for the ground floor use. See Spec. Reg. 3.						A	~~1.7 per independent unit.~~	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility.

Section 51.30	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
												~~1 per assisted living unit.~~	2. This use is only allowed on the street level floor subject to the provisions of General Regulation 4. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
.120	Convalescent Center or Nursing Home		D.R., Chapter 142 KZC	None	0'	0'	0'	80%	30' above average building elevation. See Gen. Reg. 4.b.	C	B	~~1 for each bed.~~	
.130	Public Utility									A		~~See KZC 105.25.~~	1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.140	Government Facility Community Facility									C See Spec. Reg. 1			
.150	Public Park		Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

Chapter 52

JUANITA BUSINESS DISTRICT (JBD) ZONES

52.10

General Regulations – JBD 1 Zones.

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. Building height and placement and other site design features should seek to provide for a view corridor from 98th Avenue NE through the subject property towards Lake Washington.

3. See Chapters 100 and 162 KZC for information about nonconforming signs. KZC 162.35 describes when nonconforming signs must be brought into conformance or removed (does not apply to Public Parks uses).

4. The applicant shall install a through-block pathway extending from the north end to the south end of JBD 1 of the Juanita Business District. Two through-block pathways, spaced far enough apart to provide maximum accessibility for the whole block, will also extend from the east side to the west side of JBD 1 (see Plate 34I in Chapter 180 KZC). See KZC 105.19 for through-block pathway standards.

The alignment of these pathways shall take into account proposed and existing buildings and, to the extent possible, shall extend along building fronts or property lines. The applicant must install pathways that run generally north-south (or diagonally northeast/southwest) and east/west on the subject property. The pathways shall be located to provide a direct continuation of the existing or future through-block pathway on adjacent properties. When possible, the pathways shall be located to create view corridors and reinforce connections to Lake Washington. During the Design Review process, the City may determine that a through-block pathway is not required if a suitable through-block pathway exists on adjacent properties.

5. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

6. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

52.12

Use Zone Chart – JBD 1 Zones.

Section 52.12	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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	Vehicle Service Station. See Spec. Reg. 1.		D.R., Chapter 142 KZC	22,500 sq. ft.	0'	0'	0'	80%	30' above average building elevation.	A	E	~~See KZC 105.25.~~	1. May not be more than two vehicle service stations at any intersection. 2. 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.
					See Special Regulation 2.								
.020	Automotive Service Center See Spec. Reg. 1.			None	0'	0'	0'					~~1 per each 250 sq. ft. of gross floor area.~~ ~~See Spec. Reg. 3.~~	1. This use specifically excludes new or used vehicle sales or rentals. 2. 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. 3. ~~Ten (10) 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.~~Reserved. 4. Storage of used parts and tires must be conducted entirely within an enclosed structure. Outdoor vehicle parking or storage areas must be buffered as required for

Section 52.12	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations. 5. Prior to occupancy of the structure, documentation must be provided and stamped by a licensed professional verifying that the expected noise to be emanating from the site adjoining to any residential 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.
.030	Retail Establishment providing boat sales, service, or repair. See Spec. Reg. 1.											~~See KZC 105.25.~~	1. Boat rental and used boat sales are allowed as part of this use. 2. Storage of parts must be conducted entirely within an enclosed structure. 3. Outdoor boat parking and storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations.
.040	Restaurant or Tavern									D		~~1 per each 100 sq. ft. of gross floor area.~~	1. For restaurants with drive-in or drive through facilities: a. These facilities are permitted only if they do not compromise the pedestrian orientation of the

Section 52.12	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													development. The location and specific design of the facilities require Planning Official approval. b. Access for drive-through facilities shall be approved by the Public Works Department. Drive-through facilities shall be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served. c. One outdoor waste receptacle shall be provided for every eight parking stalls. d. Landscape Category B shall apply.
.060	Entertainment, Cultural and/or Recreational Facility	D.R., Chapter 142 KZC	None	0'	0'	0'	80%	30' above average building elevation.	D	E	~~See KZC 105.25.~~	
.070	A Retail Establishment other than those specifically listed in this zone, selling goods or providing services, including banking and								D See Spec. Reg. 3.		~~1 per each 300 sq. ft. of gross floor area.~~	1. The following uses are not permitted in this zone: a. Retail establishments providing storage services unless accessory to another permitted use. b. Automobile sales and/or rental facilities.

Section 52.12	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
	related financial services. See Spec. Regs. 1 and 4.												c. Outdoor storage of bulk commodities, except in the following circumstances: 1) If the square footage of the storage area is less than 20 percent of the total square footage of the retail structure, or; 2) If the commodities represent growing stock in connection with horticultural nurseries, whether the stock is in open ground, pots, or containers. d. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses. 2. Drive-in and drive-through facilities are permitted only if these facilities do not compromise the pedestrian orientation of the development. The location and specific design of the facilities required Planning Official approval. 3. Landscape Category B will be required if the use includes drive-through facilities. 4. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:

Section 52.12	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.
.080	Office Use		D.R., Chapter 142 KZC	None	0'	0'	0'	80%	30' above average building elevation.	D	D	~~If a Medical, Dental or Veterinary office, then 1 per each 200 sq. ft. of gross floor area.~~ ~~Otherwise, 1 per each 300 sq. ft. of gross floor area.~~	1. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. d. A veterinary office is not permitted if the subject property contains dwelling units. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:

Section 52.12	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use; and b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
.090	Attached or Stacked Dwelling Unit See Special Regulation 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~~	1. This use may not be located on the ground floor of a structure within 120 feet of 98th Avenue NE, NE 120th Place, or Juanita Drive NE. 2. The development must be designed to limit potential impacts from surrounding commercial uses on residents of the subject property. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

Section 52.12	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
												~~parking requirements.~~	
.100	Faith-Based Facility										B	~~1 per every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 2.~~	1. May include accessory living facilities for staff persons. 2. ~~No parking is required for day-care or school ancillary to the use.~~Reserved.
.110	Hotel or Motel										E	~~1 per each room. See Spec. Reg. 2.~~	1. May include ancillary meeting and convention facilities. 2. ~~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.~~Reserved.
.120	Development containing two or more of the following uses:	If the development exceeds 30' above average building	See Spec. Reg. 3	0'	0'	0'	80%	See Spec. Regs. 4 and 12.	See Spec. Reg. 5.	See Spec. Regs. 6 and 7.	~~For residential: 1.2 per studio unit.~~	1. A development which includes two or more of the uses specifically listed in this "use" column may also include one or more of the other uses allowed in this zone. 2. The following uses are not permitted in this zone:	

Section 52.12	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
	– Retail Establishments, including Restaurants and Taverns – Office Uses – Stacked or Attached Dwelling Units See Special Regulations 1 and 2.		elevation, then Process IIA, Chapter 150 KZC, otherwise D.R., Chapter 142 KZC.									~~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.~~ ~~For other uses see KZC 105.25.~~	a. Retail establishments providing storage services unless accessory to another permitted use. b. Automobile sales and/or rental facilities. c. Outdoor storage of bulk commodities, except in the following circumstances: 1) If the square footage of the storage area is less than 20 percent of the total square footage of the retail structure; or 2) If the commodities represent growing stock in connection with horticultural nurseries, whether the stock is in open ground, pots, or containers. d. Storage and operation of heavy equipment, except delivery vehicles associated with retail uses. 3. The minimum lot size for this use is eight acres. Lot size requirements for this use do not require that the entire subject property be under one ownership, as long as the entire development is approved at one time as a Master Plan.

Section 52.12	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													4. The maximum height of structures on the subject property is as follows: a. If the subject property contains at least 11 acres: 1) On the northern portion of the site, structures may not exceed 78 feet above average building elevation; and 2) On the southern portion of the site, structures may not exceed 30 feet above average building elevation. b. If the subject property contains more than eight acres, but less than 11 acres: 1) On the northern portion of the site, structures may not exceed 52 feet above average building elevation; and 2) On the southern portion of the site, structures may not exceed 30 feet above average building elevation. 5. Chapter 95 KZC applies to the development of the subject property. The City will determine required buffers for the proposed development as part of the approval process based on the following: a. The buffering should integrate development of the subject property with compatible development on

Section 52.12	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													adjoining property to provide a unified appearance to the business district. Development containing two or more of the following uses: – Retail Establishments, including Restaurants and Taverns – Office Uses – Stacked or Attached Dwelling Units b. The buffering should provide some separation and visual relief for present or reasonably anticipated residential use on adjoining property. c. The buffering should provide a linkage to Juanita Beach Park, rather than a separation from the park. 6. Any development approved under this provision must include a master sign plan for all signs on the subject property. 7. If the development contains restaurant, tavern, or retail use, then sign category E applies. Otherwise, sign category D applies.

Section 52.12	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													8. Drive-in and drive-through facilities are permitted only if these facilities do not compromise the pedestrian orientation of the development. The location and specific design of the facilities requires Planning Official approval. 9. Restaurants, taverns, and retail establishments selling goods and services should be the predominant use on the ground floor of structures. Other permitted uses, including dwelling units, may be allowed on the ground floor of structure if this does not compromise the desired mixed use character of the development. 10. The subject property must contain landscaped public open space in conjunction with a pedestrian path or series of pedestrian paths that link the East Ridge to the subject property and the subject property to Juanita Beach Park. 11. The subject property must have access points from at least two public rights-of-way. 12. Buildings exceeding 35 feet above average building elevation shall be permitted only if design techniques are used to minimize perceived building mass and achieve superior architectural and human scale from abutting rights-of-way and public open spaces. In meeting this requirement, buildings shall exceed the design

Section 52.12	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													requirements of KZC 92.16, and will normally include terracing of upper floors and modulation of front facades. 13. The applicant shall comply with the Special and General Regulations established in this Chapter for the uses that are proposed to be included on the subject property unless the City determines that they conflict with regulations applicable to this use listing. 14. The City may approve the proposed development only if it contains public amenities such as plazas, sculptures, fountains, water fountains, and pocket parks. Development containing two or more of the following uses: – Retail Establishments, including Restaurants and Taverns – Office Uses – Stacked or Attached Dwelling Units 15. Buildings exceeding 30 feet above average building elevation shall demonstrate compliance with the design regulations of Chapter 92 KZC and the provisions of the Juanita Business District Chapter of the Comprehensive

Section 52.12	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													Plan. The City will use Process IIA, Chapter 152 KZC, to determine compliance.
.130	Private Lodge or Club		D.R., Chapter 142 KZC	None	0'	0'	0'	80%	30' above average building elevation.	D	B	~~1 per each 300 sq. ft. of gross floor area.~~	
.140	School or Day-Care Center											~~See KZC 105.25.~~	1. A six-foot-high fence is required along all property lines adjacent to the outside play areas. 2. ~~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.~~Reserved. 3. May include accessory living facilities for staff persons.
.150	Mini-School or Mini-Day-Care		D.R., Chapter 142 KZC	None	0'	0'	0'	80%	30' above average	D	B	~~See KZC 105.25.~~	1. A six-foot-high fence is required along all property lines adjacent to the outside play areas.

Section 52.12	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
									building elevation.				2. ~~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.~~Reserved. 3. ~~The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.~~Reserved. 4. May include accessory living facilities for staff persons.
.160	Assisted Living Facility See Special Regulation 3.										A	~~1.7 per independent unit.~~ ~~1 per assisted living unit.~~	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses. 3. This use may not be located on the ground floor of a structure within 120 feet of 98th Avenue NE, NE 120th Place, or Juanita Drive NE. 4. The development must be designed to limit potential impacts from surrounding commercial uses on residents of the subject property.

Section 52.12	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													5. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
.170	Convalescent Center or Nursing Home										B	~~1 for each bed.~~	1. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.
.180	Public Utility, Government Facility, and Community Facility									D See Spec. Reg. 1.		~~See KZC 105.25.~~	1. Landscape Category B or C may be required depending on the type of use on the subject property and the impacts associated with the use on nearby uses.
.190	Public Parks		Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

52.15

General Regulations – JBD 2 Zones.

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

3. The maximum height of structures on the subject property may be increased by up to 13 feet if a view corridor is maintained across 30 percent of the average parcel width for the portion of the building above 26 feet. The corridor will be located to provide the widest view corridor given development on adjacent properties to the north and south.

4. See Chapters 100 and 162 KZC for information about nonconforming signs. KZC 162.35 describes when nonconforming signs must be brought into conformance or removed (does not apply to Public Parks uses).

5. May also be regulated under the Shoreline Master Program; refer to Chapter 83 KZC.

6. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

7. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

52.17

Use Zone Chart – JBD 2 Zones.

Section 52.17	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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	Vehicle Service Station See Spec. Reg. 1.		D.R., Chapter 142 KZC	22,500 sq. ft.	0'	0'	0'	80%	26' above average building elevation.	A	E	~~See KZC 105.25.~~	1. May not be more than two vehicle service stations at any intersection. 2. 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.
					See Spec. Reg. 2.								
.020	Automotive Service Center See Spec. Reg. 1.			None	0'	0'	0'					~~1 per each 250 sq. ft. of gross floor area. See Spec. Reg. 3.~~	1. This use specifically excludes new or used automobile sales or rentals. 2. 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.

Section 52.17	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													3. ~~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.~~Reserved. 4. Storage of used parts and tires must be conducted entirely within an enclosed structure. Outdoor vehicle parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations. 5. Prior to occupancy of the structure, documentation must be provided and stamped by a licensed professional verifying that the expected noise to be emanating from the site adjoining to any residential 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.
.030	Retail Establishment providing boat sales, service, or repair. See Spec. Reg. 1.											~~See KZC 105.25.~~	1. Boat rental and used boat sales are allowed as part of this use. 2. Storage of parts must be conducted entirely within an enclosed structure.

Section 52.17	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													3. Outdoor boat parking and storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations.
.040	Restaurant or Tavern									D		~~1 per each 100 sq. ft. of gross floor area.~~	1. For restaurants with drive-in or drive-through facilities: a. One outdoor waste receptacle shall be provided for every eight parking stalls. b. Access for drive-through facilities shall be approved by the Public Works Department. Drive-through facilities shall be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served. c. Landscape Category B shall apply.
.060	Entertainment, Cultural and/or Recreational Facility											~~See KZC 105.25.~~	
.070	Any Retail Establishment other than those specifically listed in this zone, selling		D.R., Chapter 142 KZC	None	0'	0'	0'	80%	26' above average building elevation.	D See Spec. Reg. 2.	E	~~1 per each 300 sq. ft. of gross floor area.~~	1. The following uses are not permitted in this zone: a. Retail establishments providing storage services unless accessory to another permitted use.

Section 52.17	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
	goods, or providing services including banking and related financial services See Spec. Reg. 1.												b. Automobile sales and/or rental facilities. c. Outdoor storage of bulk commodities, except in the following circumstances: 1) If the square footage of the storage area is less than 20 percent of the total square footage of the retail structure; or 2) If the commodities represent growing stock in connection with horticultural nurseries, whether the stock is in open ground, pots, or containers. d. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses. 2. Landscape Category B will be required if the use includes drive-through facilities. 3. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premises.

Section 52.17	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.
.080	Office Use									D	D	~~If a Medical, Dental or Veterinary office, then 1 per each 200 sq. ft. of gross floor area.~~ ~~Otherwise, 1 per each 300 sq. ft. of gross floor area.~~	1. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. d. A veterinary office is not permitted if the subject property contains dwelling units. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use; and

Section 52.17	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
.090	Attached or Stacked Dwelling Unit See Spec. Reg. 1.		D.R., Chapter 142 KZC	None	0'	0'	0'	80%	26' above average building elevation.	D	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.~~	1. For properties abutting 98th Avenue NE, this use may be located on the street level floor of a building only if there is an intervening retail storefront or office between this use and the abutting 98th Avenue NE right-of-way. 2. The development must be designed to limit potential impacts from surrounding commercial uses on residents of the subject property. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.

Section 52.17	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	~~Required Parking Spaces (See Ch. 105)~~	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.100	Faith-Based Facility										B	~~1 per every four people based on maximum occupancy load of any area of worship. See Special Reg. 2.~~	1. May include accessory living facilities for staff persons. 2. ~~No parking is required for day-care or school ancillary to the use.~~Reserved.
.110	Hotel or Motel										E	~~1 per each room. See Spec. Reg. 2.~~	1. May include ancillary meeting and convention facilities. 2. ~~Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirements for these ancillary uses shall be determined on a case-by-case basis.~~Reserved.
.120	Private Lodge or Club										B	~~1 per each 300 sq. ft. of gross floor area.~~	
.130	School or Day-Care Center			None	0'	0'	0'	80%	26' above average	D	B	~~See KZC 105.25.~~	1. A six-foot-high fence is required along all property lines adjacent to the outside play areas.

Section 52.17	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
			D.R., Chapter 142 KZC						building elevation.				2. ~~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.~~Reserved. 3. May include accessory living facilities for staff persons. 4. ~~The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.~~Reserved.
.140	Mini-School or Mini-Day-Care												1. A six-foot-high fence is required along all property lines adjacent to the outside play areas. 2. ~~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.~~Reserved. 3. May include accessory living facilities for staff persons.

Section 52.17	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
.150	Assisted Living Facility See Spec. Reg. 3.		D.R., Chapter 142 KZC	None	0'	0'	0'	80%	26' above average building elevation.	D	A	~~1.7 per independent unit.~~ ~~1 per assisted living unit.~~	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses. 3. This use may be located on the street level floor of a building only if there is an intervening storefront or office between this use and the abutting right-of-way. 4. The development must be designed to limit potential impacts from surrounding commercial uses on residents of the subject property. 5. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
.160	Convalescent Center or Nursing Home										B	~~1 for each bed.~~	1. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.

Section 52.17	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
.170	Public Utility, Government Facility, and Community Facility									D See Spec. Reg. 1.		~~See KZC 105.25.~~	1. Landscape Category B or C may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.180	Public Parks		Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

52.20

General Regulations – JBD 3 Zones.

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

3. A 10-foot landscape buffer shall be provided along 98th Avenue NE. Alternative techniques for framing this entryway to the business district may be proposed by the applicant as part of D.R.

4. The maximum height of structures on the subject property may be increased by up to 13 feet if a view corridor is maintained across 30 percent of the average parcel width for the portion of the building above 26 feet. The corridor will be located to provide the widest view corridor given development on adjacent properties to the north and south.

5. See Chapters 100 and 162 KZC for information about nonconforming signs. KZC 162.35 describes when nonconforming signs must be brought into conformance or removed (does not apply to Public Parks uses).

6. May also be regulated under the Shoreline Master Program; refer to Chapter 83 KZC.

7. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

8. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

52.22

Use Zone Chart – JBD 3 Zones.

Section 52.22	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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		D.R., Chapter 142 KZC	None	0'	0'	0'	80%	26' above average building elevation.	C	D	~~If a Medical, Dental or Veterinary office, then 1 per each 200 sq. ft. of gross floor area.~~ ~~Otherwise, 1 per each 300 sq. ft. of gross floor area.~~	1. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. d. A veterinary office is not permitted if the subject property contains dwelling units. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:

Section 52.22	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use; and b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
.020	Detached, Attached or Stacked Dwelling Unit			3,600 sq. ft. with a minimum of 2,400 sq. ft. per unit						D	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~~	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

Section 52.22	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
												~~parking requirements.~~	
.030	Faith-Based Facility			None						C	B	~~1 per every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 2.~~	1. May include accessory living facilities for staff persons. 2. ~~No parking is required for day-care or school ancillary to the use.~~Reserved.
.040	School or Day-Care Center		D.R., Chapter 142 KZC	None	0'	0'	0'	80%	26' above average building elevation.	D	B	~~See KZC 105.25.~~	1. A six-foot-high fence is required along all property lines adjacent to the outside play areas. 2. ~~An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading area on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses.~~Reserved. 3. May include accessory living facilities for staff persons.

Section 52.22	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													4. ~~The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.~~Reserved.
.050	Mini-School or Mini-Day-Care												1. A six-foot-high fence is required along all property lines adjacent to the outside play areas. 2. ~~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.~~Reserved. 3. May include accessory living facilities for staff persons.
.060	Assisted Living Facility		D.R., Chapter 142 KZC	3,600 sq. ft.	0'	0'	0'	80%	26' above average building elevation.	D	A	~~1.7 per independent unit.~~ ~~1 per assisted living unit.~~	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses. 3. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of Stacked Dwelling Units allowed on the subject property. Through Process IIB, Chapter 152 KZC, up to

Section 52.22	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													1 1/2 times the number of Stacked Dwelling Units allowed on the subject property may be approved if the following criteria are met: a. Project is of superior design, and b. Project will not create impacts that are substantially different than would be created by a permitted multifamily development. 4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
.070	Convalescent Center or Nursing Home			None						C	B	~~1 for each bed.~~	1. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.
.080	Public Utility, Government Facility, and Community Facility									D See Spec. Reg. 1.		~~See KZC 105.25.~~	1. Landscape Category B or C may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

Section 52.22	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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	Public Parks		Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

52.25

General Regulations – JBD 4 Zones.

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

3. Must provide public pedestrian access as required under Chapter 83 KZC.

4. Developments creating new mixed-use buildings must provide a public pedestrian easement at least 10 feet in width and construct pathway improvements for connection between Juanita Bay Park and Juanita Beach Park. The intent of this required public pedestrian easement and pathway improvement is to provide a safe, accessible, and functional nonmotorized connection between Juanita Bay Park and Juanita Beach Park, constructed to a standard suitable for its intended public use, as determined by the Planning and Building Director or their designee. No more than one complete connection shall be required. The required public pedestrian connection may be approved within a critical area or an associated buffer if adequate mitigation is reviewed and approved pursuant to the standards for private and public nonmotorized trails within Chapter 90 KZC. Final location, configuration and pathway improvement specifications of the required connection on the subject property shall be determined by the Planning Official in conjunction with Parks and Community Services Director, who will take adjoining property characteristics and improvements into account. All public pedestrian easements shall be provided in a form acceptable to the City Attorney, and recorded with the King County Recorder's Office. Land survey information shall be provided by the applicant for this purpose in a format approved by the Planning Official.

a. This subsection (4) does not prevent the City from requiring provision of a public pedestrian easement and construction of pathway improvements upon redevelopment of any use, when such requirement is supported under RCW 82.02.020 and any other applicable law or regulation.

5. Where public improvements are required by Chapter 110 KZC, sidewalks on pedestrian-oriented streets within JBD 4 shall be a minimum 17 feet wide along 98th Avenue NE and NE Juanita Drive on the side of the right-of-way that abuts JBD 4. The 17 feet will allow for street trees in four-foot-by-six-foot tree wells and 13 feet for a mixed-use sidewalk and bike facility clear of obstructions.

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

7. May also be regulated under the Shoreline Master Program; refer to Chapter 83 KZC.

8. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

9. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

52.27

Use Zone Chart – JBD 4 Zones.

Section 52.27	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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	Retail Establishment providing boat sales, service, or repair. See Spec. Reg. 1.		D.R., Chapter 142 KZC	None	0'	0'	0'	80%	26' above average building elevation.	A	E	~~See KZC 105.25.~~	1. Boat rental and used boat sales are allowed as part of this use. 2. Storage of parts must be conducted entirely within an enclosed structure. 3. Outdoor boat parking and storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations.
.020	Restaurant or Tavern									C		~~1 per each 100 sq. ft. of gross floor area.~~	1. Drive-in or drive-through facilities are prohibited.
.040	Entertainment, Cultural and/or											~~See KZC 105.25.~~	

Section 52.27	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
	Recreational Facility												
.050	A Retail Establishment other than those specifically listed in this zone, selling goods or providing services including banking and related financial services. See Special Regulation 1.		D.R., Chapter 142 KZC	None	0'	0'	0'	80%	26' above average building elevation.	C	E	~~1 per each 300 sq. ft. of gross floor area.~~	1. The following uses are not permitted in this zone: a. Retail establishments providing storage services unless accessory to another permitted use. b. Automobile sales and/or rental facilities. c. Automobile service station or center. d. Outdoor storage of bulk commodities, except in the following circumstances: 1) If the square footage of the storage area is less than 20 percent of the total square footage of the retail structure, or; 2) If the commodities represent growing stock in connection with horticultural nurseries, whether the stock is in open ground, pots, or containers. e. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses.

Section 52.27	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													2. Drive-through facilities are prohibited. 3. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.
.060	Office Use		D.R., Chapter 142 KZC	None	0'	0'	0'	80%	26' above average building elevation.	C	D	~~If a Medical, Dental or Veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.~~	1. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application.

Section 52.27	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													d. A veterinary office is not permitted if the subject property contains dwelling units. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use; and b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
.070	Detached, Attached or Stacked Dwelling Unit			3,600 sq. ft. with a minimum of 1,800 sq. ft. per unit.						D	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.~~	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

Section 52.27	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
												~~See KZC 105.20 for visitor parking requirements.~~	
.080	Faith-Based Facility			None						C	B	~~1 per every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 2.~~	1. May include accessory living facilities for staff persons. 2. ~~No parking is required for day-care or school ancillary to the use.~~Reserved.
.090	Hotel or Motel									B	E	~~1 per each room. See Spec. Reg. 2.~~	1. May include ancillary meeting and convention facilities. 2. ~~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.~~Reserved.
.100	Private Lodge or Club									C	B	~~1 per each 300 sq. ft. of~~	

Section 52.27	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
												~~gross floor area.~~	
.110	School or Day-Care Center		D.R., Chapter 142 KZC	None	0'	0'	0'	80%	26' above average building elevation.	D	B	~~See KZC 105.25.~~	1. A six-foot-high fence is required along all property lines adjacent to the outside play areas. 2. ~~An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading area on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of- way improvements or other means may be required to reduce traffic impacts on nearby residential uses.~~Reserved. 3. May include accessory living facilities for staff persons. 4. ~~The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.~~Reserved.
.120	Mini-School or Mini-Day-Care												1. A six-foot-high fence is required along all property lines adjacent to the outside play areas.

Section 52.27	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													2. ~~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.~~Reserved. 3. May include accessory living facilities for staff persons.
.130	Development containing attached or stacked dwelling units and one or more of the following uses: – Retail Establishments, including Restaurants and Taverns – Office Uses See Special Regulations 1, 2, 3 and 6.	DR See special regulation 7.	None	0'	0'	0'	100%	75' above average building elevation.	E	E	~~For residential units under 1,200 sq. ft. of gross floor area: None.~~ ~~For affordable housing units, as defined in Chapter 5 KZC: None.~~ ~~For nonresidential ground floor uses in mixed-use buildings: None.~~	1. A development which includes two or more of the uses specifically listed in this "use" column may also include one or more of the other uses allowed in this zone. 2. The following uses are not permitted in this zone: a. Retail establishments providing storage services unless accessory to another permitted use. b. Automobile sales and/or rental facilities. c. Outdoor storage of bulk commodities. d. Storage and operation of heavy equipment except delivery vehicles associated with retail uses. e. Drive-in and drive-through facilities. 3. Restaurants, taverns, retail establishments selling goods and services, and entertainment, cultural and/or

Section 52.27	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
												~~For residential units with at least 1,200 sq. ft. of gross floor area: 0.5 per unit.~~	recreational facilities shall occupy at least 75 percent of street level frontage along 98th Avenue NE and NE Juanita Drive. 4. The ground floor shall be a minimum of 13 feet in height. 5. Commercial use frontage shall be a minimum of 20 feet in depth. The Planning and Building Director may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the commercial frontage will maximize visual interest. 6. Residential and assisted living uses, along with associated lobbies and amenity spaces, are permitted on the ground floor of portions of the structure that do not front NE Juanita Drive. 7. Developments containing this use that are subject to Design Review shall be reviewed pursuant to Chapter 142 KZC. 8. Developments shall be designed, built, and certified to achieve or exceed the high performing building

Section 52.27	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													standards described in KZC 115.62. This provision does not apply to development permits vested on or before December 31, 2029.
.140	Assisted Living Facility		D.R., Chapter 142 KZC	3,600 sq. ft.	0'	0'	0'	80%	26' above average building elevation.	D	A	~~1.7 per independent unit.~~ ~~1 per assisted living unit.~~	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses. 3. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. Through Process IIB, Chapter 152 KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the subject property may be approved if the following criteria are met: a. Project is of superior design, and

Section 52.27	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													b. Project will not create impacts that are substantially different than would be created by a permitted multifamily development. 4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
.150	Convalescent Center or Nursing Home			None					26' above average building elevation.	C	B	~~1 for each bed.~~	1. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.
.160	Public Utility, Government Facility, and Community Facility									D See Spec. Reg. 1.		~~See KZC 105.25.~~	1. Landscape Category B or C may be required depending on the type of use on the subject property and the impacts associated with the use on nearby uses.
.170	Public Parks		Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

52.30

General Regulations – JBD 5 Zones.

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

3. Must provide public pedestrian access as required under Chapter 83 KZC.

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

5. May also be regulated under the Shoreline Master Program; refer to Chapter 83 KZC.

6. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

7. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

52.32

Use Zone Chart – JBD 5 Zones.

Section 52.32	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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	Retail Establishment providing boat sales, service, or repair. See Spec. Reg. 1.		D.R., Chapter 142 KZC	None	0'	0'	0'	80%	26' above average building elevation.	A	E	~~See KZC 105.25.~~	1. Boat rental and used boat sales are allowed as part of this use. 2. Gross floor area for this use may not exceed 10,000 square feet. 3. Storage of parts must be conducted entirely within an enclosed structure. 4. Outdoor boat parking and storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations.
.020	Restaurant or Tavern									C		~~1 per each 100 sq. ft. of gross floor area.~~	1. Gross floor area for this use may not exceed 10,000 square feet. 2. Drive-in or drive-through facilities are prohibited.

Section 52.32	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
.040	Entertainment, Cultural and/or Recreational Facility											~~See KZC 105.25.~~	1. Gross floor area for this use may not exceed 10,000 square feet.
.050	Any Retail Establishment other than those specifically listed in this zone, selling goods or providing services, including banking and related financial services. See Special Regulation 1.		D.R., Chapter 142 KZC	None	0'	0'	0'	80%	26' above average building elevation.	C	E	~~1 per each 300 sq. ft. of gross floor area~~	1. The following uses are not permitted in this zone: a. Retail establishments providing storage services unless accessory to another permitted use. b. Automobile sales and/or rental facilities. c. Automobile service station or center. d. Outdoor storage of bulk commodities, except in the following circumstances: 1) If the square footage of the storage area is less than 20 percent of the total square footage of the retail structure; or 2) If the commodities represent growing stock in connection with horticultural nurseries, whether the stock is in open ground, pots, or containers.

Section 52.32	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													e. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses. 2. Gross floor area for this use may not exceed 10,000 square feet. 3. Drive-through facilities are prohibited. 4. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.
.060	Office Use		D.R., Chapter 142 KZC	None	0'	0'	0'	80%	26' above average building elevation.	C	D	~~If a Medical, Dental or Veterinary office, then 1 per each 200 sq. ft. of gross floor area.~~	1. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property.

Section 52.32	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
												~~Otherwise, 1 per each 300 sq. ft. of gross floor area.~~	b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. d. A veterinary office is not permitted if the subject property contains dwelling units. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use; and b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
.070	Detached, Attached or Stacked Dwelling Unit			3,600 sq. ft. with a minimum of 1,800						D	A	~~1.2 per studio unit.~~	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

Section 52.32	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
				sq. ft. per 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.~~	
.080	Faith-Based Facility			None						C	B	~~1 per every four people based on maximum occupancy load of any area of~~	1. May include accessory living facilities for staff persons. 2. ~~No parking is required for day-care or school ancillary to the use.~~Reserved.

Section 52.32	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
												~~worship. See Spec. Reg. 2.~~	
.090	Private Lodge or Club											~~1 per each 300 sq. ft. of gross floor area~~	1. Gross floor area for this use may not exceed 10,000 square feet.
.100	School or Day-Care Center		D.R., Chapter 142 KZC	None	0'	0'	0'	80%	26' above average building elevation.	D	B	~~See KZC 105.25.~~	1. A six-foot-high fence is required along all property lines adjacent to the outside play areas. 2. ~~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.~~Reserved. 3. May include accessory living facilities for staff persons.

Section 52.32	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													4. ~~The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.~~Reserved.
.110	Mini-School or Mini-Day-Care												1. A six-foot-high fence is required along all property lines adjacent to the outside play areas. 2. ~~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.~~Reserved. 3. May include accessory living facilities for staff persons.
.120	Assisted Living Facility		D.R., Chapter 142 KZC	3,600 sq. ft.	0'	0'	0'	80%	26' above average building elevation.	D	A	~~1.7 per independent unit.~~ ~~1 per assisted living unit.~~	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses. 3. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units

Section 52.32	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													allowed on the subject property. Through Process IIB, Chapter 152 KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the subject property may be approved if the following criteria are met: a. Project is of superior design, and b. Project will not create impacts that are substantially different than would be created by a permitted multifamily development. 4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
.130	Convalescent Center or Nursing Home			None						C	B	~~1 for each bed.~~	1. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.
.140	Public Utility, Government Facility, and Community Facility									D See Spec. Reg. 1.		~~See KZC 105.25.~~	1. Landscape Category B or C may be required depending on the type of use on the subject property and the impacts associated with the use on nearby uses.

Section 52.32	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
.150	Public Parks		Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										
.160	Public Access Pier, Boardwalk or Public Facility		D.R., Chapter 142 KZC. Also see Chapter 83 KZC.	None	See Chapter 83 KZC.			–	See Chapter 83 KZC.	See Chapter 83 KZC.	See Chapter 83 KZC.	~~See KZC 105.25.~~	1. Refer to Chapter 83 KZC for additional regulations.
.170	Piers, Docks, Boat Lifts and Canopies Serving Detached Dwelling Unit		See Chapter 83 KZC.									~~None~~	
.175	Piers, Docks, Boat Lifts and Canopies Serving Detached, Attached or Stacked Dwelling Units												
.180	Marina			None	Landward of the ordinary high water mark			80%	Landward of the	See Spec. Reg. 3.	B	~~See KZC 105.25.~~	1. Refer to Chapter 83 KZC for additional regulations.

Section 52.32	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
			D.R., Chapter 142 KZC. Also, see Chapter 83 KZC.		0'	0'	0'		ordinary high water mark, 26' above average building elevation.				2. The following accessory components are allowed if approved through Process IIB, Chapter 152 KZC: a. Gas and oil sale for boats, if: 1) Storage tanks are underground and on dry land; and 2) The use has facilities to contain and clean up oil and gas spills. b. An overwater shed, which is no more than 50 square feet and not more than 10 feet high as measured from the deck, accessory to oil and gas sale for boats. c. Boat and motor sales and leasing. d. Boat or motor repair and service if: 1) This activity is conducted on dry land and either totally within a building or totally sight screened from the adjoining property and the right-of-way; and 2) All dry land motor testing is conducted within a building. e. Meeting and special events rooms.

Section 52.32	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						3. The City may require the applicant to install a buffer between the subject property and adjoining property. The City will use the requirements of Chapter 95 KZC as a guide for requiring a buffer.
.190	Passenger Only Ferry Terminal				0'	0'	0'			B			1. Refer to Chapter 83 KZC for additional regulations.
.200	Water Taxi												
.210	Boat Launch (motorized boats)												

52.40

General Regulations – JBD 6 Zones.

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

3. The maximum height of structures on the subject property may be increased by up to 13 feet if the impacts of the additional height are mitigated by design techniques that minimize the perceived building mass and achieve superior architectural and human scale (does not apply to Public Parks uses).

5. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

6. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

52.42

Use Zone Chart – JBD 6 Zones.

Section 52.42	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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	Restaurant or Tavern. See Spec. Reg. 1.		D.R., Chapter 142 KZC	None	0'	0'	0'	80%	26' above average building elevation.	C	E	~~1 per each 100 sq. ft. of gross floor area.~~	1. Gross floor area for this use may not exceed 10,000 square feet. 2. Drive-in or drive-through facilities are prohibited.
.030	Entertainment, Cultural and/or Recreational Facility See Spec. Reg. 1.											~~See KZC 105.25.~~	1. Gross floor area for this use may not exceed 10,000 square feet.
.040	Any Retail Establishment other than those specifically listed in this zone, selling goods or providing services, including		D.R., Chapter 142 KZC	None	0'	0'	0'	80%	26' above average building elevation.	C	E	~~1 per each 300 sq. ft. of gross floor area.~~	1. The following uses are not permitted in this zone: a. Retail establishments providing storage services unless accessory to another permitted use. b. Automobile or boat sales and/or rental facilities.

Section 52.42	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
	banking and related financial services. See Special Regulations 1 and 2.												c. Automobile service station or center. d. Boat service or repair. e. Outdoor storage of bulk commodities, except in the following circumstances: 1) If the square footage of the storage area is less than 20 percent of the total square footage of the retail structure; or 2) If the commodities represent growing stock in connection with horticultural nurseries, whether the stock is in open ground, pots, or containers. f. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses. 2. Gross floor area for this use may not exceed 10,000 square feet. 3. Drive-through facilities are prohibited. 4. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:

Section 52.42	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.
.050	Office Use		D.R., Chapter 142 KZC	None	0'	0'	0'	80%	26' above average building elevation.	C	D	~~If a Medical, Dental or Veterinary office, then 1 per each 200 sq. ft. of gross floor area.~~ ~~Otherwise, 1 per each 300 sq. ft. of gross floor area.~~	1. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. d. A veterinary office is not permitted if the subject property contains dwelling units. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:

Section 52.42	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use; and b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
.060	Detached, Attached or Stacked Dwelling Unit			3,600 sq. ft. with a minimum of 1,800 sq. ft. per unit.						D	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~~	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

Section 52.42	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
												~~parking requirements.~~	
.070	Faith-Based Facility			None						C	B	~~1 per every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 2.~~	1. May include accessory living facilities for staff persons. 2. ~~No parking is required for day-care or school ancillary to the use.~~Reserved.
.080	Private Lodge or Club. See Spec. Reg. 1.											~~1 per each 300 sq. ft. of gross floor area.~~	1. Gross floor area for this use may not exceed 10,000 square feet.
.090	School or Day-Care Center		D.R., Chapter 142 KZC	None	0'	0'	0'	80%	26' above average building elevation.	D	B	~~See KZC 105.25.~~	1. A six-foot-high fence is required along all property lines adjacent to the outside play areas. 2. ~~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~~

Section 52.42	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													~~improvements or other means may be required to reduce traffic impacts on nearby residential uses.~~Reserved. 3. May include accessory living facilities for staff persons. 4. ~~The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.~~Reserved.
.100	Mini-School or Mini-Day-Care												1. A six-foot-high fence is required along all property lines adjacent to the outside play areas. 2. ~~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.~~Reserved. 3. May include accessory living facilities for staff persons.
.110	Assisted Living Facility		D.R., Chapter 142 KZC	3,600 sq. ft.	0'	0'	0'	80%	26' above average building elevation.	D	A	~~1.7 per independent unit.~~ ~~1 per assisted living unit.~~	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents,

Section 52.42	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													the required review process shall be the least intensive process between the two uses. 3. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of Stacked Dwelling Units allowed on the subject property. Through Process IIB, Chapter 152 KZC, up to 1 1/2 times the number of Stacked Dwelling Units allowed on the subject property may be approved if the following criteria are met: a. Project is of superior design, and b. Project will not create impacts that are substantially different than would be created by a permitted multifamily development. 4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
.120	Convalescent Center or Nursing Home			None						C	B	~~1 for each bed.~~	1. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.

Section 52.42	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
.130	Public Utility, Government Facility, and Community Facility									D See Spec. Reg. 1.		~~See KZC 105.25.~~	1. Landscape Category B or C may be required depending on the type of use on the subject property and the impacts associated with this use on nearby uses.
.140	Public Parks		Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

Chapter 53

ROSE HILL BUSINESS DISTRICT (RHBD) ZONES

53.12

Use Zone Chart.

Section 53.12	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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	Vehicle service station (See Spec. Regs. 1 and 2.)		D.R., Chapter 142 KZC	22,500 sq. ft.	20'	15'	15'	80%	20' above average building elevation.	A	E (See Spec. Reg. 6.)	~~See Chapter 105.25 KZC.~~	1. The use is permitted only north of NE 90th Street as an accessory use to a commercial use located in RH 1A and limited sale of fuel. Vehicle service, repair, or the sale or installation of lubricants, tires, batteries or other similar accessories is prohibited. 2. Hours of operation and truck deliveries are limited to 8:00 a.m. to 9:00 p.m. 3. Gas pump islands must be located at least 20 feet from all property lines.

Section 53.12	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													4. See Chapters 95.40 through 95.45 KZC, required landscaping, for additional regulations. 5. The following improvements must be installed: a. Half street improvements including vertical curb, five-foot-wide sidewalk and 4.5-foot-wide landscape strip planted with street trees adjacent to the curb in the following locations: 1. Along the south side of NE 90th Street between 120th Avenue NE and the existing sidewalk west of 122nd Avenue NE. 2. Along the south side of NE 90th Street between 122nd Avenue and 123rd Lane NE. 3. Along the cast site of 120th Avenue NE between NE 90th Street and the existing sidewalk to the south. b. Crosswalk markings at the intersection of NE 90th Street and 122nd Avenue NE. Minor deviations may be approved by Public Works Director. If improvements will result in impacts to adjacent wetlands, they must comply with Chapter 90 KZC, Critical Areas: Wetlands, Streams, Minor Lakes, Fish and Wildlife Habitat

Section 53.12	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													Conservation Areas, Priority Habitat, and Frequently Flooded Areas requirement. c. Basic water quality treatment for surface water discharge from all the parking lots that serve the commercial use located In RH 1A. The treatment shall meet the specifications of the 1998 King County Surface Water Design Manual, or equivalent approved by the Public Works Department. d. A pedestrian pathway shall be developed and maintained between NE 90th Street and Slater Avenue NE. 6. Internally luminated signs are prohibited on the north and east sides of gas pump islands or canopies.
.020	Accessory parking for retail uses located in the RH 1A zone		D.R., Chapter 142 KZC	None	10' Otherwise 20' adjoining a residential zone	10' on each side	10'	80%	35' above average building elevation	B	D	~~N/A~~	1. No retail floor area shall be permitted for this use.

Section 53.12	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
.030	Business park (See Spec. Reg. 1.)		D.R., Chapter 142 KZC	None	10' Otherwise 20' adjoining a residential zone	0'	0'	80%	35' above average building elevation	A	C	~~See Chapter 105.25 KZC.~~	1. The following business park uses are permitted: wholesale trade, wholesale printing or publishing, light assembly, manufacturing of small-scale articles such as electrical equipment, manufacturing of scientific or photographic equipment, packaging or prepared materials, manufacturing of textile, leather products, paper products or plastic products from preprepared materials. 2. Outdoor storage is prohibited. 3. The discharge of any substance which creates any impact detrimental to the environment or adjacent residents is not permitted.
.04	Any retail establishment other than those specifically listed, limited or prohibited in this zone, selling goods or providing services, including banking and related financial services		D.R., Chapter 142 KZC	None	10' Otherwise 20' adjoining a residential zone	0'	0'	80%	35' above average building elevation	A	E	~~1 per each 300 sq. ft. of gross floor area.~~ ~~3~~	1. This use is only permitted south of NE 90th Street if the vehicle trip generation will not exceed the traffic generated by a general office use; provided, that the following retail uses are not permitted: a. Restaurants or taverns. b. A retail establishment involving repair or service of automobiles, trucks, boats, motorcycles, recreational vehicles, heavy equipment, and similar vehicles.

Section 53.12	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													c. Vehicle service stations. d. Automotive service centers. e. Uses with drive-in or drive-through facilities. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. 3. Retail establishments providing storage services are not permitted unless accessory to another permitted use.
.050	Office use		D.R., Chapter 142 KZC	None	10' Otherwise 20' adjoining a	0'	0'	80%	35' above average building elevation	C	D	~~If a medical or veterinary office, then 1 per each 200 sq. ft. of~~	1. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:

Section 53.12	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
					residential zone							~~gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.~~	a. The ancillary assembled or manufactured goods are subordinate to and dependent upon this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. 2. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted.
.060	School, day-care center, mini-school or mini-day-care center	D.R., Chapter 142 KZC	None	10' Otherwise 20' adjoining a residential zone	0'	0'	80%	35' above average building elevation	D	B	~~See Chapter 105.25 KZC.~~	1. A six-foot high fence is required only along the property lines adjacent to the outside play areas. 2. ~~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~~

Section 53.12	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													~~required to reduce traffic impacts on nearby residential uses.~~Reserved. 3. May include accessory living facilities for staff persons. 4. Hours of operation of the use may be limited ~~and parking and passenger loading areas shall be located~~ to reduce impacts on nearby residential uses.
.070	Faith-Based Facility		D.R., Chapter 142 KZC	None	10' Otherwise 20' adjoining a residential zone	0'	0'	80%	35' above average building elevation	C	B	~~See Chapter 105.25 KZC.~~	May include accessory living facilities for staff persons. 2. ~~No parking is required for day-care or school ancillary to the use.~~Reserved.
.080	Assisted living facility, convalescent center or nursing home		D.R., Chapter 142 KZC	None	10' Otherwise 20' adjoining a residential zone	0'	0'	80%	35' above average building elevation	C	B	~~Assisted living unit: 1 per unit.~~ ~~Convalescent center or nursing~~	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

Section 53.12	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
												~~home: 1 for each bed,~~	
.090	Public utility		D.R., Chapter 142 KZC	None	10' Otherwise 20' adjoining a residential zone	0'	0'	80%	35' above average building elevation	A	B	~~See Chapter 105.25 KZC.~~	1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.100	Government facility of community facility		D.R., Chapter 142 KZC	None	10' Otherwise 20' adjoining a residential zone	0'	0'	80%	35' above average building elevation	C (See. Spec. Reg.1.)	B	~~See Chapter 105.25 KZC.~~	1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.110	Public park		Development standards will be determinate on a case-by-case basis. See Chapter 142 KZC for required review process.										

53.82

General Regulations – RH 8 Zone.

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. Development creating four or more new dwelling units that includes lots or portions of lots adjoining 131st Avenue NE or 132nd Avenue NE that are located more than 120 feet north of NE 85th Street shall provide at least 10 percent of the units as affordable housing units as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing incentives and requirements.

3. For structures located within 30 feet of a parcel in a low density zone (or a low density use in PLA 17), KZC 115.136 establishes additional limitations on structure size.

4. On lots that are not abutting NE 85th Street or are not consolidated with at least one lot abutting NE 85th Street, development shall be subject to the permitted uses and regulations in the RSX zone, except that isolated parcels may be developed independently with office use.

5. If the lot area of the subject property is equal to or greater than 18,000 square feet, maximum building height is 35 feet above average building elevation, except maximum building height is 30 feet within 30 feet of an RSX zone, on lots located more than 120 feet north of NE 85th Street, between 132nd Avenue NE and parcels abutting 131st Avenue NE.

6. The street level floor of all structures on the subject property shall be a minimum of 15 feet in height. This requirement does not apply to:

   a. The following uses: vehicle service stations, automotive service centers, private lodges or clubs, stacked dwelling units, faith-based facilities, schools, day-care centers, mini-schools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, public utilities, government facilities or community facilities.

   b. Parking garages.

c. Additions to existing nonconforming development where the Planning Official determines it is not feasible.

7. Within required front yards, canopies and similar entry features may encroach; provided, that the total horizontal dimension of such elements may not exceed 25 percent of the length of the structure.

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

9. The Public Works Official shall approve the number, location and characteristics of driveways on NE 85th Street in accordance with the driveway and sight distance policies contained in the Public Works Pre-Approved Plans manual. Taking into consideration the characteristics of this corridor, the Public Works Official may:

a. Require access from side streets; and/or

b. Encourage properties to share driveways, circulation and parking areas; and/or

c. Restrict access to right turn in and out; or

d. Prohibit access altogether along NE 85th Street.

10. Drive-through and drive-in facilities are not permitted in this zone.

11. See Chapters 100 and 162 KZC for information about nonconforming signs. KZC 162.35 describes when nonconforming signs must be brought into conformance or removed.

12. For lighting requirements associated with development see KZC 115.85(2).

13. Prior to any of the following uses occupying a structure on a property adjoining a residential zone, the applicant shall submit a noise study prepared by a qualified acoustical consultant for approval by the Planning Official:

• Establishments expected to operate past 9:00 p.m.

• Retail establishment providing entertainment, recreational or cultural activities.

• Veterinary offices.

- Any establishment where animals are kept on site.

- Establishments involving a large truck loading dock for deliveries.

The study shall verify that the noise expected to emanate from the site adjoining any residential-zoned property complies with the standards specified in KZC 115.95(1) and (2) and WAC 173-60-040(1) for a Class B source property and a Class A receiving property.

14. A City entryway feature shall be provided on the parcel located at the northwest corner of the intersection of NE 85th Street and 132nd Avenue, or adjacent parcel under common ownership with such parcel. Entryway features shall include such elements as: a sign, art, landscaping and lighting. See Chapter 92 KZC, Design Regulations.

15. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

16. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

53.84

Use Zone Chart – RH 8 Zone.

Section 53.84	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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		D.R., Chapter 142 KZC	None	10' adjacent to NE 85th St., otherwise 20'.	0'	15'	70%	30' above average building elevation. See Gen. Regs. 3 and 5.	A	D	~~If a medical, dental or veterinary office, then 1 per each 200 sq. ft. of gross floor area.~~ ~~Otherwise, 1 per each 300 sq. ft. of gross floor area.~~	1. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.

Section 53.84	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
.020	Restaurant										E	~~1 per each 100 sq. ft. of gross floor area.~~	1. May not be located above the street level floor of a structure. 2. Must be oriented toward NE 85th Street. 3. Gross floor area for each individual use may not exceed 4,000 sq. ft.
.030	Entertainment, Cultural and/or Recreational Facility											~~See KZC 105.25.~~	1. Gross floor area for each individual use may not exceed 4,000 sq. ft.
.040	Any Retail Establishment other than those specifically listed, limited or prohibited in this zone, selling goods or providing services, including banking and related financial services.										D	~~1 per each 300 sq. ft. of gross floor area.~~	1. The following uses are not permitted in this zone: a. Vehicle service stations. b. Automotive service centers. c. Uses with drive-in facilities or drive-through facilities. d. Retail establishments providing storage services unless accessory to another permitted use. e. A retail establishment involving the sale, service or rental of motor vehicles, sailboats, motor boats, recreation trailers, heavy equipment and similar vehicles;

Section 53.84	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													provided, that motorcycle sales, service or rental is permitted if conducted indoors. f. Storage and operation of heavy equipment, except delivery vehicles associated with retail uses. g. Storage of parts unless conducted entirely within an enclosed structure. REGULATIONS CONTINUED ON NEXT PAGE
.040	Any Retail Establishment other than those specifically listed, limited or prohibited in this zone, selling goods or providing services, including banking and related financial services. (continued)												REGULATIONS CONTINUED FROM PREVIOUS PAGE 2. This use must be oriented toward NE 85th Street and may not be located above the street level floor of a structure except for personal service establishments that provide services involving the care of a person, or of a person's apparel, such as laundry and dry cleaning services, beauty shops, barber shops, shoe repair shops and tailors may be located above the street level floor; provided, that the use of exterior areas adjoining residential uses is prohibited. 3. Gross floor area for each individual use may not exceed 4,000 sq. ft.

Section 53.84	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													4. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if: a. The seating and associated circulation area does not exceed more than 10 percent of the gross floor area of the use; and b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded. 5. Retail establishments selling marijuana or products containing marijuana are not permitted on properties abutting the school walk routes shown on Plate 46.
.050	Stacked Dwelling Units See Spec. Reg. 1.	D.R., Chapter 142 KZC	None	10' adjacent to NE 85th St., otherwise 20'.	0'	15'	70%	30' above average building elevation. See Gen. Regs. 3 and 5.	A	A	~~1.2 per studio unit.~~ ~~1.3 per 1 bedroom unit.~~ ~~1.6 per 2 bedroom unit.~~	1. At least 60% of the linear frontage of the property along NE 85th Street shall only include commercial use. The commercial use shall be at the street level floor and oriented toward NE 85th Street. Commercial uses shall have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building along the street). Stacked Dwelling Units are not permitted on the street level floor within 30 feet of the property line along NE 85th Street. The Planning Official may approve a minor reduction in the depth requirements if the applicant demonstrates that the

Section 53.84	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
												~~1.8 per 3 or more bedroom unit.~~ ~~See KZC 105.20 for visitor parking requirements.~~	requirement is not feasible given the configuration of existing or proposed improvements and the design of the retail frontage will maximize visual interest. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.060	Assisted Living Facility, Convalescent Center or Nursing Home See Spec. Reg. 1.											~~Independent unit: 1.7 per unit.~~ ~~Assisted living facility: 1 per unit.~~ ~~Convalescent Center or Nursing Home: 1 per each bed.~~	1. At least 60% of the linear frontage of the property along NE 85th Street shall only include commercial use. The commercial use shall be at the street level floor and oriented toward NE 85th Street. Commercial uses shall have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building along the street). Assisted Living, Convalescent Center or Nursing Home is not permitted on the street level floor within 30 feet of the property line along NE 85th Street. The Planning and Building Director or Design Review Board may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of

Section 53.84	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													existing or proposed improvements and the design of the retail frontage will maximize visual interest. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.070	Faith-Based Facility											~~1 per every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.~~	1. ~~No parking is required for day-care or school ancillary to the use.~~Reserved.
.080	School, Day-Care Center, Mini-School or Mini-Day-Care Center	D.R., Chapter 142 KZC	None	10' adjacent to NE 85th St., otherwise 20'.	0'	15'	70%	30' above average building elevation. See Gen. Regs. 3 and 5.	A	B	~~See KZC 105.25.~~	1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. ~~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~~

Section 53.84	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													~~other means may be required to reduce traffic impacts on nearby residential uses.~~Reserved. 3. May include accessory living facilities for staff persons. 4. To reduce impacts on nearby residential uses, hours of operation of the use may be limited ~~and parking and passenger loading areas relocated~~. 5. For school use, structure height may be increased, up to 35 feet, if: a. The school can accommodate 200 or more students; and b. The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements.

Section 53.84	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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	Public Utility												1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.100	Government Facility Community Facility									C See Spec. Reg. 1.			
.110	Public Park		Development standards will be determined on a case-by-case basis. See KZC 45.50 for required review process.										

Chapter 54

NRH BUSINESS DISTRICT (NRHBD) ZONES

54.04

General Regulations – NRHBD 1A Zone.

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:

1) 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.

2) Office; private club or lodge; faith-based facility; 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.

3) 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:

1) 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.

2) 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.

5. The following commercial frontage requirements shall apply to all development that includes dwelling units or assisted living uses:

a. The street level floor of all buildings shall be limited to one or more of the following uses: Retail; Restaurant or Tavern; Hotel or Motel; Entertainment, Cultural and/or Recreational Facility; or Office. These uses shall be oriented toward NE 116th Street and 124th Avenue NE and have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building along the street).

The Planning Official may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the commercial frontage will maximize visual interest.

b. Other uses allowed in this zone and parking shall not be located on the street level floor unless an intervening commercial frontage is provided between the street and those other uses or parking subject to the standards above. Lobbies for residential or assisted living uses may be allowed within the commercial frontage provided they do not exceed 20 percent of the building's linear commercial frontage along the street.

6. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

7. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

54.06

Use Zone Chart – NRHBD 1A Zone.

Section 54.06	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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~~	1. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are subordinate to and are dependent upon this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing must be no different from other office uses. 2. The following regulations apply to veterinary offices only:

Section 54.06	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
												~~gross floor area.~~	a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. d. A veterinary office is not permitted if the subject property contains dwelling units.
.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.~~	1. This use is permitted only if the subject property abuts NE 116th Street. 2. May not be more than two vehicle service stations at an intersection.

Section 54.06	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													3. 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.
.030	Restaurant or Tavern			None	10'	0'	0'			B	D	~~1 for each 100 sq. ft. of gross floor area.~~	1. Drive-in or drive-through facilities are prohibited.
.050	Hotel or Motel								4 stories above abutting right-of-way.			~~1 per each room. See Spec. Reg. 2.~~	1. May include ancillary meeting and convention facilities. 2. ~~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.~~Reserved.

Section 54.06	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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: a. 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. b. Retail establishments providing storage services unless accessory to another permitted use; c. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses. d. Outdoor storage of bulk commodities, except in the following circumstances: 1) If the square footage of the storage area is less than 20 percent of the retail structure; or

Section 54.06	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													2) If the commodities represent growing stock in connection with horticultural nurseries, whether the stock is in open ground, pots, or containers. 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.~~Reserved.

Section 54.06	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													5. Storage of used parts and tires must be conducted entirely within an enclosed structure. Outdoor vehicle parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations. 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		D.R., Chapter 142 KZC	None	10'	0'	0'	80%	2 stories above abutting right-of-way.	C	D	~~1 per each 300 square feet of gross floor area.~~	

Section 54.06	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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.				Same as regulations for the ground floor use.				5 stories above abutting right-of-way.	Same as regulations for the ground floor use.	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~~	1. This use is only allowed on the street level floor subject to the provisions of General Regulation 5. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

Section 54.06	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
												~~parking requirements.~~	
.100	Faith-Based Facility 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.~~	1. May include accessory living facilities for staff persons. 2. ~~No parking is required for day-care or school ancillary to this use.~~Reserved.
.110	School or Day-Care Center See Spec. Regs. 2 and 4.								2 stories above abutting right-of-way.	D		~~See KZC 105.25.~~ ~~See Spec. Regs. 3 and 5.~~	1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses.

Section 54.06	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
									See Spec. Reg. 1.				3. ~~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.~~Reserved. 4. May include accessory living facilities for staff persons. 5. ~~The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.~~Reserved.
.120	Mini-School or Mini-Day-Care See Spec. Regs. 2 and 5.		D.R., Chapter 142 KZC	None	10'	0'	0'	80%	2 stories above abutting right-of-way.	D	B	~~See KZC 105.25.~~ ~~See Spec. Regs. 3 and 4.~~	1. A six-foot-high fence is required only along the property lines adjacent to the outside play area. 2. Hours of operation may be limited to reduce impacts on nearby residential uses.

Section 54.06	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
									See Spec. Reg. 1.				3. ~~An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.~~Reserved. 4. ~~The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.~~Reserved. 5. May include accessory living facilities for staff persons.
.130	Assisted Living Facility See Spec. Regs. 1 and 2.			Same as regulations for the ground floor use.					5 stories above abutting right-of-way.	Same as regulations for the ground floor use.	A	~~1 per assisted living unit.~~	1. This use is only allowed on the street level floor subject to the provisions of General Regulation 5. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.140	Convalescent Center or Nursing Home			10'	0'	0'	80%			C	B	~~1 for each bed.~~	

Section 54.06	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
.150	Public Utility								2 stories above abutting right-of-way.	A		~~See KZC 105.25.~~	
.160	Government Facility or Community Facility									C See Spec. Reg. 1.			1. 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.
.170	Public Park		Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

54.10

General Regulations – NRHBD 1B Zone.

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

1. Refer to Chapter 1 KZC to determine what other provision 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:

1) 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.

2) Office; private club or lodge; faith-based facility; 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.

3) 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:

1) 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.

2) 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. For structures located within 30 feet of a parcel in a low density zone (or a low density use in PLA 17), KZC 115.136 establishes additional limitations on structure size.

4. 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.

5. The following commercial frontage requirements shall apply to all development that includes dwelling units or assisted living uses:

a. The street level floor of all buildings shall be limited to one or more of the following uses: Retail; Restaurant or Tavern; Hotel or Motel; Entertainment, Cultural and/or Recreational Facility; or Office. These uses shall be oriented toward NE 116th Street and 124th Avenue NE and have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building along the street).

The Planning Official may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the commercial frontage will maximize visual interest.

b. Other uses allowed in this zone and parking shall not be located on the street level floor unless an intervening commercial frontage is provided between the street and

those other uses or parking subject to the standards above. Lobbies for residential or assisted living uses may be allowed within the commercial frontage provided they do not exceed 20 percent of the building's linear commercial frontage along the street.

6. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

7. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

54.12

Use Zone Chart – NRHBD 1B Zone.

Section 54.12 ⇩	USE	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 sq. ft. of gross floor area.~~ ~~Otherwise, 1 per 300 sq. ft. of gross floor area.~~	1. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are subordinate to and are dependent upon this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing must be no different from other office uses. 2. The following regulations apply to veterinary offices only:

Section 54.12	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. d. A veterinary office is not permitted if the subject property contains dwelling units.
.020	Restaurant or Tavern See Spec. Reg. 1.											~~1 for each 100 sq. ft. of gross floor area.~~	1. Gross floor area for this use may not exceed 10,000 square feet. 2. Drive-in or drive-through facilities are prohibited.

Section 54.12	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
.030	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. Regs. 2 and 3.		D.R., Chapter 142 KZC	None	10'	0'	0'	80%	2 stories above abutting right-of-way.	B	D	~~1 per each 300 sq. ft. of gross floor area.~~	1. The following uses and activities are prohibited: a. Entertainment or recreational activities; b. 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; c. Retail establishments providing storage services unless accessory to another permitted use; d. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses; e. Outdoor storage of bulk commodities, except in the following circumstances:

Section 54.12	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													1) If the square footage of the storage area is less than 20 percent of the retail structure; or 2) If the commodities represent growing stock in connection with horticultural nurseries, whether the stock is in open ground, pots, or containers. 2. Floor area for this use may not exceed 10,000 square feet. 3. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are subordinate to and are dependent upon this use, and are available for purchase and removal from the premises.

Section 54.12	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													b. The outward appearance and impacts of this use with ancillary assembly or manufacturing must be no different from other retail uses.
.040	Vehicle Service Station See Spec. Reg. 1.			22,500 sq. ft.	40' See Spec. Reg. 2.	15' on each side See Spec. Reg. 2.	15' See Spec. Reg. 2.			A	E	~~See KZC 105.25.~~	1. May not be more than two vehicle service stations at any intersection. 2. 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.
.050	Automotive Service Center See Spec. Regs. 1, 2, 3, 5 and 6.		D.R., Chapter 142 KZC	None	10'	0'	0'	80%	2 stories above abutting right-of-way.	A	D	~~1 per each 250 sq. ft. of gross floor area. See Spec. Reg. 4.~~	1. Gross floor area for this use may not exceed 10,000 square feet.

Section 54.12	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													2. This use specifically excludes new or used vehicle or boat sales or rentals, and any vehicle or boat body work. 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.~~Reserved. 5. Storage of used parts and tires must be conducted entirely within an enclosed structure. Outdoor vehicle parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations.

Section 54.12	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													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.
.060	Private Lodge or Club See Spec. Reg. 1.									B		~~1 per each 300 sq. ft. of gross floor area.~~	1. Gross floor area for this use may not exceed 10,000 square feet.
.070	Stacked Dwelling Unit See Spec. Regs. 1 and 2.			Same as regulations for the ground floor use.					5 stories above abutting right-of-way.	Same as regulations for the ground floor use.	A	~~1.2 per studio unit.~~	1. This use is only allowed on the street level floor subject to the provisions of General Regulation 5.

Section 54.12	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
												~~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.~~	2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

Section 54.12 ⇩	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
.080	Faith-Based Facility See Spec. Reg. 1.		D.R., Chapter 142 KZC	None	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.~~	1. May include accessory living facilities for staff persons. 2. ~~No parking is required for day-care or school ancillary to this use.~~Reserved.
.090	School or Day-Care Center See Spec. Regs. 2 and 4.								2 stories above abutting right-of-way. See Spec. Reg. 1.	D		~~See KZC 105.25.~~ ~~See Spec. Regs. 3 and 5.~~	1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. ~~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~~

Section 54.12	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													~~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.~~Reserved. 4. May include accessory living facilities for staff persons. 5. ~~The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.~~Reserved.
.100	Mini-School or Mini-Day-Care See Spec. Regs. 2 and 5.											~~See KZC 105.25.~~ ~~See Spec. Regs. 3 and 4.~~	1. A six-foot-high fence is required only along the property lines adjacent to the outside play area. 2. Hours of operation may be limited to reduce impacts on nearby residential uses.

Section 54.12 ⇩	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													3. ~~An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.~~Reserved. 4. ~~The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.~~Reserved. 5. May include accessory living facilities for staff persons.
.110	Assisted Living Facility 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	~~1 per assisted living unit.~~	1. This use is only allowed on the street level floor subject to the provisions of General Regulation 5. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

Section 54.12	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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	Convalescent Center or Nursing Home				10'	0'	0'	80%	5 stories above abutting right-of-way.	C	B	~~1 for each bed.~~	
.130	Public Utility								2 stories above abutting right-of-way.	A		~~See KZC 105.25.~~	
.140	Government Facility or Community Facility									C See Spec. Reg. 1.			1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

Section 54.12	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
.150	Public Park		Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

54.16

General Regulations – NRHBD 2 Zone.

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

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

2. For structures located within 30 feet of a parcel in a low density zone (or a low density use in PLA 17), KZC 115.136 establishes additional limitations on structure size.

3. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

4. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

54.18

Use Zone Chart – NRHBD 2 Zone.

Section 54.18	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	~~Required Parking Spaces~~ (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.010	Detached, Attached or Stacked Dwelling Units (Stand Alone or Mixed with Other Uses) See Spec. Regs. 1 and 2.		One detached dwelling unit none, otherwise D.R., Chapter 142 KZC.	None	20'	5' for detached units. For attached or stacked units, 5', but 2 side yards must	10' See Spec. Reg. 5.	70%	30' above Slater Avenue. Height measured at midpoint of frontage.	One detached dwelling unit E, otherwise D. See Spec. Reg. 3.	A See Spec. Reg. 3.	~~For residential:~~ ~~1.2 per studio unit.~~ ~~1.3 per 1 bedroom unit.~~ ~~1.6 per 2 bedroom unit.~~	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 2. A veterinary office is not permitted in any development containing dwelling units. 3. In a mixed use development: a. Landscape Category B will apply, and b. Sign Category D will apply.

Section 54.18	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
						equal at least 15'. See Spec. Reg. 4.						~~1.8 per 3 or more bedroom unit.~~ ~~See KZC 105.20 for visitor parking requirements.~~ ~~For other uses see KZC 105.25.~~	4. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet. 5. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.
.020	Office Uses See Spec. Regs. 1 and 2.		D.R., Chapter 142 KZC			5' but 2 side yards must	10'		30' above average	B	D	~~If a medical, dental, or veterinary office, then 1~~	1. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:

Section 54.18	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
						equal at least 15'.			building elevation.			~~per each 200 sq. ft. of gross floor area.~~ ~~Otherwise, 1 per 300 sq. ft. of gross floor area.~~	a. The ancillary assembled or manufactured goods are subordinate to and are dependent upon this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing must be no different from other office uses. 2. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application.

Section 54.18	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													d. A veterinary office is not permitted if the subject property contains dwelling units.
.030	Funeral Home or Mortuary									C	B	~~1 per each 300 sq. ft. of gross floor area.~~	
.040	Faith-Based Facility		D.R., Chapter 142 KZC	None	20'	5' but 2 side yards must equal at least 15'.	10'	70%	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. 1.~~	1. ~~No parking is required for day-care or school ancillary to the use.~~Reserved.

Section 54.18	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	~~Required Parking Spaces~~ (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.050	School or Day-Care Center See Spec. Regs. 2 and 4.								30' above average building elevation. See Spec. Reg. 1.	D		~~See KZC 105.25.~~ ~~See Spec. Regs. 3 and 5.~~	1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. ~~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.~~Reserved. 4. May include accessory living facilities for staff persons. 5. ~~The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.~~Reserved.

Section 54.18	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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	Mini-School or Mini-Day-Care See Spec. Regs. 2 and 4.									E	B See Spec. Reg. 6.		1. A six-foot-high fence is required only along the property lines adjacent to the outside play area. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. ~~An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.~~Reserved. 4. May include accessory living facilities for staff persons. 5. ~~The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.~~Reserved. 6. Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses.

Section 54.18	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
.070	Assisted Living Facility See Spec. Reg. 1.		D.R., Chapter 142 KZC	None	20'	5' but 2 side yards must equal at least 15'	10'	70%	30' above average building elevation.	D	A	~~1 per assisted living unit.~~	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.080	Convalescent Center or Nursing Home									C	B	~~1 for each bed.~~	
.090	Public Utility									A		~~See KZC 105.25.~~	
.100	Government Facility or Community Facility									C See Spec. Reg. 1.			1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

Section 54.18 ⇩	USE	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
.110	Public Park		Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

54.22

General Regulations – NRHBD 3 Zone.

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

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

2. For structures located within 30 feet of a parcel in a low density zone (or a low density use in PLA 17), KZC 115.136 establishes additional limitations on structure size.

3. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

4. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

54.24

Use Zone Chart – NRHBD 3 Zone.

Section 54.24 ⇩	USE	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	~~Required Parking Spaces~~ (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.010	Detached, Attached or Stacked Dwelling Units (Stand Alone or Mixed with Other Uses) See Spec. Reg. 1.		One detached dwelling unit none, otherwise D.R., Chapter 142 KZC.	None	20'	5' for detached units. For attached or stacked units, 5', but 2 side yards must	10' See Spec. Reg. 4.	70%	30' above average building elevation.	One detached dwelling unit E, otherwise B. See Spec. Reg. 2.	A See Spec. Reg. 2.	~~For residential: 1.2 per studio unit.~~ ~~1.3 per 1 bedroom unit.~~ ~~1.6 per 2 bedroom unit.~~	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 2. In a mixed use development: a. Landscape Category B will apply, and b. Sign Category D will apply. 3. 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

Section 54.24	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
						equal at least 15'. See Spec. Reg. 3.						~~1.8 per 3 or more bedroom unit.~~ ~~See KZC 105.20 for visitor parking requirements.~~ ~~For other uses see KZC 105.25.~~	not, the side that is not attached must provide a minimum side yard of five feet. 4. 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.
.020	Office Uses See Spec. Regs. 1 and 2.	D.R., Chapter 142 KZC			5' but 2 side yards must					B	D	~~If a medical, dental, or veterinary office, then 1~~	1. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:

Section 54.24	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
						equal at least 15'.						~~per each 200 sq. ft. of gross floor area.~~ ~~Otherwise, 1 per 300 sq. ft. of gross floor area.~~	a. The ancillary assembled or manufactured goods are subordinate to and are dependent upon this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing must be no different from other office uses. 2. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application.

Section 54.24 ⇩	USE	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													d. A veterinary office is not permitted if the subject property contains dwelling units.
.030	Funeral Home or Mortuary									C	B	~~1 per each 300 sq. ft. of gross floor area.~~	
.040	Faith-Based Facility		D.R., Chapter 142 KZC	None	20'	5' but 2 side yards must equal at least 15'.	10'	70%	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. 1.~~	1. ~~No parking is required for day-care or school ancillary to the use.~~Reserved.

Section 54.24	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	~~Required Parking Spaces (See Ch. 105)~~	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.050	School or Day-Care Center See Spec. Regs. 2, 5, and 7.		D.R., Chapter 142 KZC	None	20' See Spec. Reg. 3.	5' but 2 side yards must equal at least 15' See Spec. Reg. 3.	10' See Spec. Reg. 3.	70%	30' above average building elevation. See Spec. Reg. 1.	D	B	~~See KZC 105.25.~~ ~~See Spec. Regs. 4 and 6.~~	1. A six-foot-high fence is required only along the property lines adjacent to outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. Structured play areas must be setback from all property lines as follows:

Section 54.24	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													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. c. Otherwise, five feet. 4. ~~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~~

Section 54.24	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													~~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.~~Reserved. 5. May include accessory living facilities for staff persons. 6. ~~The location of parking and passenger loading areas shall be~~

Section 54.24	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													~~designed to reduce impacts on nearby residential uses.~~Reserved.
.060	Mini-School or Mini-Day-Care See Spec. Regs. 2, 5, and 7.									E	B See Spec. Reg. 7.		1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses.

Section 54.24	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													3. Structured play areas must be setback from all property lines by five feet. 4. ~~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.~~Reserved. 5. May include accessory living facilities for staff persons.

Section 54.24	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													6. ~~The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.~~Reserved. 7. Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses.
.070	Assisted Living Facility		D.R., Chapter 142 KZC.	None	20'	5' but 2 side yards must	10'	70%	30' above average	D	A	~~1 per assisted living unit.~~	1. Chapter 115 KZC contains regulations regarding home occupations and other

Section 54.24	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
	See Spec. Reg. 1.					equal at least 15'			building elevation.				accessory uses, facilities and activities associated with this use.
.080	Convalescent Center or Nursing Home									C	B	~~1 for each bed.~~	
.090	Public Utility									A		~~See KZC 105.25.~~	
.100	Government Facility or									C			1. Landscape Category A or B may be required depending on

Section 54.24	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
	Community Facility									See Spec. Reg. 1.			the type of use on the subject property and the impacts associated with the use on the nearby uses.
.110	Public Park		Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

54.28

General Regulations – NRHBD 4 Zone.

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. 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.

3. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

4. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

54.30

Use Zone Chart – NRHBD 4 Zone.

Section 54.30	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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	Vehicle Service Station See Spec. Regs. 1 and 2.		D.R., Chapter 142 KZC	22,500 sq. ft.	40' See Spec. Reg. 3.	15' on each side	15'	80%	30' above average building elevation.	A	E	~~See KZC 105.25.~~	1. This use is permitted only if the subject property abuts Slater Avenue NE. No aspect or component of this use may be located on or oriented towards NE 116th Street 2. May not be more than two vehicle service stations at any intersection. 3. 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.

Section 54.30	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
.020	A Retail Establishment providing vehicle or boat sales or vehicle or boat service or repair. See Spec. Reg. 1.			None	20'	0'	0'			A See Spec. Reg. 2.			1. Vehicle and boat rental and used vehicles or boat sales are allowed as part of this use. 2. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations.
.030	Restaurant or Tavern									B		~~1 per each 100 sq. ft. of gross floor area.~~	1. The following regulations apply to restaurants with drive-in or drive-through facilities: a. This use is permitted only if the subject property abuts Slater Avenue NE. No aspect or component of a restaurant with drive-in or drive-through facilities may be located on or oriented towards NE 116th Street. b. Access for drive-through facilities shall be approved by the Public Works Department. Drive-through facilities shall be designed so that vehicles will not block traffic in the

Section 54.30	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													right-of-way while waiting in line to be served. c. One outdoor waste receptacle shall be provided for every eight parking stalls. d. Landscape Category A shall apply.
.050	A Retail Establishment providing storage services. See Spec. Regs. 1 and 2.									A		~~See KZC 105.25.~~	1. May include accessory living facilities for resident security manager. 2. This use is not permitted unless accessory to another permitted use.
.060	Any Retail Establishment, other than those specifically listed in this zone, selling goods, or providing services including banking		D.R., Chapter 142 KZC	None	20'	0'	0'	80%	30' above average building elevation.	B	E	~~1 per each 300 sq. ft. of gross floor area.~~ ~~See Spec. Reg. 2.~~	1. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are subordinate to and are dependent upon this use, and are available for purchase and removal from the premises.

Section 54.30	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
	and related financial services. See Spec. Regs. 1 and 3.												b. The outward appearance and impacts of this use with ancillary assembly or manufacturing must be no different from other retail uses. 2. Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served. 3. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if: a. The seating and associated circulation area does not exceed more than 10 percent of the gross floor area of the use; and b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.

Section 54.30	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
.070	Office Use See Spec. Regs. 1 and 2.										D	~~If a medical, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area.~~ ~~Otherwise, 1 per 300 sq. ft. of gross floor area.~~	1. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and are dependent upon this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing must be no different from other office uses. 2. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be

Section 54.30	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													submitted with the development permit application. d. A veterinary office is not permitted if the subject property contains dwelling units.
.080	Hotel or Motel See Spec. Reg. 1.		D.R., Chapter 142 KZC	None	20'	0'	0'	80%	30' above average building elevation.	B	E	~~1 per each room. See Spec. Reg. 2.~~	1. May include ancillary meeting and convention facilities. 2. ~~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.~~Reserved.
.090	A Retail Establishment providing entertainment, recreational or cultural activities.											~~1 per every 4 fixed seats.~~	

Section 54.30	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
			Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	~~Required Parking Spaces (See Ch. 105)~~	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.100	Private Lodge or Club									C	B	~~1 per each 300 sq. ft. of gross floor area.~~	
.110	Stacked or Attached Dwelling Units (Stand Alone or Mixed with Other Uses) See Spec. Regs. 1 and 2.								35' above average building elevation. See Spec. Reg. 2.	D See Spec. Reg. 2.	D	~~For residential: 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.~~	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 2. If this use is part of a mixed use development: a. Height of development determined by this use category, and b. Landscape Category B will apply, and c. A veterinary office is not permitted in any development containing dwelling units.

Section 54.30	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
												~~For other uses see KZC 105.25.~~	
.120	Faith-Based Facility See Spec. Reg. 1.								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.~~	1. May include accessory living facilities for staff persons. 2. ~~No parking is required for day-care or school ancillary to this use.~~Reserved.
.130	School or Day-Care Center See Spec. Regs. 2, 6, and 7.		D.R., Chapter 142 KZC	None	20' See Spec. Reg. 3.	0' See Spec. Reg. 3.	0' See Spec. Reg. 3.	80%	30' above average building elevation. See Spec. Reg. 1.	D	B	~~See KZC 105.25.~~ ~~See Spec. Regs. 4 and 5.~~	1. A six-foot-high fence is required only along the property lines adjacent to outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. Structured play areas must be setback from all property lines as follows:

Section 54.30	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													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. c. Otherwise, five feet. 4. ~~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.~~Reserved. 5. ~~The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.~~Reserved.

Section 54.30	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													6. May include accessory living facilities for staff persons.
.140	Mini-School or Mini-Day-Care See Spec. Regs. 2, 6, and 7.												1. A six-foot-high fence is required only along the property lines adjacent to the outside play area. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. Structured play areas must be setback from all property lines by at least five feet. 4. ~~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.~~Reserved. 5. ~~The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.~~Reserved. 6. May include accessory living facilities for staff persons.

Section 54.30	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
.150	Assisted Living Facility See Spec. Reg. 1.		D.R., Chapter 142 KZC	None	20'	0'	0'	80%	30' above average building elevation.	C	A	~~1 per assisted living unit.~~	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.160	Convalescent Center or Nursing Home									C	B	~~1 for each bed.~~	
.170	Public Utility									A		~~See KZC 105.25.~~	
.180	Government Facility Community Facility									C See Spec. Reg. 1.			1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.190	Public Park		Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										
.200	High Technology See Spec. Regs. 1, 2, and 3.		D.R., Chapter 142 KZC	None	20'	0'	0'	80%	30' above average building elevation.	A	D	~~If manufacturing then 1 per each 1,000 sq. ft. of gross~~	1. This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and

Section 54.30	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
												~~floor area. If office then 1 per 300 sq. ft. of gross floor area. Otherwise, see KZC 105.25.~~	information technology, electronics and instrumentation, computers and software sectors. 2. May include as part of this use, accessory retail sales, or service utilizing not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 3. Refer to KZC 115.105 for provisions regarding Outdoor Use, Activity and Storage.
.210	Packaging of prepared materials See Spec. Regs. 1, 2 and 3. Manufacturing		D.R., Chapter 142 KZC	None	20'	0'	0'	80%	30' above average building elevation.	A	C	~~1 per each 1,000 sq. ft. of gross floor area.~~	1. This use may only be permitted in the existing structure on the subject property and must be discontinued when: a. There is an increase in gross floor area of the structure, or b. There is an alteration or change in a consecutive 12-month period to an improvement on the subject property, and

Section 54.30	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
	See Spec. Regs. 1, 2 and 3.												the cost of the alteration, change or other work exceeds 50 percent of the replacement cost of that improvement. 2. The following manufacturing uses are permitted: a. Food, drugs, stone, clay, glass, china, ceramics products, electrical equipment, scientific or photographic equipment, fabricated metal products; b. Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities; c. Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations; d. Packaging of prepared materials;

Section 54.30	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													e. Textile, leather, wood, paper and plastic products from pre-prepared material; and f. Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes. 3. May include as part of this use, accessory retail sales, office or service utilizing not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.
.220	Warehouse Storage Service See Spec. Regs. 1 and 2.		D.R., Chapter 142 KZC	None	20'	0'	0'	80%	30' above average building elevation.	A	C	~~1 per each 1,000 sq. ft. of gross floor area.~~	1. This use may only be permitted in the existing structure on the subject property and must be discontinued when: a. There is an increase in gross floor area of the structure, or
.230	Wholesale Trade												

Section 54.30	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
	See Spec. Regs. 1 and 2.												b. There is an alteration or change in a consecutive 12-month period to an improvement on the subject property, and the cost of the alteration, change or other work exceeds 50 percent of the replacement cost of that improvement. 2. May include as part of this use, accessory retail sales, office or service utilizing no more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.
.240	Industrial Laundry Facility See Spec. Regs. 1 and 2.												
.250	Wholesale Printing or Publishing See Spec. Regs. 1 and 2.												

54.34

General Regulations – NRHBD 5 Zone.

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

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. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

5. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

54.36

Use Zone Chart – NRHBD 5 Zone.

Section 54.36 ⇩	USE ⇩	REGULATIONS ⇩	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	~~Required Parking Spaces~~ (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.010	Detached, Attached or Stacked Dwelling Units (Stand Alone or Mixed with Office Uses) See Spec. Regs. 1, 2 and 3.		One dwelling unit none, otherwise D.R., Chapter 142 KZC.	3,600 sq. ft. with a minimum lot area per unit of 1,800 sq. ft.	10'	5' for detached units. For attached or stacked units, 5', but 2 side yards must	10' See Spec. Reg. 6.	70%	30' above average building elevation.	One dwelling unit E, otherwise D. See Spec. Reg. 4.	A See Spec. Reg. 4.	~~For residential: 1.2 per studio unit.~~ ~~1.3 per 1 bedroom unit.~~ ~~1.6 per 2 bedroom unit.~~	1. A veterinary office is not permitted in any development containing dwelling units. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. Chapter 115 KZC contains regulations regarding common recreational space requirements for this use. 4. In a mixed use development:

Section 54.36	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
						equal at least 15'. See Spec. Reg. 5.						~~1.8 per 3 or more bedroom unit.~~ ~~See KZC 105.20 for visitor parking requirements.~~ ~~For other uses see KZC 105.25.~~	a. Landscape Category B will apply, and b. Sign Category D will apply. 5. 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. 6. 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.
.020	Office Uses See Spec. Regs. 1 and 2.	D.R., Chapter 142 KZC	None	10'	5' but 2 side yards must	10'	70%	30' above average building elevation.		B	D	~~If a medical, dental, or veterinary office, then 1~~	1. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:

Section 54.36	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
						equal at least 15'						~~per each 200 sq. ft. of gross floor area.~~ Otherwise, 1 per 300 sq. ft. of gross floor area.	a. The ancillary assembled or manufactured goods are subordinate to and are dependent upon this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing must be no different from other office uses. 2. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application.

Section 54.36	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													d. A veterinary office is not permitted if the subject property contains dwelling units.
.025	A Retail Establishment Providing Vehicle or Boat Sales or Storage See Spec. Reg. 1.											~~See KZC 105.25.~~	1. Vehicle and boat rental and used vehicles or boat sales are allowed as part of this use. 2. This use is restricted to parcels abutting Slater Avenue NE, and may not exceed a depth of 200 feet from Slater Avenue NE. 3. Vehicle or boat service or repair is not allowed as part of this use. 4. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations.

Section 54.36	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													5. Development is subject to the exterior lighting standards established in KZC 115.85(2)(b), and no internal illumination of wall surfaces shall be allowed. 6. Outdoor loud speaker systems are prohibited.
.030	Funeral Home or Mortuary									C	B	~~1 per each 300 sq. ft. of gross floor area.~~	
.040	Faith-Based Facility	D.R., Chapter 142 KZC	None	10'	5' but 2 side yards must equal at least 15'	10'	70%	30' above average building elevation.		C	B	~~1 for every four people based on maximum occupancy load of any area of~~	1. ~~No parking is required for day-care or school ancillary to the use.~~Reserved.

Section 54.36	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
												~~worship. See Spec. Reg. 1.~~	
.050	School or Day-Care Center See Spec. Regs. 2 and 4.								30' above average building elevation. See Spec. Reg. 1.	D	B	~~See KZC 105.25.~~ ~~See Spec. Regs. 3 and 5.~~	1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. ~~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.~~Reserved.

Section 54.36	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													4. May include accessory living facilities for staff persons. 5. ~~The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.~~Reserved.
.060	Mini-School or Mini-Day-Care See Spec. Regs. 2 and 4.									E	B See Spec. Reg. 6.		1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. ~~An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.~~Reserved. 4. May include accessory living facilities for staff persons.

Section 54.36	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													5. ~~The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.~~Reserved. 6. Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses.
.070	Assisted Living Facility See Spec. Regs. 1, 2 and 3.	D.R., Chapter 142 KZC	None	10'	5' but 2 side yards must equal at least 15'.	10'	70%	30' above average building elevation.	D	A	~~1 per assisted living unit.~~	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 2. 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. Up to 1 1/2 times the number of stacked dwelling units allowed on the property may be approved if the following criteria are met:	

Section 54.36	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													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. 3. The assisted living facility shall provide usable recreation space of at least 100 square feet per unit, in the aggregate, for both assisted living units and independent dwelling units, with a minimum of 50 square feet of usable recreation space per unit located outside.
.080	Convalescent Center or Nursing Home									C	B	~~1 for each bed.~~	
.090	Public Utility									A			

Section 54.36	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	~~Required Parking Spaces~~ (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.100	Government Facility Community Facility See Spec. Reg. 1.									C See Spec. Reg. 2.		~~See KZC 105.25.~~	1. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.110	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.											

54.40

General Regulations – NRHBD 6 Zone.

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

3. 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:

      1) 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.

      2) Office; private club or lodge; faith-based facility; 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.

      3) 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:

1) 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.

2) 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.

4. 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.

5. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

6. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

54.42

Use Zone Chart – NRHBD 6 Zone.

Section 54.42	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
			Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	~~Required Parking Spaces~~ (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.010	Detached, Attached or Stacked Dwelling Units (Stand Alone or Mixed with Office Uses) See Spec. Regs. 1, 2 and 3.		One dwelling unit none, otherwise D.R., Chapter 142 KZC.	3,600 sq. ft. with a minimum lot area per unit of 1,800 sq. ft.	10'	5' for detached units. For attached or stacked units, 5', but 2 side yards must	10' See Spec. Reg. 6.	70%	30' above average building elevation.	One dwelling unit E, otherwise D. See Spec. Reg. 4.	A See Spec. Reg. 4.	~~For residential:~~ ~~1.2 per studio unit.~~ ~~1.3 per 1 bedroom unit.~~ ~~1.6 per 2 bedroom unit.~~	1. Office is permitted only on the ground floor. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. Chapter 115 KZC contains regulations regarding common recreational space requirements for this use. 4. In a mixed use development: a. Landscape Category B will apply, and

Section 54.42	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
						equal at least 15'. See Spec. Reg. 5.						~~1.8 per 3 or more bedroom unit.~~ ~~See KZC 105.20 for visitor parking requirements.~~ ~~For other uses see KZC 105.25.~~	b. Sign Category D will apply. 5. 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. 6. 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.
.020	Office Uses See Spec. Regs. 1, 2 and 3.		D.R., Chapter 142 KZC	None	10'	5' but 2 side yards must	10'	70%	One story above abutting	C See Spec. Reg. 4.	D	~~If a medical, dental, or veterinary office, then 1~~	1. This use is only allowed on the ground floor. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:

Section 54.42	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
						equal at least 15'.			right-of-way.			~~per each 200 sq. ft. of gross floor area.~~ ~~Otherwise, 1 per 300 sq. ft. of gross floor area.~~	a. The ancillary assembled or manufactured goods are subordinate to and are dependent upon this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing must be no different from other office uses. 3. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application.

Section 54.42	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													4. Landscape Category B will apply if: a. There is an increase in gross floor area of the structure; or b. There is an alteration or change in a consecutive 12-month period to an improvement on the subject property, and the cost of the alteration, change or other work exceeds 50 percent of the replacement cost of that improvement.
.030	Funeral Home or Mortuary								30' above average building elevation.	C	B	~~1 per each 300 sq. ft. of gross floor area.~~	
.040	Faith-Based Facility											~~1 for every four people based on~~	1. ~~No parking is required for day-care or school ancillary to this use.~~Reserved.

Section 54.42	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
												~~maximum occupancy load of any area of worship. See Spec. Reg. 1~~.	
.050	School or Day-Care Center See Spec. Regs. 2 and 5.		D.R., Chapter 142 KZC	None	10'	5' but 2 side yards must equal at least 15'.	10'	70%	30' above average building elevation. See Spec. Reg. 1.	D	B	~~See KZC 105.25.~~ ~~See Spec. Regs. 3 and 4.~~	1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. ~~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~~

Section 54.42 ⇩	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													~~other means may be required to reduce traffic impacts on nearby residential uses.~~Reserved. 4. ~~The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.~~Reserved. 5. May include accessory living facilities for staff persons.
.060	Mini-School or Mini-Day-Care See Spec. Regs. 2 and 5.									E	B See Spec. Reg. 6.		1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. ~~An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.~~Reserved.

Section 54.42	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													4. ~~The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.~~Reserved. 5. May include accessory living facilities for staff persons. 6. Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses.
.070	Assisted Living Facility See Spec. Regs. 1, 2 and 3.		D.R., Chapter 142 KZC	None	10'	5' but 2 side yards must equal at least 15'.	10'	70%	30' above average building elevation.	D	A	~~1 per assisted living unit.~~	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 2. 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. Up to 1 1/2 times the number of

Section 54.42	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													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. 3. The assisted living facility shall provide usable recreation space of at least 100 square feet per unit, in the aggregate, for both assisted living units and independent dwelling units, with a minimum of 50 square feet of usable recreation space per unit located outside.
.080	Convalescent Center or Nursing Home									C	B	~~1 for each bed.~~	

Section 54.42 ⇩	USE	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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	Public Utility									A		~~See KZC 105.25.~~	
.100	Government Facility Community Facility See Spec. Reg. 1.									C See Spec. Reg. 2.			1. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.110	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.											

Chapter 55

TOTEM LAKE (TL) ZONES

55.07

General Regulations – TL 1A Zone.

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

2. All ground floor uses shall be a minimum of 13 feet in height. Where necessary for the ground floor of the building to be at the elevation of an abutting street, the building may exceed the permitted maximum height of structure by up to five feet.This regulation does not apply to parking garages or property with no frontage on NE 128th Street.

3. In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established:

   a. 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.

   b. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.

4. 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, other than underground parking, may encroach into the required 10-foot front yard.

5. The ability to accommodate new development in the TL 1A zone is dependent upon the construction of two new streets: 119th Avenue NE, between NE 128th Street and NE 130th

Place, and NE 130th Place, between 120th Avenue NE and Totem Lake Boulevard NE, as shown on Plate 34A. Consistent with and to the extent authorized by applicable statutes and court decisions, new development on properties across which these streets in whole or in part extend shall contribute to the creation of the streets as follows:

a. With all new development, the portions of these streets crossing the subject property shall be dedicated as public right-of-way consistent with Plate 34A; and

b. With all new development exceeding 30 feet in height, the streets shall be improved consistent with Plate 34A.

Minor deviations in the location and width of the streets may be approved by the Public Works Director if the deviations will not negatively affect the functioning of the streets.

6. Properties located between TL 2 and NE 128th Street may be required to provide a pedestrian connection between TL 2 and NE 128th Street.

7. On the parcel located at the southeast corner of this zone (Tax Parcel No. 6928400025), building height may not exceed 30 feet above average building elevation unless:

a. Vehicular access is consolidated with a driveway on property to the south, west or north of the subject parcel; or

b. Alternative access to the subject parcel is provided at a location approved by the Public Works Department; or

c. Vehicular trip generation onto 120th Ave. NE does not exceed 2015 levels.

6. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

7. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

55.09

Use Zone Chart – TL 1A Zone.

Section 55.09	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.010	Office Use		D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 3.	30' to 160' above average building elevation. See Gen. Reg. 2 and Spec. Reg. 2.	B	D	~~See KZC 105.25.~~	1. The minimum floor area ratio (F.A.R.) for development on the subject property is 1.0, or 100 percent of lot size. 2. Building height may be increased as follows: a. Buildings greater than 30 feet above average building elevation shall provide: 1) Dedication and improvement of new streets pursuant to General Regulation 5; or 2) Where General Regulation 5 does not apply, development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with less than 25,000 square feet of gross floor area shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly

Section 55.09	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													accessible space(s) ranging from 1,500 to 2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval. b. Building height may be increased up to 160 feet above average building elevation; provided, that: 1) Development on the subject property complies with 2(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor.

Section 55.09	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE
.010	Office Use (continued)												REGULATIONS CONTINUED FROM PREVIOUS PAGE 3. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property; and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space. 4. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are subordinate to and are dependent upon this use.

Section 55.09	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													b. The outward appearance and impacts of this use with ancillary assembly or manufacturing must be no different from other office uses. 5. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so noise from this use is not audible off the subject property. A certification to this effect, signed by an acoustical engineer, must be submitted with the development permit application. d. A veterinary office is not permitted if the subject property contains dwelling units.
.020	Restaurant or Tavern		D.R., Chapter 142 KZC	Same as primary use. See Spec. Reg. 1.								~~1 per each 100 sq. ft. of gross floor area.~~	1. This use is only permitted as an accessory use to another permitted use within this zone. It may not be located in a separate structure from the primary use.

Section 55.09	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.030	Any Retail Establishment, other than those specifically listed in this zone, selling goods and providing services including banking and other financial services		D.R., Chapter 142 KZC	Same as primary use. See Spec. Reg. 1.								~~1 per each 300 sq. ft. of gross floor area.~~	1. This use is only permitted as an accessory use to another permitted use within this zone. It may not be located in a separate structure from the primary use. 2. The location of drive-through facilities may not compromise pedestrian movement. 3. The following uses and activities are prohibited: a. 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; b. Retail establishments providing storage services unless accessory to another permitted use; c. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses; d. Outdoor storage of bulk commodities, except in the following circumstances: 1) If the square footage of the storage area is less than 10 percent of the retail structure,

Section 55.09	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													2) If the commodities represent growing stock in connection with horticultural nurseries, whether the stock is in open ground, pots, or containers.
.040	Attached or Stacked Dwelling Units		D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 4.	30' to 160' above average building elevation. See Gen. Reg. 2 and Spec. Reg. 3.	C	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~~	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 2. Residential development must provide a minimum density of 50 dwelling units per gross acre. 3. Building height may be increased as follows: a. Buildings greater than 30 feet above average building elevation shall provide: 1) One of the following improvements: a) Dedication and improvement of new streets pursuant to General Regulation 5; or b) Where General Regulation 5 does not apply, development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet.

Section 55.09	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
												~~parking requirements.~~	Developments with fewer than 50 dwelling units shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500 to 2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval; and 2) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations: 1) Development on the subject property complies with 3(a) above. REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

Section 55.09	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.040	Attached or Stacked Dwelling Units (continued)												REGULATIONS CONTINUED FROM PREVIOUS PAGE 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. 4. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property, and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual

Section 55.09	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													and pedestrian access to public garden areas, or other approaches that provide for useable green space.
.050	Faith-Based Facility		D.R., Chapter 142 KZC	None	10'	0'	0'	80%	40' average building elevation. See Gen. Reg. 2 and Spec. Reg. 3.	C	B	~~1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 2.~~	1. May include accessory living facilities for staff persons. 2. ~~No parking is required for day-care or school ancillary to this use.~~Reserved. 3. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.
.060	School, Day-Care Center or Mini School or Mini-Day-Care		D.R., Chapter 142 KZC	None	10'	0'	0'	80%	40' above average building elevation. See Gen. Reg. 2 and Spec. Reg. 4.	D	B	~~See KZC 105.25. See Spec. Reg. 3.~~	1. A six-foot-high fence is required along property lines adjacent to outside play areas. 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 3. ~~An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.~~Reserved.

Section 55.09	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													4. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.
.070	Assisted Living Facility							85% See Spec. Reg. 3.	30' to 160' above average building elevation. See Gen. Reg. 2 and Spec. Reg. 2.	B	A	~~See KZC 105.25.~~	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 2. Building height may be increased as follows: a. Buildings greater than 30 feet above average building elevation shall provide: 1) One of the following public improvements: a) Dedication and improvement of new streets pursuant to General Regulation 5; or b) Where General Regulation 5 does not apply, development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with fewer than 50 dwelling units shall provide publicly accessible space(s) ranging from 500 to 1,000 square

Section 55.09	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500 to 2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval; and REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE
.070	Assisted Living Facility (continued)												REGULATIONS CONTINUED FROM PREVIOUS PAGE 2) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations:

Section 55.09	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													1) Development on the subject property complies with 2(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. 3. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property; and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower

Section 55.09	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.
.080	Convalescent Center or Nursing Home		D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 2.	30' to 160' above average building elevation. See Gen. Reg. 2 and Spec. Reg. 1.	C	B	~~1 for each bed.~~	1. Building height may be increased as follows: a. Buildings greater than 30 feet above average building elevation shall provide: 1) Dedication and improvement of new streets pursuant to General Regulation 5; or 2) Where General Regulation 5 does not apply, development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with fewer than 50 dwelling units shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500 to 2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review

Section 55.09	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval. b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations: 1) Development of the subject property complies with 1(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

Section 55.09	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.080	Convalescent Center or Nursing Home (continued)												REGULATIONS CONTINUED FROM PREVIOUS PAGE 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. 2. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property, and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.
.090	Public Utility		D.R., Chapter 142 KZC	None	10'	0'	0'	80%	40' above average building	A	B	~~See KZC 105.25.~~	1. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.

Section 55.09	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.100	Government Facility or Community Facility								elevation. See Gen. Reg. 2 and Spec. Reg. 1.	C See Spec. Reg. 2.			1. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies. 2. 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.
.110	Public Park		Development standards will be determined on a case-by-case basis. See KZC 45.50 for required review process.										

55.13

General Regulations – TL 1B Zone.

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

2. In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established:

   a. 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.

   b. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to 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. The ability to accommodate new development in the TL 1B zone is dependent upon the construction of a new street: NE 130th Place, between 120th Avenue NE and Totem Lake Boulevard NE, as shown on Plate 34A. Consistent with and to the extent authorized by applicable statutes and court decisions, new development on properties across which this street in whole or in part extends shall contribute to the creation of the street as follows:

   a. With all new development, the portions of the street crossing the subject property shall be dedicated as public right-of-way consistent with Plate 34A; and

   b. With all new development exceeding 30 feet in height, the street shall be improved consistent with Plate 34A.

Minor deviations in the location, width and improvement of the street may be approved by the Public Works Director if the deviations will not negatively affect the functioning of the street.

5. Within 100 feet of the centerline of NE 132nd Street, building height may not exceed 35 feet above the elevation of the centerline of NE 132nd Street along the subject property.

6. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

7. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

55.15

Use Zone Chart – TL 1B Zone.

Section 55.15	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.010	Office Use		D.R., Chapter 142 KZC	None	10' See Spec. Reg. 4.	0'	0'	85% See Spec. Reg. 5.	30' to 45' above average building elevation. See Spec. Reg. 1.	C	D	~~If a medical, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area, Otherwise 1 per 300 gross floor area.~~	1. Building height may exceed 30 feet up to 45 feet above average building elevation, if one of the following public improvements is provided: a. Dedication and improvement of new streets pursuant to General Regulation 4; or b. Where General Regulation 4 does not apply, development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with less than 25,000 square feet of gross floor area shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500 to 2,000

Section 55.15	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval. This requirement does not apply to frontage along NE 132nd Street. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are subordinate to and are dependent upon this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing must be no different from other office uses. 3. The following regulations apply to veterinary offices only:

Section 55.15	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so noise from this use is not audible off the subject property. A certification to this effect, signed by an acoustical engineer, must be submitted with the development permit application. d. A veterinary office is not permitted if the subject property contains dwelling units. 4. Twenty-foot yard required where properties abut NE 132nd Street. REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE
.010	Office Use (continued)												REGULATIONS CONTINUED FROM PREVIOUS PAGE 5. Increases in lot coverage may be considered if:

Section 55.15	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													a. Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.
.020	Development Containing Both Office Use and Attached or Stacked Dwelling Units		D.R., Chapter 142 KZC	None	10' See Spec. Reg. 1.	0'	0'	85% See Spec. Reg. 3.	30' to 160' above average building elevation. See Spec. Reg. 2.	C	D	~~For residential: 1.2 per studio unit.~~ ~~1.3 per 1 bedroom unit.~~ ~~1.6 per 2 bedroom unit.~~	1. Twenty-foot yard required where properties abut NE 132nd Street. 2. Building height is regulated as follows: a. Buildings greater than 30 feet above average building elevation shall provide: 1) One of the following public improvements: a) Dedication and improvement of new streets pursuant to General Regulation 4; or b) Where General Regulation 4 does not apply, development shall provide publicly accessible

Section 55.15	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
												~~1.8 per 3 or more bedroom unit.~~ ~~See KZC 105.20 for visitor parking requirements.~~ ~~For other uses see KZC 105.25.~~	space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with less than 25,000 square feet of gross floor area or fewer than 50 dwelling units shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500 to 2,000 square feet in size. REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE
.020	Development Containing Both Office Use and Attached or Stacked Dwelling Units (continued)												REGULATIONS CONTINUED FROM PREVIOUS PAGE Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. This requirement does not apply to frontage along NE 132nd Street. The City may also require or permit modification to the required

Section 55.15	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													publicly accessible space as part of the Design Review approval; and 2) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. b. Building height may be increased up to 160 feet above average building elevation; provided, that: 1) Development on the subject property complies with 2(a) above, 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height.

Section 55.15	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													4) Methods for mitigating any significant shadowing and lighting impacts of the increased building height on the residential areas to the north are proposed. 5) Taller elements of buildings would be stepped back from the perimeter of TL 1B boundaries, away from adjacent residential zones. 6) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. 3. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.

Section 55.15	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE
.020	Development Containing Both Office Use and Attached or Stacked Dwelling Units (continued)												REGULATIONS CONTINUED FROM PREVIOUS PAGE 4. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are subordinate to and are dependent upon this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing must be no different from other uses. 5. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so noise from this use is not audible off the subject property. A certification to this

Section 55.15	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													effect, signed by an acoustical engineer, must be submitted with the development permit application. d. A veterinary office is not permitted if the subject property contains dwelling units.
.030	Restaurant or Tavern		D.R., Chapter 142 KZC	See Spec. Reg. 1.								~~1 per each 100 sq. ft. of gross floor area.~~	1. This use is only permitted as an accessory use to another permitted use within this zone. It may not be located in a separate structure from the primary use. 2. This use is not allowed within 100 feet of NE 132nd Street. Access to this use from NE 132nd Street is not permitted.
.040	Any Retail Establishment, other than those specifically listed in this zone and those prohibited by Spec. Reg. 3, selling goods and providing		D.R., Chapter 142 KZC	See Spec. Reg. 1.								~~1 per each 100 sq. ft. of gross floor area.~~	1. This use is only permitted as an accessory use to another permitted use within this zone. It may not be located in a separate structure from the primary use. 2. The location of drive-through facilities may not compromise pedestrian movement. 3. The following uses and activities are prohibited: a. Vehicle and/or boat sales, repair, service or rental facilities;

Section 55.15	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
	services including banking and other financial services												b. Retail establishments providing storage services unless accessory to another permitted use; c. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses; d. Outdoor storage of bulk commodities, except in the following circumstances: 1) If the square footage of the storage area is less than 10 percent of the retail structure, 2) If the commodities represent growing stock in connection with horticultural nurseries, whether the stock is in open ground, pots, or containers. 4. Floor area for this use may not exceed 5,000 square feet.
.050	Attached or Stacked Dwelling Units		D.R., Chapter 142 KZC	None	10' See Spec. Reg. 3.	0'	0'	85% See Spec. Reg. 5.	30' to 160' above average building elevation.	C	A	~~1.2 per studio unit~~ ~~1.3 per 1 bedroom unit~~	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 2. Residential development must provide a minimum density of 50 dwelling units per gross acre.

Section 55.15	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
									See Spec. Reg. 4.			~~1.6 per 2 bedroom unit~~ ~~1.8 per 3 or more bedroom unit~~ ~~See KZC 105.20 for visitor parking requirements.~~	3. Twenty-foot yard required where properties abut NE 132nd Street. 4. Building height is regulated as follows: a. Buildings greater than 30 feet above average building elevation shall provide: 1) One of the following public improvements: a) Dedication and improvement of new streets pursuant to General Regulation 4; or b) Where General Regulation 4 does not apply, development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

Section 55.15	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.050	Attached or Stacked Dwelling Units (continued)												REGULATIONS CONTINUED FROM PREVIOUS PAGE Developments with fewer than 50 dwelling units shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500 to 2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval. This requirement does not apply to frontage along NE 132nd Street. 2) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives.

Section 55.15	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													b. Building height may be increased up to 160 feet above average building elevation; provided, that: 1) Development on the subject property complies with 4(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height. 4) Methods for mitigating any significant shadowing and lighting impacts of the increased building height on the residential areas to the north are proposed. 5) Taller elements of buildings would be stepped back from the perimeter of TL 1B boundaries, away from adjacent residential zones. 6) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the

Section 55.15	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													subject property and from taller building elements on adjacent properties. REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE
.050	Attached or Stacked Dwelling Units (continued)												REGULATIONS CONTINUED FROM PREVIOUS PAGE 5. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.
.060	Faith-Based Facility		D.R., Chapter 142 KZC	None	10'	0'	0'	85 to 100%	30' to 45' above average building	C	B	~~1 for every 4 people based on maximum occupancy~~	1. Building height may exceed 30 feet up to 45 feet above average building elevation, if one of the following public improvements is provided:

Section 55.15	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
					See Spec. Reg. 4.			See Spec. Reg. 6.	elevation. See Spec. Regs. 1 and 5.			~~load of any area of worship. See Spec. Reg. 3.~~	a. Dedication and improvement of new streets pursuant to General Regulation 4; or b. Where General Regulation 4 does not apply, development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with less than 25,000 square feet of gross floor area shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500 to 2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval. This requirement does not apply to frontage along NE 132nd Street.

Section 55.15	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													2. May include accessory living facilities for staff persons. 3. ~~No parking is required for day-care or school ancillary to this use.~~Reserved. 4. Twenty-foot yard required where properties abut NE 132nd Street. 5. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies. 6. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.

Section 55.15	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.070	School, Day-Care Center or Mini-School or Mini-Day-Care		D.R., Chapter 142 KZC	None	10' See Spec. Reg. 2.	0'	0'	85 to 100% See Spec. Reg. 7.	30' to 45' above average building elevation. See Spec. Regs. 1 and 6.	D		~~See KZC 105.25. See Spec. Reg. 5.~~	1. Building height may exceed 30 feet up to 45 feet above average building elevation, if one of the following public improvements is provided: a. Dedication and improvement of new streets pursuant to General Regulation 4; or b. Where General Regulation 4 does not apply, development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with less than 25,000 square feet of gross floor area shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500 to 2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required

Section 55.15	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													publicly accessible space as part of the Design Review approval. This requirement does not apply to frontage along NE 132nd Street. 2. Twenty-foot yard required where properties abut NE 132nd Street. 3. A six-foot high fence is required along property lines adjacent to outside play areas. 4. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 5. ~~An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.~~Reserved. 6. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies. REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

Section 55.15	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.070	School, Day-Care Center or Mini-School or Mini-Day-Care (continued)												REGULATIONS CONTINUED FROM PREVIOUS PAGE 7. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.
.080	Assisted Living Facility		D.R., Chapter 142 KZC	None	10' See Spec. Reg. 2.	0'	0'	85% See Spec. Reg. 4.	30' to 160' above average building elevation. See Spec. Reg. 3.	C	A	~~1 per assisted living unit.~~	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 2. Twenty-foot yard required where properties abut NE 132nd Street. 3. Building height is regulated as follows:

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			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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													a. Buildings greater than 30 feet above average building elevation shall provide: 1) One of the following public improvements: a) Dedication and improvement of new streets pursuant to General Regulation 4; or b) Where General Regulation 4 does not apply, development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with fewer than 50 dwelling units shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500 to 2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. This requirement does not apply to frontage along NE

Section 55.15	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													132nd Street. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval; and REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE
.080	Assisted Living Facility (continued)												REGULATIONS CONTINUED FROM PREVIOUS PAGE 2) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. b. Building height may be increased up to 160 feet above average building elevation; provided, that: 1) Development on the subject property complies with 3(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC).

Section 55.15	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height. 4) Methods for mitigating any significant shadowing and lighting impacts of the increased building height on the residential areas to the north are proposed. 5) Taller elements of buildings would be stepped back from the perimeter of TL 1B boundaries, away from adjacent residential zones. 6) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. 4. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on

Section 55.15	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.
.090	Convalescent Center or Nursing Home		D.R., Chapter 142 KZC	None	10' See Spec. Reg. 1.	0'	0'	80%	30' to 160' above average building elevation. See Spec. Reg. 2.	C	B	~~1 for each bed.~~	1. Twenty-foot yard required where properties abut NE 132nd Street. 2. Building height is regulated as follows: a. Buildings greater than 30 feet above average building elevation shall provide: 1) Dedication and improvement of new streets pursuant to General Regulation 4; or 2) Where General Regulation 4 does not apply, development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with less than 25,000 square feet of gross floor area shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly

Section 55.15	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													accessible space(s) ranging from 1,500 to 2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. This requirement does not apply to frontage along NE 132nd Street. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval; and b. Building height may be increased up to 160 feet above average building elevation; provided, that: 1) Development on the subject property complies with 2(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height.

Section 55.15	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													4) Methods for mitigating any significant shadowing and lighting impacts of the increased building height on the residential areas to the north are proposed. 5) Taller elements of buildings would be stepped back from the perimeter of TL 1B boundaries, away from adjacent residential zones. 6) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE
.090	Convalescent Center or Nursing Home (continued)												REGULATIONS CONTINUED FROM PREVIOUS PAGE 3. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of

Section 55.15	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.
.100	Public Utility		D.R., Chapter 142 KZC	None	10' See Spec. Reg. 2.	0'	0'	80%	40' to 45' above average building elevation. See Spec. Regs. 1 and 3.	A	B	~~See KZC 105.25.~~	1. Building height may exceed 40 feet up to 45 feet above average building elevation, if one of the following public improvements is provided: a. Dedication and improvement of new streets pursuant to General Regulation 4; or b. Where General Regulation 4 does not apply, development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with less than 25,000 square feet of gross floor area shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500 to 2,000 square feet in size. Through design review, the City will review the location, size and dimensions,

Section 55.15	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. This requirement does not apply to frontage along NE 132nd Street. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval. 2. Twenty-foot yard required where properties abut NE 132nd Street. 3. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.
.110	Government Facility or Community Facility		D.R., Chapter 142 KZC	None	10' See Spec. Reg. 2.	0'	0'	80%	40' to 45' above average building elevation. See Spec. Regs. 1 and 3.	C	B	~~See KZC 105.25.~~	1. Building height may exceed 40 feet up to 45 feet above average building elevation, if one of the following public improvements is provided: a. Dedication and improvement of new streets pursuant to General Regulation 4; or b. Where General Regulation 4 does not apply, development shall provide publicly accessible

Section 55.15	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with less than 25,000 square feet of gross floor area shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500 to 2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. This requirement does not apply to frontage along NE 132nd Street. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval. 2. Twenty-foot yard required where properties abut NE 132nd Street.

Section 55.15	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													3. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies. 4. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.120	Public Park		Development standards will be determined on a case-by-case basis. See KZC 45.50 for required review process.										

55.19

General Regulations – TL 2 Zone.

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

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

2. In addition to the height exceptions established in KZC 115.60, the following exceptions to height regulations in TL 2 are established:

   a. 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.

   b. For structures with a sloped roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.

3. The applicant shall install at least one through-block pathway pursuant to the standards in KZC 105.19 from Totem Lake Boulevard to 120th Avenue NE, between the upper and lower portions of TL 2 and within TL 2 where necessary to strengthen the pedestrian connections to streets between buildings, parking areas and public spaces. Pedestrian connections to surrounding uses, including the Transit Center, the Evergreen Hospital Medical Center campus and to the TL 1 zone shall also be provided.

4. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

5. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

55.21

Use Zone Chart – TL 2 Zone.

Section 55.21	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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	Development Containing Retail Uses, Selling Goods or Providing Services, Including Restaurants and Taverns, Banking and Other Financial Services See Spec. Regs. 1, 2 and 3.		D.R., Chapter 142 KZC. If an approved Conceptual Master Plan (CMP) exists, the review process shall be as set forth in the CMP. Otherwise, see Spec.	1.5 acres. See Spec. Reg. 8.	As established in the CMP.			80%	90' to 135' above average building elevation. See Spec. Reg. 9.	See Spec. Reg. 3.	See Spec. Reg. 4.	~~As established in the CMP.~~	1. May also include one or more of the other uses allowed in this zone. Development regulations of this section apply to all uses developed within a Conceptual Master Plan (CMP). 2. Development must be part of a Conceptual Master Plan (CMP) for the entire property. The proposed CMP shall follow the process established in Chapter 142 KZC. Under KZC 142.26, the Planning Official will consider a Conceptual Master Plan for the property. Subsequent development proposals shall follow DR or ADR as set forth in the Notice of Approval for the Conceptual Master Plan. 3. The Conceptual Master Plan must establish a circulation system for vehicles and pedestrians. The site

Section 55.21	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
			Regs. 2 and 3.										plan should be pedestrian-oriented, and incorporate the following design principles: a. Siting of buildings oriented to the pedestrian network. Isolated building pads should be minimized. b. Storefront orientation to pedestrian and vehicular circulation routes. c. Ground floor spaces designed in a configuration which encourages pedestrian activity and visual interest. Uses other than retail, restaurants, and taverns may be permitted on the ground floor of structures only if the use and location do not compromise the desired pedestrian orientation and character of the development. d. Pedestrian connections: 1) Between the upper and lower portions of the property (east and west of 120th Avenue NE); 2) Internal to the site (between 120th Avenue NE and Totem Lake Boulevard), and/or other locations that provide convenient pedestrian mobility and contribute to

Section 55.21	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													the pedestrian and retail character of the development; and 3) To surrounding developments including the hospital campus, the transit center and the mixed use area to the north in TL 1A. The alignment of the pedestrian connection to properties in TL 1A should be designed to coincide with the alignment of 119th Avenue NE to the north. e. Clearly identifiable building and pedestrian access points and entryways. REGULATIONS CONTINUED ON NEXT PAGE
.010	Development Containing Retail Uses, Selling Goods or Providing Services, Including Restaurants and Taverns, Banking												REGULATIONS CONTINUED FROM PREVIOUS PAGE f. Provision of useable public spaces, plazas or pocket parks, and public amenities, such as art, sculptures, fountains or benches. g. Use of landscaping to emphasize entries into buildings and pedestrian areas, to enhance public spaces, and to screen blank walls and service areas. Landscaping should

Section 55.21	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
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				Lot Size	REQUIRED YARDs (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
	and Other Financial Services (continued)												also be provided in plazas, along pedestrian circulation routes, and in parking areas. h. Design techniques to prevent the dominance of large single occupant structures, such as smaller building footprints and multiple tenant spaces on the ground floor at the street. i. Placement of parking areas behind buildings located on pedestrian-oriented streets and pathways. j. Placement of loading and service areas away from 120th Avenue NE and pedestrian areas. k. Location of drive-through facilities to not compromise the pedestrian orientation of the development. 4. Signs for a development approved under this provision must be proposed within a Master Sign Plan application (KZC 100.80) for all signs within the project. 5. Any vehicle service or repair activity must be entirely contained within an enclosed structure, and the orientation of the use and activity must be away from pedestrian circulation routes and spaces.

Section 55.21	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													6. Motor vehicle, sailboat, motor boat and recreational trailer sales are permitted only if they are displayed in an indoor showroom, and the showroom does not occupy more than 10,000 square feet. 7. The following uses are not permitted in this zone: a. Retail establishments providing storage services unless accessory to another permitted use. b. Outdoor storage of bulk commodities, except in the following circumstances: 1) If the square footage of the storage area is less than five percent of the total square footage of the retail structure, or as provided for in the CMP; or REGULATIONS CONTINUED ON NEXT PAGE
.010	Development Containing Retail Uses, Selling Goods or Providing Services, Including												REGULATIONS CONTINUED FROM PREVIOUS PAGE 2) If the commodities represent growing stock in connection with horticultural nurseries, whether the stock is in open ground, pots, or containers.

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			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						
	Restaurants and Taverns, Banking and Other Financial Services (continued)												c. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses. 8. Parcels smaller than 1.5 acres may be added to a previously approved Conceptual Master Plan (CMP), if the applicable criteria set forth in the Notice of Approval for the approved CMP are met. 9. Building height may exceed 90 feet above average building elevation if approved through a CMP; provided, that no more than 10 percent of the gross site area included within the CMP may have increased building height, and the increased building height does not exceed 135 feet above average building elevation.
.020	Any Retail Establishment, other than those specifically listed in this zone, selling goods or providing services including banking and other financial services		D.R., Chapter 142 KZC	Less than 1.5 acres.	0'	0'	0'	80%	30' above average building elevation.	D See Spec. Reg. 5.	E	~~1 per 300.~~	1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. 2. Any vehicle service or repair activity must be entirely contained within an enclosed structure, and the orientation of the use and activity must be away from pedestrian circulation routes and spaces.

Section 55.21	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
.030	Restaurant or Tavern											~~1 per 100.~~	3. Vehicle sales are permitted only if the vehicles are displayed in an indoor showroom, and the showroom does not occupy more than 10,000 square feet.
.040	Entertainment, Cultural and/or Recreational Facility											~~See KZC 105.25.~~	4. Location of drive-through facilities must not compromise the pedestrian orientation of the development. The location and specific design of the facilities requires Planning Official approval. 5. Landscape Category B will be required if the use includes drive-through facilities. 6. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. 7. The following uses are not permitted in this zone:

Section 55.21	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													a. Retail establishments providing storage services unless accessory to another permitted use. b. Outdoor storage of bulk commodities, except in the following circumstances: 1) If the square footage of the storage area is less than five percent of the total square footage of the retail structure; or 2) If the commodities represent growing stock in connection with horticultural nurseries, whether the stock is in open ground, pots, or containers. c. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses.
.050	Office Use		D.R., Chapter 142 KZC	Less than 1.5 acres.	0'	0'	0'	80%	30' above average building elevation.	B	D	~~See Spec. Reg. 4.~~	1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:

Section 55.21	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													a. The assembled or manufactured goods are subordinate to and are dependent upon this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing must be no different from other office uses. 3. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so noise from this use is not audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. d. A veterinary office is not permitted if the subject property contains dwelling units. 4. ~~If a medical, dental or veterinary office, then one per each 200 square feet of gross floor area. Otherwise, one per 300 square feet of floor area. A reduction in the~~

Section 55.21	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													~~number of parking stalls required will be considered per KZC 105.103, due to the proximity to the transit center.~~Reserved.
.060	Attached or Stacked Dwelling Units									D	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~~	1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. 2. This use may not be located on the ground floor of a structure, except for lobbies, which shall not exceed 10 percent of the ground floor of the structure. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

Section 55.21	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
												~~parking requirements.~~	
.070	Vehicle Service Station		D.R., Chapter 142 KZC	Less than 1.5 acres.	See Spec. Reg. 4.			80%	30' above average building elevation.	A	E	~~See KZC 105.25.~~	1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. 2. May not be more than two vehicle service stations at any intersection. 3. This use may not front exclusively on 120th Avenue NE. 4. 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. Outdoor parking and service areas may not be closer than 10 feet to any property line. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.
.080	Hotel or Motel				0'	0'	0'			D		~~1 per each room.~~	1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access.

Section 55.21	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
												~~See Spec. Reg. 3.~~	2. May include ancillary meeting and convention facilities. 3. ~~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.~~Reserved.
.090	Faith-Based Facility		D.R., Chapter 142 KZC	Less than 1.5 acres.	0'	0'	0'	80%	30' above average building elevation.	D	B	~~See Spec. Reg. 3.~~	1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. 2. May include accessory living facilities for staff persons. 3. ~~One for every four people based on maximum occupancy load of any area of worship. No parking is required for day-care or school ancillary to the use.~~Reserved.
.100	School, Day-Care Center or Mini-School or Mini-Day-Care				10'							~~See KZC 105.25.~~ ~~See Spec. Reg. 5.~~	1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access.

Section 55.21	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													2. A six-foot high fence is required along property lines adjacent to outside play areas. 3. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 4. ~~An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting r-o-w improvements.~~Reserved.
.110	Assisted Living Facility				0'						A	~~1 per assisted living unit.~~	1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. 2. This use may not be located on the ground floor of a structure, except for lobbies, which shall not exceed 10 percent of the ground floor of the structure. 3. The development must be designed to limit potential impacts from surrounding commercial uses on residents of the subject property.

Section 55.21	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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						
													4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
.120	Convalescent Center or Nursing Home										B	~~1 for each bed.~~	1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. 2. This use may not be located on the ground floor of a structure.
.130	Public Utility, Government Facility and Community Facility		D.R., Chapter 142 KZC	Less than 1.5 acres.	0'	0'	0'	80%	30' above average building elevation.	D See Spec. Reg. 2.	B	~~See KZC 105.25.~~	1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. 2. Landscape Category B or C may be required depending on the type of use on the subject property and the impacts associated with this use.
.140	Public Park		Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

55.25

General Regulations – TL 3A, TL 3B, TL 3C and TL 3D Zones.

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

2. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

55.27

Use Zone Chart – TL 3A, TL 3B, TL 3C and TL 3D Zones.

Section 55.27	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.010	Hospital, Medical Outpatient Facility and Ancillary Uses Including Food Services, Retail Sales, Offices and Day-Care. See Spec. Reg. 1.		Process IIA, Chapter 150 KZC for a Master Plan. Development consistent with an approved Master Plan, D.R., Chapter 142 KZC. See Spec. Regs. 8, 9 and 10.	None	10' minimum setback required, with an average building setback of 15 feet from perimeter campus property lines and street rights-of-way. See Spec. Reg. 2.			85%	**TL 3A and 3B:** 75' above average building elevation. Additional height allowed pursuant to Spec. Reg. 6. **TL 3C**: 30' above average building elevation.	B	E See Spec. Reg. 7.	~~As approved in the Master Plan.~~	1. May include housing as part of this use. Residential uses shall be limited to five stories in height. 2. A minimum setback of 20 feet is required where a campus property abuts residential zones. 3. In TL 3C, building height may be increased up to 60 feet above average building elevation in the portions of the area that lie more than 100 feet from residential zones, based on the extent to which the increased building heights would have impacts on the surrounding residential areas. Proposed methods for mitigating such impacts, as determined by an analysis of shadowing, transition and lighting impacts, must be provided. 4. In TL 3D, building heights must step back from the adjacent residential zone to the east. Design guidelines for appropriate transitions must be included within the Master Plan.

Section 55.27	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
									See Spec. Reg. 3. **TL 3D:** 65' above average building elevation. See Spec. Reg. 4.				5. In area TL 3B, building heights may be increased up to 150 feet above average building elevation, based on the following considerations: a. The extent to which an analysis of the impacts of the additional height on public views from the intersection of 124th Avenue NE and NE 128th Street indicates retention of a view to the west. b. The extent that rooftop appurtenances of buildings would have significant impacts on residential areas and public views. Rooftop appurtenances of medical buildings shall not exceed 15 feet in height and 50 percent of the total rooftop area of individual buildings, and total building height shall not exceed 150 feet. 6. In order to retain openness and public views across a portion of the site, development within the southern 100 feet of TL 3A, located east of the driveway leading to the hospital parking garage and west and north of the curb along 124th Avenue NE, shall be limited to 75 feet in height (see Plate 33). Elsewhere, in TL 3A, building heights may be increased up to 150 feet above average building elevation, with the height increases to be based on the following considerations:

Section 55.27	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													a. The extent that the increased building heights would have impacts on the surrounding residential areas, and the proposed methods for mitigating such impacts, as determined by an analysis of shadowing, transition and lighting impacts; b. The extent that taller buildings would be stepped back from the perimeters of TL 3 boundaries, away from adjacent residential zones; REGULATIONS CONTINUED ON NEXT PAGE
.010	Hospital, Medical Outpatient Facility and Ancillary Uses Including Food Services, Retail Sales, Offices and Day-Care. (continued)												REGULATIONS CONTINUED FROM PREVIOUS PAGE c. The extent that impacts to territorial views from public streets would be avoided or minimized through mechanisms such as variations in building heights, horizontal modulation and other techniques aimed at reducing the appearance of building mass; and d. The extent that rooftop appurtenances of buildings would have significant impacts on residential areas and public views. Rooftop appurtenances of medical buildings shall not exceed

Section 55.27	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													15 feet in height and 50 percent of the total rooftop area of individual buildings. 7. All signs must be consistent with an approved master sign plan for the hospital campus. 8. In area TL 3B, prior to issuance of a building permit for the office building approved in the Evergreen Health Master Plan (2017 Minor Modification), the applicant shall grant a public access easement across the eastern portion of Parcel 692840-0040 to the City of Kirkland for future development and use as a public park. The size of the dedication shall be based upon the reasonable impact of the development on public access between the uphill and downhill zones of the Business District Core (BDC). The public park shall be developed to encourage pedestrian circulation in a safe manner. Future park improvements may include bicycle and pedestrian facilities, seating, landscaping, public art and other improvements determined to be appropriate. 9. This use requires an approved conceptual Master Plan. Approval of the Master Plan shall be through Process IIA, Chapter 150 KZC. The Master Plan approved for the site will

Section 55.27	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													become the guiding document for the location, configuration and nature of improvements to be constructed within the TL 3 zone. The Master Plan must be approved by ordinance, and contain a conceptual site plan to be kept on file with the City. The Master Plan must contain: a. A conceptual site plan which shows the approximate location and size of all known and potential future development. REGULATIONS CONTINUED ON NEXT PAGE
.010	Hospital, Medical Outpatient Facility and Ancillary Uses Including Food Services, Retail Sales, Offices and Day-Care. (continued)												An estimate of trip generation based on projected uses and trip rate, approved by the City, must be provided with the Master Plan. The trip rate shall reflect only those trips generated by the hospital. Trips associated with the operation of a transit center shall not be included in the total trips under this special regulation. Specific trip generation and traffic analysis must be provided with subsequent building permits. b. A proposed phasing plan for development of the campus, describing which of the proposed improvements will be included with each phase.

Section 55.27	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													c. Proposed sub-areas for the campus. The following elements are to be addressed by sub-area: 1) Anticipated uses. 2) Maximum building height (including penthouses/rooftop-mounted equipment). 3) Minimum building setbacks from property lines and/or edges of easements. 4) Guidelines for stepping back taller building elements from the perimeter of the campus. 5) Areas of buffers and landscaping. 6) Estimated building square footage. 7) Maximum lot coverage. 8) Open/green spaces – location and proposed activities to occur in these spaces. The use of green roofs is encouraged, and will be considered in the evaluation of open and green spaces on the campus.

Section 55.27	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													9) Vehicular and pedestrian access points and through ways. Connections to the Totem Lake Mall and the transit center should be included in the plan. The plan should also explore options for providing pedestrian connections across the site. 10) Parking – number of stalls and location. 11) Lighting – specific standards to limit the impact of internal and external light sources on off-site areas. REGULATIONS CONTINUED ON NEXT PAGE
.010	Hospital, Medical Outpatient Facility and Ancillary Uses Including Food Services, Retail Sales, Offices and Day-Care. (continued)												REGULATIONS CONTINUED FROM PREVIOUS PAGE d. Discussion of 124th Avenue NE, south of NE 130th Lane, including future projects contemplated by Evergreen Hospital Medical Center within this roadway. A memorandum of understanding for this section of 124th Avenue NE between Evergreen Hospital Medical Center and the City of Kirkland should be developed during the review of the Master Plan. 10. The Master Plan application must be accompanied by: a. An analysis of the manner in which the proposed building design concepts comply with the applicable design principles

Section 55.27	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													contained in the municipal code and the Totem Center policies contained in the Comprehensive Plan. Proposed design concepts must indicate compatibility of the treatment of campus edges with neighboring uses. Buildings should provide pedestrian friendly features along rights-of-way. Human scale elements should be provided where development exists at campus edges. The relationships of buildings to adjacent rights-of-way and to neighboring uses should ensure appropriate transitions, through the use of landscaping or building elements that are of a similar scale as neighboring uses. b. A proposed Transportation Management Plan. 11. The City shall consider all of the elements of the Master Plan as proposed above, and the conditions of approval of a Master Plan for the campus should include guidelines for the following: a. Appropriate process for subsequent permit review, to include possible thresholds for permits to be reviewed by the Planning Official alone, and those that shall include review by the Design Review Board.

Section 55.27	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													b. Distinction between major and minor modifications from the approved Master Plan. Subsequent to Master Plan approval, the Planning Official may approve minor modifications from the approved Master Plan. Major modifications, as defined in the conditions of approval for the Master Plan, must be approved through Process IIA, Chapter 150 KZC. REGULATIONS CONTINUED ON NEXT PAGE
.010	Hospital, Medical Outpatient Facility and Ancillary Uses Including Food Services, Retail Sales, Offices and Day-Care. (continued)												REGULATIONS CONTINUED FROM PREVIOUS PAGE c. Time frame, not to exceed 10 years, for the Master Plan to be in effect. In addition: 1) All construction must be consistent with zoning and building codes in effect at the time of construction, regardless of the duration of the master plan, except for those code provisions that have been superseded or modified by development standards included in the approved Master Plan.

Section 55.27	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													2) An extension to the horizon date for the Master Plan may be granted if major changes have not been made to zoning or other regulations. d. Requirements for further analysis to be provided with each submittal for improvements to the campus (such as traffic reports, parking analysis, etc.).
.020	Public Utility		Process IIA, Chapter 150 KZC.	None	20'	20' on each side	10'	70%	30' above average building elevation.	A	B	~~See KZC 105.25.~~	1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.030	Government Facility or Community Facility					10' on each side				C See Spec. Reg. 1.			
.040	Public Park		Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

55.31

General Regulations – TL 4A, TL 4B and TL 4C Zones.

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

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

2. The ground floor of all structures with frontage on a paved pedestrian or vehicular circulation route, or adjacent to a pedestrian-oriented space, shall be a minimum of 13 feet in height (see Plate 34C, Chapter 180 KZC). Where necessary for the ground floor of the building to be at the elevation of an abutting street, the building may exceed the permitted maximum height of structure by up to five feet. This requirement does not apply to:

   a. The following uses: vehicle service stations, private lodges or clubs, stacked dwelling units, faith-based facilities, schools, day-care centers, mini-schools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, public utilities, government facilities or community facilities;

   b. Parking garages; or

   c. Additions to existing nonconforming development where the Planning Official determines it is not feasible.

3. In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established:

   a. 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.

   b. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.

4. In TL 4B, development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with less than 25,000 square feet of gross floor area or fewer than 50 dwelling units shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500 to 2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval.

5. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.

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

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

8. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

9. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

55.33

Use Zone Chart – TL 4A, TL 4B and TL 4C Zones.

Section 55.33	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.010	Vehicle Service Station		D.R., Chapter 142 KZC	22,500 sq. ft.	40'	15' on each side	15'	80%	30' average building elevation.	A	E	~~See KZC 105.25.~~	1. May not be more than two vehicle service stations at any intersection. 2. Gas pump islands may extend 20 feet into the front yard. Canopies or covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.
					See Spec. Reg. 2.								
.030	A Retail Establishment providing vehicle or boat sales or vehicle or boat service or repair. See Spec. Reg. 2.			None	10'	0'	0'		65' above average building elevation. See Gen. Reg. 2.				1. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations. 2. Vehicle and boat rental and used vehicles or boat sales are allowed as part of this use.

Section 55.33	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.040	Restaurant or Tavern									C		~~1 per each 100 sq. ft. of gross floor area.~~	1. For restaurants with drive-in or drive-through facilities: a. One outdoor waste receptacle shall be provided for every eight parking stalls. b. Access for drive-through facilities shall be approved by the Public Works Department. Drive-through facilities shall be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served. c. Access for drive-through facilities shall not be located between the building and the Cross Kirkland Corridor.
.050	Any Retail Establishment, other than those specifically listed in this zone, selling goods, or providing services including banking and related financial services											~~1 per each 300 sq. ft. of gross floor area.~~	1. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.

Section 55.33	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													2. Retail establishments providing storage services are not permitted in this zone unless accessory to another permitted use.
.060	Office Use		D.R., Chapter 142 KZC	None	10'	0'	0'	80%	65' above average building elevation. See Gen. Reg. 2.	C	D	~~If a medical, dental or veterinary office, then 1 per each 200 sq. ft. of gross floor area.~~ ~~Otherwise, 1 per each 300 sq. ft. of gross floor area.~~	1. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an acoustical engineer, must be submitted with the development permit application. d. A veterinary office is not permitted in any development containing dwelling units. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use.

Section 55.33	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
.070	Hotel or Motel										E	~~1 per each room. See also Spec. Reg. 2.~~	1. May include ancillary meeting and convention facilities. 2. ~~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.~~Reserved.
.080	Entertainment, Cultural and/or Recreational Facility											~~See KZC 105.25.~~	
.090	Private Lodge or Club										B	~~1 per each 300 sq. ft. of gross floor area.~~	
.100	Attached or Stacked Dwelling Units		D.R., Chapter 142 KZC	None	10'	0'	0'	80%	75' above average building elevation.	D	E	~~1.2 per studio unit.~~	1. At least 20 percent of the total gross floor area located on the street level floor of the building shall include commercial use. The commercial use shall be oriented toward fronting streets and have a minimum depth of 20 feet and an average depth of at least 30

Section 55.33	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
	See Spec. Reg. 1.								See Gen. Reg. 2. and Spec. Reg. 4.			~~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.~~	feet (as measured from the face of the building along the street). In TL4A, parcel 282605-9043 is exempt from this special regulation, due to the limited visibility and access to this parcel. The Planning Official may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the commercial frontage will maximize visual interest. Lobbies for this use are allowed within the commercial frontage provided they do not exceed 20 percent of the building's linear commercial frontage along the street. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 4. The equivalent of the additional gross floor area constructed above 35 feet over ABE must be dedicated to residential use.

Section 55.33	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													Residential use may be located anywhere in the building above the ground floor. 5. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
.110	Faith-Based Facility		D.R., Chapter 142 KZC	None	10'	0'	0'	80%	65' above average building elevation.	C	B	~~1 for every 4 people based on maximum occupancy load of any area of worship. See also Spec. Reg. 2.~~	1. May include accessory living facilities for staff persons. 2. ~~No parking is required for day-care or school ancillary to this use.~~Reserved.

Section 55.33	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.120	School, Day-Care Center, Mini-School or Mini-Day-Care Center		D.R., Chapter 142 KZC	None	10'	0'	0'	80%	65' above average building elevation.	D	B	~~See KZC 105.25.~~	1. A six-foot high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. ~~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.~~Reserved. 4. May include accessory living facilities for staff persons. 5. ~~The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.~~Reserved.
.130	Assisted Living Facility Convalescent Center		D.R., Chapter 142 KZC	None	10'	0'	0'	80%	65' above average building elevation.	D	A	~~Assisted Living: 1.7 per independent unit.~~	1. Development must include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of

Section 55.33	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
	Nursing Home See Spec. Reg. 1.											~~1 per assisted living unit.~~ ~~Convalescent Center or Nursing Home: 1 per bed.~~	existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
.140	Public Utility									A	B	~~See KZC 105.25.~~	1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.150	Government Facility or Community Facility									C See Spec. Reg. 1.			
.160	Public Park		Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

55.37

General Regulations – TL 5 Zone.

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

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

2. The ability to accommodate new development in the TL 5 zone is dependent upon the construction of two new streets as shown on Plate 34A:

- 123rd Avenue NE extending north from NE 116th Street to a new extension of NE 120th Street.

- NE 120th Street extending from 124th Avenue NE, connecting to the new 123rd Avenue NE and continuing across the Cross Kirkland Corridor to connect with 123rd Place NE.

Consistent with and to the extent authorized by applicable statutes and court decisions, new development on properties across which these streets in whole or in part extend shall contribute to the creation of the streets as follows:

a. With all new development, the portions of these streets crossing the subject property shall be dedicated as public right-of-way consistent with Plate 34A. The Public Works Director may authorize that an access street can be within a private access easement if it is found that the private street allows for a superior site design that also maintains an effective street network. If a private access street is allowed, the standards for the street improvements should be similar to those of public streets, and the maintenance of such streets shall be the responsibility of the property owner. Additionally, if a private access street is allowed, design standards applicable to development abutting a major pedestrian sidewalk continue to apply; and

b. With all new development exceeding 35 feet in height, the streets shall be improved as set forth in KZC 110.40.020.

3. In addition to the two streets required in General Regulation 2, development in TL 5 shall incorporate the following circulation features, as shown in Plate 34C:

a. Internal east-west access roads extending westward from 124th Avenue NE. These may be public or private streets.

b. Through-block pathways or other pathways to link streets and/or activities. Through-block pathways may be integrated with internal access roads and/or provided within separate pedestrian-only corridors. See KZC 105.19 for through-block pathway standards.

4. Building and/or landscaping features that highlight the entryway to the Totem Lake Neighborhood shall be incorporated into redevelopment of the parcel located at the southeast corner of TL 5. The features shall contain elements such as a sign, art and/or lighting. See Chapter 92 KZC, Design Regulations.

5. The ground floor of all structures on the subject property with frontage on a paved pedestrian or vehicular circulation route, or adjacent to a pedestrian-oriented space shall be a minimum of 13 feet in height (see Plate 34C, Chapter 180 KZC). Where necessary for the ground floor of the building to be at the elevation of an abutting street, the building may exceed the permitted maximum height of structure by up to five feet. This requirement does not apply to:

a. The following uses: vehicle service stations, private lodges or clubs, stacked dwelling units, faith-based facilities, schools, day-care centers, mini-schools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, public utilities, government facilities or community facilities.

b. Parking garages.

c. Additions to existing nonconforming development where the Planning Official determines it is not feasible.

6. *Repealed.*

7. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.

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

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

10. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

11. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

55.39

Use Zone Chart – TL 5 Zone.

Section 55.39	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.010	Master Plan Development See Spec. Reg. 1.		D.R., Chapter 142 KZC	2 acres	10'	0'	0'	80%	None	See Spec. Reg. 1(h).	See Spec. Reg. 4.	~~For residential:~~ ~~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.~~	1. A Master Plan for development of the entire subject property must be approved. The Master Plan must establish a circulation system for vehicles and pedestrians that integrates with existing and planned circulation throughout the TL 5 zone. The plan must be pedestrian-oriented and incorporate the following design principles: a. Siting of buildings oriented to the pedestrian network; isolated building pads should be minimized. b. Storefront orientation to pedestrian and vehicular circulation routes. c. Ground floor spaces designed in a configuration which encourages pedestrian activity and visual interest. Uses other than retail, restaurants, and taverns may be permitted on the ground floor of structures only if the use and location do not compromise the desired pedestrian orientation and character of the development.

Section 55.39	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
												~~See KZC 105.20 for visitor parking requirements.~~ ~~For other uses see KZC 105.25.~~	d. Pedestrian connections internal to the site that provide convenient pedestrian mobility and contribute to pedestrian activity and visual interest. e. Shared vehicular connections to 124th Avenue NE. f. Clearly identifiable building and pedestrian access points and entryways. g. Provision of useable public spaces, plazas or pocket parks, and public amenities, such as art, sculpture, fountains or benches. h. Use of landscaping to emphasize entries into buildings and pedestrian areas, to enhance public spaces, and to screen blank walls and service areas. Landscaping should also be provided in plazas, along pedestrian circulation routes, and in parking areas. i. Placement of parking areas behind buildings located on pedestrian-oriented streets and pathways. j. Placement of loading and service areas away from 124th Avenue NE and pedestrian areas. k. Location of drive-through facilities to not compromise the pedestrian orientation of the development.

Section 55.39	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													2. The street-level floor shall include commercial use. The commercial use shall be oriented toward fronting streets, major pedestrian sidewalks and through-block pathways, and have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building along the street, major pedestrian sidewalk or through-block pathway). Lobbies for this use are allowed within the commercial frontage, provided they do not exceed 20 percent of the building's linear commercial frontage along the street. The Design Review Board may determine the orientation of the commercial use where multiple pedestrian circulation routes exist (see Plate 34C). The Design Review Board may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the commercial frontage will maximize visual interest. 3. The following uses are not permitted within a Master Plan: a. Retail establishments providing storage services unless accessory to another permitted use;

Section 55.39	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													b. Outdoor storage of bulk commodities, except in the following circumstances: 1) If the outdoor storage involves vehicles for sale associated with a vehicle dealership; 2) If the square footage of the storage area is less than 20 percent of the total square footage of the use it is serving; or c. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses. 4. Signs for a development approved under this provision must be proposed within a Master Sign Plan application (KZC 100.80) for all signs within the project. 5. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 6. Parcels may be added to a previously approved Master Plan, if the applicable criteria set forth in the notice of approval for the approved Master Plan are met.

Section 55.39	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.020	Vehicle Service Station		D.R., Chapter 142 KZC	22,500 sq. ft.	40'	15' on each side	15'	80%	35' above average building elevation. See Gen. Reg. 5.	A	E	~~See KZC 105.25.~~	1. May not be more than two vehicle service stations at any intersection. 2. Gas pump islands may extend 20 feet into the front yard. Canopies or covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.
					See Spec. Reg. 2.								
.030	A Retail Establishment providing vehicle or boat sales or vehicle or boat service or repair. See Spec. Reg. 1.			None	10'	0'	0'						1. Vehicle and boat rental and used vehicles or boat sales are allowed as part of this use. 2. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations.
.040	Restaurant or Tavern									C		~~1 per each 100 sq. ft. of gross floor area.~~	1. For restaurants with drive-in or drive-through facilities: a. One outdoor waste receptacle shall be provided for every eight parking stalls. b. Access for drive-through facilities shall be approved by the Public Works Department. Drive-through facilities shall be designed so that

Section 55.39	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													vehicles will not block traffic in the right-of-way while waiting in line to be served.
.060	Any Retail Establishment other than those specifically listed in this zone, selling goods, or providing services including banking and related financial services											~~1 per each 300 sq. ft. of gross floor area.~~	1. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. 2. Retail establishments providing storage services are not permitted in this zone unless accessory to another permitted use.
.070	Office Use		D.R., Chapter 142 KZC	None	10'	0'	0'	80%	35' above average building elevation. See Gen. Reg. 5.	C	D	~~If a medical, dental or veterinary office, then 1 per each 200 sq. ft. of gross floor area.~~	1. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an

Section 55.39	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
												~~Otherwise, 1 per each 300 sq. ft. of gross floor area.~~	acoustical engineer, must be submitted with the development permit application. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
.080	Hotel or Motel										E	~~1 per each room. See also Spec. Reg. 2.~~	1. May include ancillary meeting and convention facilities. 2. ~~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.~~Reserved.
.090	Entertainment, Cultural and/or Recreational Facility											~~See KZC 105.25.~~	

Section 55.39	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.100	Private Lodge or Club										B	~~1 per each 300 sq. ft. of gross floor area.~~	
.110	Attached or Stacked Dwelling Unit See Spec. Reg. 1.		D.R., Chapter 142 KZC	None	10'	0'	0'	80%	35' above average building elevation. See Gen. Reg. 5.	D	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~~	1. Development must include commercial use with gross floor area on the ground floor equal to or greater than 20 percent of the parcel size of the subject property. Minor reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. 2. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 3. At least two stories of the building must be dedicated to residential use. 4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

Section 55.39	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
												~~parking requirements.~~	
.120	Faith-Based Facility		D.R., Chapter 142 KZC	None	10'	0'	0'	80%	35' above average building elevation. See Gen. Reg. 5.	C	B	~~1 for every 4 people based on maximum occupancy load of any area of worship. See also Special Reg. 2.~~	1. May include accessory living facilities for staff persons. 2. ~~No parking is required for day-care or school ancillary to this use.~~Reserved.
.130	School, Day-Care Center, Mini-School or Mini-Day-Care Center		D.R., Chapter 142 KZC	None	10'	0'	0'	80%	35' above average building elevation.	D	B	~~See KZC 105.25.~~	1. A six-foot high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. ~~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~~

Section 55.39	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													~~may be required to reduce traffic impacts on nearby residential uses.~~Reserved. 4. May include accessory living facilities for staff persons. 5. ~~The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.~~Reserved.
.140	Assisted Living Facility Convalescent Center Nursing Home See Spec. Reg. 1.									A	A	~~Assisted Living: 1.7 per independent unit.~~ ~~1 per assisted living unit.~~ ~~Convalescent Center or Nursing Home: 1 per bed.~~	1. Development must include commercial use with gross floor area on the ground floor equal to or greater than 20 percent of the parcel size of the subject property. Minor reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
.150	Public Utility										B		

Section 55.39	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.160	Government Facility Community Facility									C See Spec. Reg. 1		~~See KZC 105.25.~~	1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.170	Public Park		Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

55.43

General Regulations – TL 6A and TL 6B Zones.

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. Where feasible, primary access for nonresidential uses within TL 6 shall be from 124th Avenue NE, NE 124th Street, or NE 120th Street.

3. The ground floor of all structures with frontage on a paved pedestrian or vehicular circulation route, or adjacent to a pedestrian-oriented space shall be a minimum of 13 feet in height (see Plate 34C, Chapter 180 KZC). Where necessary for the ground floor of the building to be at the elevation of an abutting street, the building may exceed the permitted maximum height of structure by up to five feet. This requirement does not apply to:

   a. The following uses: vehicle service stations, private lodges or clubs, stacked dwelling units, faith-based facilities, schools, day-care centers, mini-schools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, residential development in TL 6A where over 80 percent of the total units in the development are affordable to households earning no more than 60 percent of the King County median income, public utilities, government facilities or community facilities;

   b. Parking garages;

   c. Additions to existing nonconforming development where the Planning Official determines it is not feasible; or

   d. Parcels located more than 500 feet north of NE 124th Street, east of 116th Avenue NE.

4. Development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with less than 25,000 square feet of gross floor area or fewer than 50

dwelling units shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500 to 2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval.

5. In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established:

a. 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.

b. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.

6. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.

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

8. In TL 6B, development must provide a grid of internal access roads (see Plate 34A, Chapter 180 KZC) pursuant to the following standards:

a. A centralized east-west connection that forms the spine for the site. Such a connection would reduce the need for vehicular circulation on NE 124th Street.

b. Two to three north-south connections from NE 124th Street to the east-west connection noted above. A desirable distance between access roads is between 250 and 300 feet. The maximum allowable distance between access roads shall be 350 feet. These may be public or private streets. Wider separation (up to 500 feet) may be considered where properties dedicate a minimum 30-foot-wide public pedestrian corridor.

c. Suggested cross-sections for each of these roads:

1) Two travel lanes (one lane each way);

2) On-street parallel parking;

3) Eight- to 12-foot-wide sidewalks on each side of the street with street trees placed 30 feet on-center. Sidewalk width may be reduced where planting strips (minimum four feet wide) are maintained between the street and sidewalk.

The above access roads may be private or public.

9. The applicant shall install a through-block pathway or other pathways to link streets and/or activities (see Plate 34C, Chapter 180 KZC). Include at least one mid-block east-west pathway connecting uses to 116th Avenue NE and a network of north-south pathways at intervals no greater than 350 feet that link uses to NE 124th Street. Through-block pathways may be integrated with internal access roads and/or provided within separate pedestrian-only corridors. See KZC 105.19 for through-block pathway standards. Additional through-block pathways not shown in the Comprehensive Plan may be required by the City on parcels larger than two acres in order to enhance pedestrian access on large sites.

10. No portion of a structure on the subject property within 40 feet of Slater Avenue in TL 6A may exceed 30 feet above the elevation of Slater Avenue as measured at the midpoint of the frontage of the subject property on Slater Avenue.

11. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

12. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

55.45

Use Zone Chart – TL 6A and TL 6B Zones.

Section 55.45	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.010	Vehicle Service Station		D.R., Chapter 142 KZC	22,500 sq. ft.	40'	15' on each side	15'	80%	35' above average building elevation.	A	E	~~See KZC 105.25.~~	1. May not be more than two vehicle service stations at any intersection. 2. Gas pump islands may extend 20 feet into the front yard. Canopies or covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.
					See Spec. Reg. 2.								
.020	A Retail Establishment providing vehicle or boat sales or vehicle or boat service or repair.			None	10'	0'	0'		45' above average building elevation. See Gen.				1. This use is not permitted in the TL 6B zone. 2. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations.

Section 55.45	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
	See Spec. Reg. 3.								Regs. 3 and 10.				3. Vehicle and boat rental and used vehicles or boat sales are allowed as part of this use.
.030	Restaurant or Tavern									B		~~1 per each 100 sq. ft. of gross floor area.~~	1. For restaurants with drive-in or drive-through facilities: a. One outdoor waste receptacle shall be provided for every eight parking stalls. b. Access for drive-through facilities shall be approved by the Public Works Department. Drive-through facilities shall be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.
.050	Any Retail Establishment, other than those specifically listed in this zone, selling goods or providing services, including banking and related financial services									C		~~1 per each 300 sq. ft. of gross floor area.~~	1. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.

Section 55.45	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													2. Retail establishments providing storage services are not permitted in this zone unless accessory to another permitted use.
.060	Office Use		D.R., Chapter 142 KZC	None	10'	0'	0'	80%	65' above average building elevation. See Gen. Regs. 3 and 10.	C	D	~~If a medical, dental or veterinary office, then 1 per each 200 sq. ft. of gross floor area.~~ ~~Otherwise, 1 per each 300 sq. ft. of gross floor area.~~	1. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an acoustical engineer, must be submitted with the development permit application. d. A veterinary office is not permitted in any development containing dwelling units. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use.

Section 55.45	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
.070	Hotel or Motel										E	~~1 per each room. See also Spec. Reg. 2.~~	1. May include ancillary meeting and convention facilities. 2. ~~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.~~Reserved.
.080	Entertainment, Cultural and/or Recreational Facility											~~See KZC 105.25.~~	
.090	Private Lodge or Club								45' above average building elevation. See Gen. Reg. 10.		B	~~1 per each 300 sq. ft. of gross floor area.~~	

Section 55.45	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.100	Attached or Stacked Dwelling Units. See Spec. Reg. 1.		D.R., Chapter 142 KZC	None	10'	0'	0'	80%	75' above average building elevation. See Gen. Regs. 3 and 10.	D	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.~~	1. The street level floor of the building shall include commercial use. The commercial use shall be oriented toward fronting streets, major pedestrian sidewalks and through-block pathways, and have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building along the street, major pedestrian sidewalk or through-block pathway). Lobbies for this use are allowed within the commercial frontage provided they do not exceed 20 percent of the building's linear commercial frontage along the street. The Planning Official may determine the orientation of the commercial use where multiple pedestrian circulation routes exist (see Plate 34C). The Planning Official may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the commercial frontage will maximize visual interest. This requirement does not apply to ground floor residential use in TL 6A where over 80 percent of the total units in the development are affordable to households earning no more than 60 percent of King County median income, adjusted for household size.

Section 55.45	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													2. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.110	Wholesale Trade See Spec. Reg. 1. Packaging of Prepared Materials Wholesale Printing or Publishing Industrial Laundry Facility		D.R., Chapter 142 KZC	None	20'	0'	0'	80%	35' above average building elevation. See Gen. Reg. 3.	A	C	~~1 per each 1,000 sq. ft. of gross floor area.~~	1. This use is only allowed on property in TL 6A. 2. May include, as part of this use, accessory retail sales or service. 3. The building housing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. 4. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration,

Section 55.45	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													change or other work exceeds 30 percent of the replacement cost of that space.
.120	Faith-Based Facility				10'	5' on each side	10'		45' above average building elevation. See Gen. Reg. 10.	C	B	~~1 for every 4 people based on maximum occupancy load of any area of worship. See also Spec. Reg. 2.~~	1. May include accessory living facilities for staff persons. 2. ~~No parking is required for day-care or school ancillary to this use.~~Reserved.
.130	School, Day-Care Center, Mini-School or Mini-Day-Care Center					0'	0'			D		~~See KZC 105.25.~~	1. A six-foot high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. ~~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~~

Section 55.45	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													~~improvements or other means may be required to reduce traffic impacts on nearby residential uses.~~Reserved. 4. May include accessory living facilities for staff persons. 5. ~~The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.~~Reserved.
.140	Assisted Living Facility Convalescent Center Nursing Home		D.R., Chapter 142 KZC	None	10'	0'	0'	80%	45' above average building elevation. See Gen. Reg. 10.	D	A	~~Assisted Living: 1.7 per independent unit.~~ ~~1 per assisted living unit.~~ ~~Convalescent Center or Nursing Home: 1 per bed.~~	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. Development must include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation.

Section 55.45	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
.150	Public Utility									A	B	~~See KZC 105.25.~~	1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.160	Government Facility 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.										

55.49

General Regulations – TL 7 Zone.

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. A hazardous liquid pipeline extends through the TL 7 zone. Refer to Chapter 118 KZC for regulations pertaining to properties near hazardous liquid pipelines.

3. Design Review, Chapter 142 KZC.

4. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.

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

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

7. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

8. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

55.51

Use Zone Chart – TL 7 Zone.

Section 55.51	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.005	Mixed Use Development Containing Attached or Stacked Dwelling Units		D.R., Chapter 142 KZC. See Gen. Reg. 3.	1.5 acres	10'	0'	0'	80%	80' above average building elevation. See Spec. Reg. 3.	See Spec. Reg. 5.	C	~~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.~~	1. This use is permitted only in TL 7A. 2. At least 20 percent of the total gross floor area located on the street-level floor along NE 124th Street of the building shall include commercial use. Residential use may be located on the street level floor of a structure only if there is an intervening commercial use with a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building on NE 124th Street), between this use and NE 124th Street. The Planning Official may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the commercial frontage will maximize visual interest. Lobbies for residential use are allowed within the commercial frontage, provided they do not exceed 20

Section 55.51	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													percent of the building's linear commercial frontage along the street. 3. The ground floor of structures shall be a minimum of 13 feet in height. Where necessary for the ground floor of the building to be at the elevation of an abutting street, the building may exceed the permitted maximum height of structure by up to five feet. 4. Site design must accommodate future pedestrian connections to the CKC. 5. Landscaping for this use must comply with KZC 95.42(1). Where an existing residential use exists on the adjacent property, KZC 95.42(2) shall apply. 6. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 7. Developers and residents in this zone should be aware that this property lies within a district containing and allowing future development of uses of light industry/office nature, and impacts typically associated

Section 55.51	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													with these uses, such as noise and odor, may be experienced by residents.
.010	Packaging of Prepared Materials Manufacturing See Spec. Reg. 1.		D.R., Chapter 142 KZC. See Gen. Reg. 3.	None	10'	0'	0'	90%	TL 7A: 80' above average building elevation. TL 7B: 45' above average building elevation.	A	C	~~1 per each 1,000 sq. ft. of gross floor area.~~	1. The following manufacturing uses are permitted: a. Food, drugs, stone, clay, glass, china, ceramics products, electrical equipment, scientific or photographic equipment; b. Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities; c. Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations; d. Packaging of prepared materials; e. Textile, leather, wood, paper and plastic products from pre-prepared material; and f. Other compatible uses which may involve manufacturing, processing, assembling, fabrication and

Section 55.51	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													handling of products, and research and technological processes. 2. May include, as part of this use, accessory retail sales, office or service utilizing not more than 35 percent (50 percent for properties located within 150 feet of the Cross Kirkland or Eastside Rail Corridor) of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.
.015	Breweries, Wineries, Distilleries											~~1 per each 1,000 sq. ft. of gross floor area. Tasting rooms 1 per each 100 sq. ft. of gross floor area.~~	1. May include tasting rooms, accessory retail sales, or office utilizing not more than 35 percent of the gross floor area (no limit on properties in this zone where a restaurant use is allowed).
.020	Warehouse Storage Service											~~1 per each 1,000 sq. ft. of gross floor area.~~	1. May include, as part of this use, accessory retail sales, office or service utilizing no more than 35 percent of the gross floor area. The landscaping and parking
.030	Wholesale Trade												

Section 55.51	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.040	Industrial Laundry Facility												requirements for these accessory uses will be the same as for the primary use.
.050	Wholesale Printing or Publishing												
.060	A Retail Establishment providing storage services. See Spec. Regs. 1, 2 and 3.		D.R., Chapter 142 KZC. See Gen. Reg. 3.	None	10'	0'	0'	90%	TL 7A: 80' above average building elevation. TL 7B: 45' above average building elevation.	A	E	~~See KZC 105.25.~~	1. May include accessory living facilities for resident security manager. 2. This use not permitted if any portion of the subject property is located within 150 feet of the Cross Kirkland or Eastside Rail Corridor. 3. This use is not permitted unless accessory to another permitted use.
.070	A Retail Establishment providing building construction, plumbing, electrical, landscaping, or									B		~~1 per each 300 sq. ft. of gross floor area.~~	1. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A.

Section 55.51	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
	pest control services												
.080	A Retail Establishment selling building materials or hardware												
.085	A Retail Establishment selling marijuana or products containing marijuana							80%					
.090	A Retail Establishment providing rental services							90%					1. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A.
.095	Attached or Stacked Dwelling Units		D.R., Chapter 142 KZC.	3,600 sq.ft. per unit	10'	0'	0'	80%	TL 7A: 80' above average	B	E	~~1.2 per studio unit.~~	1. This use is permitted only in TL 7B, north of NE 126th Place, east of 132nd Ave NE, on parcels that abut the RMA 3.6 zone to the east and west.

Section 55.51	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
			See Gen. Reg. 3.						building elevation. TL 7B: 45' above average building elevation.			~~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.~~	2. Landscaping for this use must comply with KZC 95.42(1). Where an existing residential use exists on the adjacent property, KZC 95.42(2) shall apply. 3. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 4. Developers and residents in this zone should be aware that this property lies within a district containing and allowing future development of uses of light industry/office nature, and impacts typically associated with these uses, such as noise and odor, may be experienced by residents.
.100	High Technology		D.R., Chapter 142 KZC. See Gen. Reg. 3.	None	10'	0'	0'	90%	TL 7A: 80' above average building elevation. TL 7B: 45' above	A	D	~~If manufacturing, then 1 per each 1,000 sq. ft. of gross floor area.~~	1. This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors.

Section 55.51	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
									average building elevation. See Spec. Reg. 4.a.			~~If office, then 1 per 300 sq. ft. of gross floor area.~~ ~~Otherwise, see KZC 105.25.~~	2. May include, as part of this use, accessory retail sales or service utilizing not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 3. Refer to KZC 115.105 for provisions regarding outside use, activity and storage. 4. For property located east of the Eastside Rail Corridor, northeast of the terminus of Willows Road NE, and west of the Kirkland city limits, the following regulations apply: a. Maximum building height is 65 feet. Building height may be increased to 75 feet for elevator overrides and other rooftop appurtenances. Rooftop screening must comply with KZC 115.120(3); and b. Impacts to critical areas should be avoided. Where this is not practicable, impacts should be minimized. Mitigation plans may be proposed, based on a complete evaluation incorporating best available science, which result in an equal or greater level of function and value compared to the existing condition. Mitigation plans which provide a greater level of function and value are preferred.

Section 55.51	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.110	Office Use		D.R., Chapter 142 KZC. See Gen. Reg. 3.	None	10'	0'	0'	80%	TL 7A: 80' above average building elevation. TL 7B: 45' above average building elevation. See Spec. Reg. 2.a.	C See also Spec. Reg. 1(a).	D	~~If a medical, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area.~~ ~~Otherwise, 1 per each 300 sq. ft. of gross floor area.~~	1. The following regulations apply only to veterinary offices: a. If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A. b. Outside runs and other outside facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations. 2. For property located east of the Eastside Rail Corridor, northeast of the terminus of Willows Road NE, and west of the Kirkland city limits, the following regulations apply: a. Maximum building height is 65 feet. Building height may be increased to 75 feet for elevator overrides and other rooftop appurtenances. Rooftop screening must comply with KZC 115.120(3); and b. Impacts to critical areas should be avoided. Where this is not practicable, impacts should be minimized. Mitigation plans may be proposed, based on a complete evaluation incorporating best available science, which result in an

Section 55.51	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													equal or greater level of function and value compared to the existing condition. Mitigation plans which provide a greater level of function and value are preferred.
.120	Any Retail Establishment other than those specifically listed in this zone, selling goods or providing services including banking and related services (See Spec. Reg. 1).								TL 7A: 80' above average building elevation. TL 7B: 45' above average building elevation.	B	E	~~1 per each 300 sq. ft. of gross floor area.~~	1. This use is only permitted on properties located north of NE 124th Street, south of the Cross Kirkland Corridor right-of-way and west of 135th Avenue NE. 2. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A. 3. No drive-through or drive-in facilities are permitted. 4. Retail establishments providing storage services are not permitted in TL 7A unless accessory to another permitted use.
.130	Restaurant or Tavern											~~1 per each 100 sq. ft. of gross floor area.~~	1. This use is only permitted on properties: a. North of NE 124th Street, and south of the Cross Kirkland Corridor/Eastside Rail Corridor. b. Within 150 feet of the Cross Kirkland or Eastside Rail Corridor.

Section 55.51	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													2. No drive-through or drive-in facilities are permitted.
.140	Entertainment, Cultural and/or Recreational Facility											~~See KZC 105.25.~~	
.150	Hotel or Motel		D.R., Chapter 142 KZC. See Gen. Reg. 3.	None	10'	0'	0'	80%	TL 7A: 80' above average building elevation. TL 7B: 45' above average building elevation.	B	E	~~1 per each room. See Spec. Reg. 2.~~	1. May include meeting and convention facilities. 2. ~~Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for those ancillary uses shall be determined on a case-by-case basis.~~Reserved.
.160	A Retail Establishment providing printing, publishing, or duplicating services											~~1 per each 300 sq. ft. of gross floor area.~~	1. Gross floor area for this use may not exceed 3,000 sq. ft. For a larger printing or publishing facility, see wholesale printing or publishing listing in this use zone.
.170	A Retail Establishment providing vehicle or boat sales,									A	E	~~See KZC 105.25.~~	1. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45.

Section 55.51	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
	repair, services, washing, or rental												See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations.
.180	Faith-Based Facility									C	B	~~1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 2.~~	1. May include accessory living facilities for staff persons. 2. ~~No parking is required for day-care or school ancillary to this use.~~Reserved. 3. The structure containing the use shall have been in existence on June 30, 2012, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building.
.190	Auction House See Spec. Reg. 1.									B	E	~~1 per each 300 sq. ft. of gross floor area.~~	1. Livestock auctions are not permitted. 2. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A.
.200	Kennel				See Spec. Reg. 1.								1. Outside runs and other facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the

Section 55.51	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations. 2. Must provide suitable shelter for the animals. 3. Must maintain a clean, healthful environment for the animals.
.210	Vehicle Service Station		D.R., Chapter 142 KZC. See Gen. Reg. 3.	22,500 sq. ft.	40'	15' on each side	10'	80%	TL 7A: 80' above average building elevation. TL 7B: 45' above average building elevation.	A		~~See KZC 105.25.~~	1. May not be more than two vehicle service stations at any intersection. 2. Gas pump islands may not be closer than 15 feet to any property line. Canopies or covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.
.220	School or Day-Care Center See Spec. Reg. 6.		D.R., Chapter 142 KZC.	None	10'	0'	0'			D	B	~~See KZC 105.25.~~	1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses.

Section 55.51	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													3. ~~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.~~Reserved. 4. May include accessory living facilities for staff persons. 5. ~~The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.~~Reserved. 6. This use is not permitted in the TL 7B zone unless it is accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. It is integrated into the design of the building.
.230	Public Utility									C			

Section 55.51	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.240	Government Facility Community Facility									See Spec. Reg. 1.			1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.250	Public Park		Development standards will be determined on a case-by-case basis. See KZC 45.50 for required review process.										

55.55

General Regulations – TL 8 Zone.

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. Ground floor uses on the two westernmost parcels in this zone with frontage on 120th Avenue NE must contain retail, restaurants, and/or taverns.

3. The ground floor of all structures with frontage on a pedestrian or vehicular circulation route, or adjacent to a pedestrian-oriented space shall be a minimum of 13 feet in height. Where necessary for the ground floor of the building to be at the elevation of an abutting street, the building may exceed the permitted maximum height of structure by up to five feet. This requirement does not apply to:

   a. The following uses: Vehicle Service Stations, Private Lodges or Clubs, Stacked Dwelling Units, Faith-Based Facilities, Schools, Day-Care Centers, Mini-Schools or Mini-Day-Care Centers, Assisted Living Facilities, Convalescent Centers or Nursing Homes, Public Utilities, Government Facilities or Community Facilities;

   b. Parking garage; or

   c. Additions to existing nonconforming development where the Planning Official determines it is not feasible.

4. In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established:

   a. 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.

   b. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.

5. Shared access points must be used to the maximum extent possible. Curb cuts must be limited to minimize traffic congestion (does not apply to Public Utility, Government Facility or Community Facility and Public Park uses).

6. Development must emphasize Totem Lake as the focal point of this zone (does not apply to Public Utility, Government Facility or Community Facility and Public Park uses).

7. Refer to Chapter 90 KZC regarding restrictions on development around Totem Lake and wetland areas.

8. Parcels located east of the strip of land zoned "P" are exempt from Design Review.

9. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.

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

11. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

12. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

55.57

Use Zone Chart – TL 8 Zone.

Section 55.57	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.010	Hotel or Motel See Gen. Reg. 2.		D.R., Chapter 142 KZC. See Gen. Reg. 8.	None	10'	5' each side	10'	70%	80' above average building elevation. See Gen. Reg. 3.	B	E	~~See KZC 105.25.~~	1. The following uses are not allowed: The sale, service, and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers, vehicle service station, and storage services; provided, that motorcycle sales, service, or rental is permitted if conducted indoors. 2. Ancillary assembly and manufactured goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are directly related to and are dependent on this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.
.020	Entertainment, Cultural and/or Recreational Facility See Gen. Reg. 2.												
.040	Any Retail Establishment, other than those specifically listed in this zone, selling goods or providing services, including												

Section 55.57	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
	banking and related financial services. See Spec. Reg. 1.												3. Outdoor storage and drive-in or drive-through facilities are not permitted.
.050	Restaurant or Tavern												
.060	Office Use See Gen. Reg. 2.									C	D		1. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an acoustical engineer, must be submitted with the development permit application. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:

Section 55.57	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
.070	Attached or Stacked Dwelling Units See Gen. Reg. 2.		D.R., Chapter 142 KZC. See Gen. Reg. 8.	None	10'	5' each side See Spec. Reg. 3.	10' See Spec. Reg. 4.	70%	80' above average building elevation. See Gen. Reg. 3.	D	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~~	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 2. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 3. 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. 4. 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.

Section 55.57	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
												~~visitor parking requirements.~~	
.080	Development containing attached or stacked dwelling units and offices, restaurants or taverns, or retail uses allowed in this zone. See Gen. Reg. 2. See Spec. Reg. 1.		D.R., Chapter 142 KZC. See Gen. Reg. 8.	None	10'	5' each side. See Spec. Reg. 6.	10' See Spec. Reg. 7.	70%	80' above average building elevation. See Gen. Reg. 3.	B	E	~~For residential: 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.~~	1. A veterinary office is not permitted in any development containing dwelling units. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. Ancillary assembly and manufactured goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are subordinate and directly related to and dependent on this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail or office uses. 4. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing

Section 55.57	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
												~~See KZC 105.20 for visitor parking requirements.~~ ~~For other uses see KZC 105.25.~~	units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 5. The equivalent of the additional gross floor area constructed above 35 feet over ABE must be dedicated to residential use. Residential use may be located anywhere in the building above the ground floor. 6. 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. 7. 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.
.090	Private Lodge or Club See Gen. Reg. 2.					5' each side.				C	B		
.100	School Day-Care Center, Mini-			None	10'		10'	70%	80' above average	D	B	~~See KZC 105.25.~~	1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas.

Section 55.57	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
	School or Mini-Day-Care Center See Gen. Reg. 2.		D.R., Chapter 142 KZC. See Gen. Reg. 8.			5' on each side			building elevation.				2. ~~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 any nearby residential uses.~~Reserved. 3. May include accessory living facilities for staff persons. 4. ~~The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.~~Reserved.
.110	Assisted Living Facility Convalescent Center Nursing Home See Gen. Reg. 2.												1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

Section 55.57	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.120	Public Utility See Gen. Reg. 2.					20' on each side	20'			A			1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.130	Government Facility or Community Facility See Gen. Reg. 2.					10' on each side				C See Spec. Reg. 1			
.140	Public Park		Development standards will be determined on a case-by-case basis. See KZC 45.50 for required review process.										

55.60

General Regulations – TL 9A Zone.

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

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

2. Except if adjoining a low density zone, structure height may be increased above 45 feet in height through a Process IIA, Chapter 150 KZC, if:

   a. It will not block local or territorial views designated in the Comprehensive Plan;

   b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and

   c. The required yard of any portion of the structure may be increased up to a maximum of one foot for each foot that any portion of the structure exceeds 35 feet above average building elevation. The need for additional setback yards will be determined as part of the review of any request to increase structure height.

(Does not apply to Public Park uses).

3. Retail uses are prohibited unless otherwise allowed in the use zone charts.

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

5. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

55.61

Use Zone Chart – TL 9A Zone.

Section 55.61	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.010	Packaging of Prepared Materials Manufacturing See Spec. Regs. 1 and 2.		None	None	10'	0'	0'	90%	45' above average building elevation.	A	C	~~1 per each 1,000 sq. ft. of gross floor area.~~	1. The following manufacturing uses are permitted: a. Food, drugs, stone, clay, glass, china, ceramics products, electrical equipment, scientific or photographic equipment, fabricated metal products; b. Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities; c. Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations; d. Packaging of prepared materials; e. Textile, leather, wood, paper and plastic products from pre-prepared material; and

Section 55.61	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													f. Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes. 2. May include as part of this use, accessory retail sales, office or service utilizing not more than 20 percent (50 percent for properties located within 150 feet of the Cross Kirkland/Eastside Rail Corridors) of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.
.015	Breweries, Wineries, Distilleries											~~1 per each 1,000 sq. ft. of gross floor area. Tasting rooms 1 per each 100 sq. ft. of gross floor area.~~	1. May include tasting rooms, accessory retail sales, or office utilizing not more than 20 percent of the gross floor area (no limit for properties located within 150 feet of the Cross Kirkland Corridor).
.020	A Retail Establishment Providing Storage Services. See Spec. Regs. 1, 2, and 3.										E	~~See KZC 105.25.~~	1. May include accessory living facilities for resident security manager. 2. This use not permitted if any portion of the subject property is located within 150 feet of the Cross Kirkland or Eastside Rail Corridor.

Section 55.61	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													3. This use is not permitted unless accessory to another permitted use.
.030	Warehouse Storage Service										C	~~1 per each 1,000 sq. ft. of gross floor area.~~	1. May include, as part of this use, accessory retail sales, office or service utilizing no more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.
.040	Wholesale Trade												
.050	Industrial Laundry Facility		None	None	10'	0'	0'	90%	45' above average building elevation.	A	C	~~1 per each 1,000 sq. ft. of gross floor area.~~	1. May include, as part of this use, accessory retail sales, office or service utilizing no more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.
.060	Wholesale Printing or Publishing												
.070	Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control							80%		B	E	~~1 per each 1,000 sq. ft. of gross floor area.~~	1. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscape Category A.

Section 55.61	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.075	A Retail Establishment selling marijuana or products containing marijuana											~~1 per each 300 sq. ft. of gross floor area.~~	
.080	A Retail Establishment Providing Banking and Related Financial Services								Same as primary use.				1. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. The use is integrated into the design of the building; and c. There is no vehicle drive-in or drive-through.
.090	High Technology		None	None	10'	0'	0'	80%	45' above average building elevation.	A	D	~~If manufacturing, then 1 per each 1,000 sq. ft. of gross floor area.~~ ~~If office, then 1 per 300 sq. ft.~~	1. This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors. 2. May include as part of this use, accessory retail sales or service utilizing not more than 20 percent of the gross floor area. The

Section 55.61	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
												~~of gross floor area.~~ ~~Otherwise, see KZC 105.25.~~	landscaping and parking requirements for these accessory uses will be the same as for the primary use. 3. Refer to KZC 115.105 for provisions regarding outside use, activity and storage.
.095	Restaurant or Tavern (See Spec. Regs. 1 and 2).									C	E	~~1 per each 100 sq. ft. of gross floor area.~~	1. This use is only permitted on properties within 150 feet of the Cross Kirkland/Eastside Rail Corridors. 2. No drive-through or drive-in facilities are permitted.
.100	Office Use							70%		C See also Spec. Reg. 1(a).	E	~~If a medical, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area.~~ ~~Otherwise, 1 per each 300 sq. ft. of gross floor area.~~	1. The following regulations apply only to veterinary offices: a. If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A. b. Outside runs and other outside facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.

Section 55.61	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.110	Auction House See Spec. Reg. 1.							80%		B		~~1 per each 300 sq. ft. of gross floor area.~~	1. Livestock auctions are not permitted. 2. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A.
.120	Kennel				10'	0'	0'						1. Outside runs and other facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations. 2. Must provide suitable shelter for the animals. 3. Must maintain a clean, healthful environment for the animals.
					See Spec. Reg. 1.								
.130	Day-Care Center See Spec. Reg. 1.		None	None	10'	0'	0'	80%	Same as primary use.	D	B	~~See KZC 105.25.~~	1. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. The use is integrated into the design of the building. 2. A six-foot-high fence is required along the property lines adjacent to the outside play areas. 3. Hours of operation may be limited to reduce impacts on nearby residential uses.

Section 55.61	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													4. ~~An on-site passenger loading area may be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.~~Reserved. 5. May include accessory living facilities for staff persons. 6. ~~The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.~~Reserved.
.140	Mini-Day-Care See Spec. Reg. 1.												1. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. The use is integrated into the design of the building. 2. A six-foot-high fence is required along the property lines adjacent to the outside play areas. 3. To reduce impacts on nearby residential uses, hours of operation of the use may be limited ~~and parking and passenger loading areas relocated~~.

Section 55.61	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													4. ~~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.~~Reserved. 5. ~~The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.~~Reserved. 6. May include accessory living facilities for staff persons.
.150	Recycling Center		None	None	10'	0'	0'	80%	45' above average building elevation.	A	C	~~See KZC 105.25.~~	1. May deal in metal cans, glass, and paper. Other materials may be recycled if the Planning and Building Director determines that the impacts are no greater than those associated with recycling metal cans, glass, or paper. The individual will have the burden of proof in demonstrating similar impacts.
.160	Public Utility									C See Spec. Reg. 1.	B		1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.170	Government Facility Community Facility												

Section 55.61	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.180	Vehicle or Boat Sales, Repair, Services, Storage, or Washing									A	E		1. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations. 2. Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served. 3. Vehicle or boat sales are permitted on parcels abutting 132nd Avenue NE only. 4. For lighting requirements associated with development, see KZC 115.85(2). In addition, no internal illumination of wall surfaces is allowed. 5. Outdoor loudspeaker systems are prohibited.
.190	Public Park		Development standards will be determined on case-by-case basis. See KZC 45.50 for required review process.										

55.63

General Regulations – TL 9B Zone.

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. All development or associated land surface modifications shall be set back 100 feet from the north boundary of the TL 9B zone.

3. Vehicular access shall be from the south of the slope. If necessary, for uses other than "A Retail Establishment providing vehicle or boat sales, repair, services, storage or washing," access may be from 132nd Avenue NE; provided, that such access is limited to one point and meets other City standards.

4. For residential development:

   a. The base density for residential development on the slope should be eight dwelling units per acre.

   b. Lot coverage for development should be lower than that allowed for the less environmentally sensitive properties to the south, to enable the preservation of vegetation and watercourses on the site.

   c. Vegetative cover should be maintained to the maximum extent possible. Clustering of structures may be required to preserve significant groupings of trees.

   d. Watercourses should be retained in a natural state.

   e. Development should only be permitted if an analysis is presented that concludes that the slope will be stable. The analysis should indicate the ability of the slope and adjacent areas to accommodate development, the best locations for development, and specific structural designs and construction techniques necessary to ensure long-term stability.

f. The hillside with the steepest slopes should be left undisturbed in a natural condition and retained as permanent natural open space through the creation of a greenbelt easement or the dedication of air rights. In order to provide property owners with reasonable development potential, some development may be permitted on the southern, lower portion of the hillside. In no case should such development or associated land surface modification extend closer than 100 feet to existing single-family residential development north of the slope.

g. Any part of the hillside which is retained as permanent natural open space, but which has been previously altered from its natural state, or which is so altered as a result of soils testing or watercourse rehabilitation, should be returned to its natural condition.

h. Surface water runoff should be maintained at predevelopment levels.

i. Vehicular access should be from south of the slope. If necessary, access may be from 132nd Avenue NE; provided, that such access is limited to one point and meets other City standards.

j. Where residential uses are allowed, a total of five stories measured above an average building elevation is allowed if at least 10 percent of the units provided are affordable units.

5. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

6. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

55.64

Use Zone Chart – TL 9B Zone.

Section 55.64	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.010	Detached Dwelling Units		Process IIA, Chapter 150 KZC	5,000 sq. ft.	20'	5'	10'	60%	30' above average building elevation.	E	A	~~2.0 per unit.~~	1. For this use, only one dwelling unit may be on each lot regardless of the size of the lot. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached or Stacked Dwelling Units					5' for detached units. For attached or stacked units, 5', but 2 side yards	10' See Spec. Reg. 5.		Detached dwelling units: 30' Attached and/or stacked dwelling units: 50' above average	D		1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit.	1. Minimum lot area per dwelling unit in TL 9B zone is 5,000 sq. ft. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. Chapter 115 KZC contains regulations regarding common recreational space requirements for this use. 4. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If

Section 55.64	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
						must equal at least 15'. See Spec. Reg. 4.			building elevation. See Spec. Reg. 6.			1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	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. 5. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot. 6. For attached and/or stacked dwelling units, at least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives.
.030	Faith-Based Facility			7,200 sq. ft.		20'	20'	70%	30' above average building elevation.	C	B	~~1 for every 4 people based on maximum occupancy load of worship. See Spec. Reg. 2.~~	1. The property must be served by a collector or arterial street. 2. ~~No parking is required for day-care or school ancillary to the use.~~Reserved.
.035	A Retail Establishment providing		Planned Unit Development, Process IIB	None	20'	5'	10'	70%	30' above average	A	E	~~See KZC 105.25.~~	1. This use is allowed only when included in development of the adjoining parcel to the south in TL 9A.

Section 55.64	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
	vehicle or boat sales, repair, services, storage, or washing								building elevation.				2. An expanded buffer, greater than 100 feet, from the parcel's north property line must be provided. The buffer must be placed in a recorded, protective easement. 3. Impacts to critical areas should be avoided. Where this is not practicable, impacts should be minimized. Mitigation plans may be proposed, based on a complete evaluation incorporating best available science, which result in an equal or greater level of function and value compared to the existing condition. Mitigation plans which provide a greater level of function and value are preferred. 4. For lighting requirements associated with development, see KZC 115.85(2). In addition, no internal illumination of wall surfaces is allowed. 5. Outdoor loudspeaker systems are prohibited. 6. Vehicle access to development must be from NE 126th Place.
.040	School or Day-Care Center		Process IIA, Chapter 150 KZC	7,200 sq. ft.	If this use can accommodate 50 or more students or children, then:			70%	30' above average	D	B	~~See KZC 105.25.~~	1. May locate on the subject property only if:

Section 55.64	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
					50'	50' on each side	50'		building elevation. See Spec. Reg. 7.				a. It will not be materially detrimental to the character of the neighborhood in which it is located. b. Site and building design must minimize adverse impacts on surrounding residential neighborhoods. 2. A six-foot-high fence is required only along the property line adjacent to the outside play areas. 3. Structured play areas must be set back from all property lines as follows: a. Twenty feet if this use can accommodate 50 or more students or children. b. Ten feet if this use can accommodate 13 to 49 students or children. 4. ~~An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading area on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses.~~Reserved.
					If this use can accommodate 13 to 49 students or children, then:								
					20'	20' on each side	20'						

Section 55.64	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													5. May include accessory living facilities for staff persons. 6. To reduce impacts on nearby residential uses, hours of operation of the use may be limited ~~and parking and passenger loading areas relocated~~. 7. For school use, structure height may be increased, up to 35 feet, if: a. The school can accommodate 200 or more students; and b. The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements.
.050	Mini-School or Mini-Day-Care			3,600 sq. ft.	20'	5', but 2 side yards	10'	60%	30' above average	D	B	~~See KZC 105.25.~~	1. May locate on the subject property if:

Section 55.64	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
			Process IIA, Chapter 150 KZC			must equal at least 15'.			building elevation.				a. It will not be materially detrimental to the character of the neighborhood in which it is located. b. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. A six-foot-high fence is required along the property line adjacent to the outside play areas. 3. Structured play areas must be set back from all property lines by five feet. 4. ~~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.~~Reserved. 5. ~~To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated.~~Reserved. 6. May include accessory living facilities for staff persons.
.060	Convalescent Center or Nursing Home			7,200 sq. ft.		10' on each side		70%		C	B	~~1 for each bed.~~	

Section 55.64	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.070	Public Utility			None		20' on each side	20'			A See Spec. Reg. 2.		~~See KZC 105.25.~~	1. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.080	Government Facility Community Facility					10' on each side	10'			C See Spec. Reg. 2.			
.090	Public Park		Development standards will be determined on case-by-case basis. See KZC 45.50 for required review process.										

55.67

General Regulations – TL 10A Zone.

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. For structures located within 30 feet of a parcel in a low density zone (or a low density use in PLA 17), KZC 115.136 establishes additional limitations on structure size.

3. Vehicular access to NE 124th Street should be limited and consolidated where possible. Properties with frontage on 113th Avenue NE must be accessed via 113th Avenue NE rather than NE 124th Street.

4. Development must retain and maintain the existing hill form and vegetation along the eastern boundary of the zone, north of 115th Avenue NE.

5. A 50-foot-wide sight-obscuring landscaped buffer must be provided adjacent to any residential zone, except the TL 11 zone to the west.

6. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.

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

8. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

55.69

Use Zone Chart – TL 10A Zone.

Section 55.69	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.010	Wholesale trade, Wholesale printing or publishing, Manufacturing of electrical equipment, Manufacturing of scientific or photographic equipment, Packaging of prepared materials,		D.R., Chapter 142 KZC	None	10'	5' but 2 side yards must equal at least 15'.	10'	80%	See Spec. Reg. 3.	C	C	~~1 per each 1,000 sq. ft. of gross floor area.~~	1. Outdoor storage is prohibited. 2. The discharge of any substance that creates any impact detrimental to the environment or adjacent residents is not permitted. 3. Maximum building height for this use is as follows: a. If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. b. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. c. Elsewhere in this zone, 55 feet above average building elevation. 4. Ancillary warehouse space associated with a listed permitted use is allowed.

Section 55.69	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
	Manufacturing of textile or leather products from pre-prepared material, Manufacturing of paper products from pre-prepared material, or manufacturing of plastic products from pre-prepared material												
.020	Office Use High Technology		D.R., Chapter 142 KZC	None	10'	5' but 2 side yards must equal at least 15'.	10'	80%	See Spec. Reg. 2.	C See Spec. Reg. 3.	D	~~If manufacturing, then 1 per each 1,000 sq. ft. of gross floor area. If office, then 1 per each 300 sq. ft. of gross floor area. If a~~	1. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.

Section 55.69	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
												~~medical, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, see KZC 105.25.~~	2. Maximum building height for this use is as follows: a. If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. b. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. c. Elsewhere in this zone, 55 feet above average building elevation. 3. Outdoor storage is prohibited. 4. The following regulations apply only to veterinary offices: a. If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A. b. Outdoor runs and other outdoor facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.

Section 55.69	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.030	Restaurant or Tavern See Spec. Reg. 1.					0'	0'		55' above average building elevation.	C	E	~~1 per 100 sq. ft. of gross floor area.~~	1. Where this use is located on a parcel without frontage on NE 124th Street: a. Gross floor area for the use may not exceed 4,000 square feet. b. Drive-in and drive-through facilities are not permitted. 2. For restaurants with drive-in or drive-through facilities: a. One outdoor waste receptacle shall be provided for every eight parking stalls. b. Access for drive-through facilities shall be approved by the Public Works Department. Drive-through facilities shall be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.
.040	Any Retail Establishment other than those specifically listed in this zone, selling goods, or providing services including banking		D.R., Chapter 142 KZC	None	10'	0'	0'	80%	55' above average building elevation.	C	E	~~1 per each 300 sq. ft. of gross floor area.~~	1. This use is only allowed on parcels with frontage on NE 124th Street. 2. The following uses and activities are prohibited: a. The sale, service, and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers are not permitted; provided,

Section 55.69	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
	and related financial services. See Spec. Regs. 1 and 2.												that motorcycle sales, service, or rental is permitted if conducted indoors. b. Retail establishments providing storage services unless accessory to another permitted use. c. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses. d. Outdoor storage of bulk commodities unless the square footage of the storage area is less than 10 percent of the retail structure. 3. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are subordinate to and dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.

Section 55.69	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.050	Hotel or Motel											~~1 per each room. See also Spec. Reg. 3.~~	1. This use is only allowed on parcels with frontage on NE 124th Street. 2. May include ancillary meeting and convention facilities. 3. ~~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.~~Reserved.
.060	Convalescent Center or Nursing Home See Spec. Reg. 2.								See Spec. Reg. 3.		A	~~1 per bed. See Spec. Reg. 2.~~	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 2. Temporary, transitional housing may be developed as an accessory use to a convalescent center, so long as the center was in existence on the property on or before December 31, 2017. ~~Parking requirements for this accessory use shall be established pursuant to KZC 105.25.~~ 3. Maximum building height for this use is as follows: a. If adjoining a residential zone other than TL 11, then 25 feet above average building elevation.

Section 55.69	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													b. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. c. Elsewhere in this zone, 55 feet above average building elevation.
.070	School, Day-Care Center, Mini-School or Mini-Day-Care Center		D.R., Chapter 142 KZC	None	10'	0'	0'	80%	See Spec. Reg. 5.	D	B	~~See KZC 105.25.~~	1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. ~~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 any nearby residential uses.~~Reserved. 3. May include accessory living facilities for staff persons. 4. ~~The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.~~Reserved. 5. Maximum building height for this use is as follows:

Section 55.69	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													a. If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. b. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. c. Elsewhere in this zone, 55 feet above average building elevation.
.080	Faith-Based Facility					5' but 2 side yards must equal at least 15'.	10'		See Spec. Reg. 2.	C		~~1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.~~	1. ~~No parking is required for day-care or school ancillary to the use.~~Reserved. 2. Maximum building height for this use is as follows: a. If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. b. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. c. Elsewhere in this zone, 55 feet above average building elevation.
.090	Public Utility								See Spec. Reg. 3.	A		~~See KZC 105.25.~~	1. Outdoor uses are not permitted.
.100	Government Facility or									C			

Section 55.69	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
	Community Facility									See Spec. Reg. 2.			2. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses. 3. Maximum building height for this use is as follows: a. If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. b. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. c. Elsewhere in this zone, 55 feet above average building elevation.
.105	Entertainment, Cultural and/or Recreational Facility		D.R., Chapter 142 KZC	None	10'	5' but 2 side yards must equal at least 15'.	10'	80%	See Spec. Reg. 2.	A	E	~~See KZC 105.25.~~	1. The use shall be conducted within a wholly enclosed building. 2. Maximum building height for this use is as follows: a. If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. b. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. c. Elsewhere in this zone, 55 feet above average building elevation.

Section 55.69	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													3. The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20 percent of the existing gross floor area of the building. 4. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space.
.110	Public Park		Development standards will be determined on a case-by-case basis. See KZC 45.50 for required review process.										

55.73

General Regulations – TL 10B Zone.

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. For structures located within 30 feet of a parcel in a low density zone (or a low density use in PLA 17), KZC 115.136 establishes additional limitations on structure size.

3. Vehicular access to NE 116th is permitted only via 118th Avenue NE, or if the subject property does not have access to 118th Avenue NE.

(Does not apply to Public Park use.)

4. Development must be designed to retain the existing hill along NE 116th Street and retain, at a minimum, 25 percent of the viable significant trees. The City may require greater than 25 percent depending on the location and clustering of trees.

(Does not apply to Public Park use.)

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

6. Development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with less than 25,000 square feet of gross floor area or fewer than 50 dwelling units shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500 to 2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval. Where property has frontage along

the Cross Kirkland Corridor, some or all of the publicly accessible space shall be located along this frontage.

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

8. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

9. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

55.75

Use Zone Chart – TL 10B Zone.

Section 55.75	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.010	Attached or Stacked Dwelling Units See Spec. Reg. 1.		D.R., Chapter 142 KZC	None	10'	5' but 2 side yards must equal at least 15'. See Spec. Reg. 4.	10' See Spec. Reg. 5.	70%	65' above average building elevation.	D	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.~~	1. This use is permitted only on parcels located west of the 118th Avenue NE right-of-way alignment (see Housing Incentive Area 5, Plate 37, Chapter 180 KZC). 2. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 4. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet.

Section 55.75	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													5. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.
.020	Manufacturing See Spec. Reg. 1.		D.R., Chapter 142 KZC	None	20'	0'	0'	70%	35' above average building elevation.	A	C	~~1 per each 1,000 sq. ft. of gross floor area.~~	1. The following manufacturing uses are permitted: a. Food, drugs, stone, clay, glass, china, ceramic products, electrical equipment, scientific or photographic equipment;
.025	Breweries, Wineries, and Distilleries											~~1 per each 1,000 sq. ft. of gross floor area.Tasting rooms 1 per each 100 sq. ft. of gross floor area.~~	b. Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities; c. Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations; d. Packaging of prepared materials; e. Textile, leather, wood, paper and plastic products from pre-prepared material; and
.030	Warehouse Storage Services											~~1 per each 1,000 sq. ft. of gross floor area.~~	f. Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes.

Section 55.75	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													2. Outdoor fabrication is not permitted. Outdoor storage must be located as far as possible from the adjoining residential zones and the freeway. 3. May include as part of this use accessory retail sales, office or service occupying not more than 20 percent (50 percent for manufacturing uses on properties located within 150 feet of the Cross Kirkland Corridor) of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 4. The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20 percent of the existing gross floor area of the building. 5. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space.

Section 55.75	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													6. Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage. 7. Breweries, wineries and distilleries may include tasting rooms, accessory retail sales, or office utilizing not more than 20 percent of the gross floor area (no limit for properties located within 150 feet of the Cross Kirkland Corridor).
.040	Wholesale Trade		D.R., Chapter 142 KZC	None	20'	0'	0'	70%	35' above average building elevation.	A	C	~~1 per each 1,000 sq. ft. of gross floor area.~~	1. Outdoor fabrication is not permitted. Outdoor storage must be located as far as possible from the adjoining residential zones and the freeway. 2. May include as part of this use, accessory retail sales, office or service occupying not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 3. The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20 percent of the existing gross floor area of the building.
.050	Industrial Laundry Facility												
.060	Wholesale Printing or Publishing												
.070	Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical,									B			

Section 55.75	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
	Landscaping, or Pest Control												4. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space. 5. Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage.
.080	Office Use		D.R., Chapter 142 KZC	None	20'	0'	0'	70%	65' above average building elevation.	C	D	~~If a medical, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area.~~ ~~Otherwise, 1 per each 300 sq. ft. of gross floor area.~~	1. The following regulations apply only to veterinary offices: a. Outdoor runs or other outdoor facilities for the animals must comply with Landscape Category A. b. Outside runs and other outside facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:

Section 55.75	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses. 3. Design considerations for the portion of the building above 55 feet must include an evaluation of possible impacts to solar access on the Cross Kirkland Corridor (CKC), and measures to minimize impacts if necessary. 4. Adjacent to the CKC, any portion of a structure greater than 55 feet in height must be stepped back from the facade below by an average of 15 feet with a minimum step back of five feet.
.085	Restaurant or Tavern (see Spec. Regs. 1 and 2).										E	~~1 per each 100 sq. ft. of gross floor area.~~	1. This use is only permitted on properties within 150 feet of the Cross Kirkland Corridor. 2. No drive-through or drive-in facilities are permitted.
.090	High Technology		D.R., Chapter 142 KZC	None	10'	0'	0'	70%	55' above average	C	D	~~If manufacturing, then 1 per each 1,000 sq.~~	1. This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology,

Section 55.75	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
									building elevation.	See Spec. Reg. 3.		~~ft. of gross floor area.~~ ~~If office, then 1 per 300 sq. ft. of gross floor area.~~ ~~Otherwise, see KZC 105.25.~~	communications and information technology, electronics and instrumentation, computers and software sectors. 2. Refer to KZC 115.105 for provisions regarding outside use, activity and storage. 3. Any outdoor storage area shall be buffered according to Landscape Category A.
.095	Vehicle or Boat Repair, Services, Washing or Rental See Spec. Reg. 1.										E	~~See KZC 105.25.~~	1. This use is permitted on parcels abutting NE 118th Street, east of 118th Avenue NE. 2. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations. 3. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

Section 55.75	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.100	Mini-Day-Care See Spec. Reg. 5.									D	B		1. A six-foot-high fence is required along the property lines adjacent to the outside play area. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. ~~An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.~~Reserved. 4. ~~The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.~~Reserved. 5. May include accessory living facilities for staff persons. 6. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; and b. The use is integrated into the design of the building.
.110	Faith-Based Facility			None	10'	0'	0'	70%	55' above average	C	B	~~1 for every 4 people based on maximum~~	1. May include accessory living facilities for staff persons.

Section 55.75	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
			D.R., Chapter 142 KZC						building elevation.			~~occupancy load of any area of worship. See Spec. Reg. 2.~~	2. ~~No parking is required for day-care or school ancillary to the use.~~Reserved.
.120	A Retail Establishment providing storage services See Spec. Regs. 3 and 4.									A	E	~~See KZC 105.25.~~	1. May include accessory living facilities for staff persons. 2. Outdoor storage must be located as far as possible from the adjoining residential zones and the freeway. 3. This use is not permitted on properties: a. West of the 118th Avenue NE right-of-way alignment and its future extension to NE 116th Street. b. Within 150 feet of the Cross Kirkland Corridor/Eastside Rail Corridor. 4. This use is not permitted unless accessory to another permitted use.
.130	Public Utility										B		

Section 55.75	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.140	Government Facility or Community Facility									C See Spec. Reg. 1			1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.150	Public Park		Development standards will be determined on a case-by-case basis. See KZC 45.50 for required review proposals.										
.160	School or Day-Care Center		D.R., Chapter 142 KZC	None	10'	0'	0'	70%	55' above average building elevation.	C	B	~~See KZC 105.25.~~	1. A six-foot-high fence along the side and rear property lines is required only along the property lines adjacent to the outside play areas. 2. Hours of operation and maximum number of attendees at one time may be limited to reduce impacts on nearby residential uses. 3. ~~An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading area on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses.~~Reserved.

Section 55.75	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													4. ~~The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.~~Reserved. 5. Electrical signs shall not be permitted. 6. May include accessory living facilities for staff persons.
.170	Entertainment, Cultural and/or Recreational Facility									C See Spec. Reg. 4.			1. The use shall be conducted within a wholly enclosed building, unless the parcel abuts the Cross Kirkland Corridor (CKC). Outdoor activities may be located only between the CKC and the building. 2. The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20 percent of the existing gross floor area of the building. 3. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration,

Section 55.75	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													change or other work exceeds 30 percent of the replacement cost of that space. 4. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.180	Assisted Living Facility		D.R., Chapter 142 KZC	None	10'	5' but 2 side yards must equal at least 15'. See Spec. Reg. 3.	10' See Spec. Reg. 4.	70%	65' above average building elevation.	D	A	~~See KZC 105.25.~~	1. This use is permitted only on parcels located west of the 118th Avenue NE right-of-way alignment (see Housing Incentive Area 5, Plate 37, Chapter 180 KZC). 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. 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. 4. 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.

55.79

General Regulations – TL 10C Zone.

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

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

2. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.

3. When a permitted use is included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.

4. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 152 KZC for requirements.

5. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

6. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

55.81

Use Zone Chart – TL 10C Zone.

Section 55.81	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.010	Attached or Stacked Dwelling Units See Spec. Reg. 1.		D.R., Chapter 142 KZC	None	10'	5' but 2 side yards must equal at least 15'. See Spec. Reg. 5.	10' See Spec. Reg. 6.	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, up to 65' above average building elevation.	D	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.~~	1. This use is permitted only in Housing Incentive Area 4 (see Plate 37, Chapter 180 KZC). 2. For Attached or Stacked Dwelling Units, at least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 3. No portion of a structure may exceed the following heights above the elevation of NE 116th Street, as measured at the midpoint of the frontage of the subject property on NE 116th Street: a. Within 20 feet of NE 116th Street, 35 feet. b. Within 30 feet of NE 116th Street, 45 feet. c. Within 40 feet of NE 116th Street, 65 feet.

Section 55.81	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
									See Spec. Reg. 3.				4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 5. 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. 6. 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. 7. ~~KZC 105.103(3)(c) provides a process to grant a decrease in the required number of parking spaces.~~Reserved.
.020	Warehouse Storage Service		D.R., Chapter 142 KZC	None	20'	5' but 2 side yards must equal at least 15'.	10'	80%	Where adjoining a low density zone, 30' above average	D	C	~~1 per each 1,000 sq. ft. of gross floor area.~~	1. May include, as part of this use, accessory retail sales, office or service occupying no more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 2. Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage.
.030	Wholesale Trade												
.040	Industrial Laundry Facility												

Section 55.81	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.050	Wholesale Printing or Publishing								building elevation. Otherwise, up to 35' above average building elevation.				
.060	Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control					0'	0'		Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.	B	E		1. May include, as part of this use, accessory retail sales, office or service occupying no more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 2. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A. 3. Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage.

Section 55.81	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.070	A Retail Establishment providing banking and related financial services		D.R., Chapter 142 KZC	None	10'	0'	0'	80%	Same as primary use.	C	E	~~1 per each 300 sq. ft. of gross floor area.~~	1. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. It will not be located in a separate structure from the primary use; c. It will not exceed 50 percent of the ground floor area of the building; d. The use is integrated into the design of the building; and e. There is no vehicle drive-in or drive-through.
.080	Office Use								Where adjoining a low density zone, then 30' above average building elevation. Otherwise,	C See also Spec. Reg. 1(a).	D	~~If medical, dental or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300~~	1. The following regulations apply only to veterinary offices: a. If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A. b. Outside runs and other outside facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.

Section 55.81	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
									45' above average building elevation. See also Spec. Reg. 2.			~~sq. ft. of gross floor area.~~	2. No portion of a structure may exceed the following heights above the elevation of NE 116th Street, as measured at the midpoint of the frontage of the subject property on NE 116th Street: a. Within 20 feet of NE 116th Street, 35 feet. b. Within 30 feet of NE 116th Street, 45 feet. c. Within 40 feet of NE 116th Street, 55 feet.
.090	High Technology									A		~~If manufacturing, then 1 per each 1,000 sq. ft. of gross floor area.~~ ~~If office, then 1 per 300 sq. ft. of gross floor area.~~ ~~Otherwise, see KZC 105.25.~~	1. This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors. 2. No portion of a structure may exceed the following heights above the elevation of NE 116th Street, as measured at the midpoint of the frontage of the subject property on NE 116th Street: a. Within 20 feet of NE 116th Street, 35 feet. b. Within 30 feet of NE 116th Street, 45 feet. c. Within 40 feet of NE 116th Street, 55 feet.

Section 55.81	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													3. May include, as part of this use, accessory retail sales or service occupying not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 4. Refer to KZC 115.105 for provisions regarding outside use, activity and storage.
.100	School, Day-Care Center, Mini-School or Mini-Day-Care Center See Spec. Reg. 1.		D.R., Chapter 142 KZC	None	10'	0'	0'	80%	Same as primary use.	D	B	~~See KZC 105.25.~~	1. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. The use is integrated into the design of the building. 2. A six-foot-high fence is required along the property lines adjacent to the outside play areas. 3. Hours of operation may be limited to reduce impacts on nearby residential uses. 4. ~~An on-site passenger loading area may be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or~~

Section 55.81	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													~~other means may be required to reduce traffic impacts on any nearby residential uses.~~Reserved. 5. May include accessory living facilities for staff persons.
.110	Public Utility								Where adjoining a low density zone, then 30' above average building elevation. Otherwise, 45' above average building elevation. See also Spec. Reg. 2.	C See Spec. Reg. 1.			1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses. 2. No portion of a structure may exceed the following heights above the elevation of NE 116th Street, as measured at the midpoint of the frontage of the subject property on NE 116th Street: a. Within 20 feet of NE 116th Street, 35 feet. b. Within 30 feet of NE 116th Street, 45 feet. c. Within 40 feet of NE 116th Street, 55 feet.
.120	Government Facility Community Facility												
.130	Vehicle or Boat Sales, Repair, Services, Washing or Rental See Spec. Reg. 1.									A	E		1. Vehicle or boat sales or rental uses are only permitted if the property abuts NE 116th Street. 2. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC

Section 55.81	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													115.105, Outdoor Use, Activity and Storage, for additional regulations.
.140	Restaurant or Tavern See Spec. Reg. 1.								Same as primary use.	C		~~1 per each 100 sq. ft. of gross floor area.~~	1. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. It is not located in a separate structure from the primary use; c. The use is integrated into the design of the building; d. There is no vehicle drive-in or drive-through.
.150	Public Park		Development standards will be determined on a case-by-case basis. See KZC 45.50 for required review process.										
.160	Entertainment, Cultural and/or Recreational Facility		D.R., Chapter 142 KZC	None	20'	0'	0'	80%	Where adjoining a low density zone, 30' above average building	A	E	~~See KZC 105.25.~~	1. The use shall be conducted within a wholly enclosed building, unless the parcel abuts the Cross Kirkland Corridor (CKC). Outdoor activities may be located only between the CKC and the building. 2. The structure containing the use shall have been in existence on June 1, 2004, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration,

Section 55.81	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
									elevation. Otherwise, 35' above average building elevation.				change, or modification exceeds 30 percent of the replacement cost of that building. 3. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space.
.170	Assisted Living Facility See Spec. Reg. 1.				10'	5' but 2 side yards must equal at least 15'. See Spec. Reg. 4.	10' See Spec. Reg. 5.		Where adjoining a low density zone, 30' above average building elevation. Otherwise, up to 65' above average building elevation.	D	A		1. This use is permitted only in Housing Incentive Area 4 (see Plate 37, Chapter 180 KZC). 2. No portion of a structure may exceed the following heights above the elevation of NE 116th Street, as measured at the midpoint of the frontage of the subject property on NE 116th Street: a. Within 20 feet of NE 116th Street, 35 feet. b. Within 30 feet of NE 116th Street, 45 feet. c. Within 40 feet of NE 116th Street, 65 feet. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

Section 55.81	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
									See Spec. Reg. 2.				4. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet. 5. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.

55.85

General Regulations – TL 10D Zone.

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. When a permitted use is included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.

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

4. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

5. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

55.87

Use Zone Chart – TL 10D Zone.

Section 55.87	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.010	Packaging of Prepared Materials Manufacturing See Spec. Regs. 1 and 2.		D.R., Chapter 142 KZC	None	20'	0'	0'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.	A	C	~~1 per each 1,000 sq. ft. of gross floor area.~~	1. The following manufacturing uses are permitted: a. Food, drugs, stone, clay, glass, china, ceramics products, electrical equipment, scientific or photographic equipment; b. Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities;
.015	Breweries, Wineries and Distilleries											~~1 per each 1,000 sq. ft. of gross floor area. Tasting rooms 1 per each 100 sq. ft. of gross floor area.~~	c. Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations; d. Packaging of prepared materials; e. Textile, leather, wood, paper and plastic products from pre-prepared material; and

Section 55.87	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													f. Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes. 2. May include, as part of this use, accessory retail sales, or service using not more than 20 percent (50 percent for properties located within 150 feet of the Cross Kirkland Corridor) of the gross floor area. The floor area of accessory office use is not limited. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 3. Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage. 4. Breweries, wineries, and distilleries may include tasting rooms, accessory retail sales, or office utilizing not more than 20 percent of the gross floor area (no limit for properties located within 150 feet of the Cross Kirkland Corridor).
.020	Warehouse Storage Service		D.R., Chapter 142 KZC	None	20'	0'	0'	80%	Where adjoining a low density	A	C	~~1 per each 1,000 sq. ft. of gross floor area.~~	1. May include, as part of this use, accessory retail sales, or service occupying no more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.
.030	Wholesale Trade												

Section 55.87	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.040	Industrial Laundry Facility								zone, 30' above average building elevation. Otherwise, 35' above average building elevation.				2. Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage.
.050	Wholesale Printing or Publishing												
.060	Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control									B	E		1. May include, as part of this use, accessory retail sales, office or service occupying no more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 2. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A. 3. Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage.
.070	A Retail Establishment providing banking and related financial services	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	Same as primary use.		B	E	~~1 per each 300 sq. ft. of gross floor area.~~	1. This use is permitted if accessory to a primary use and: a. It will not exceed 20 percent of the gross floor area of the building; b. The use is integrated into the design of the building;

Section 55.87	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													c. It will not be located in a separate structure from the primary use; d. It will not exceed 50 percent of the ground floor area of the building; and e. There is no vehicle drive-in or drive-through.
.080	High Technology								Where adjoining a low density zone, 30' above average building elevation. Otherwise, 80' above average building elevation.	C See Spec. Reg. 5.	D	~~If manufacturing, then 1 per each 1,000 sq. ft. of gross floor area.~~ ~~If office, then 1 per 300 sq. ft. of gross floor area.~~ ~~Otherwise, see KZC 105.25.~~	1. If this use is located in Housing Incentive Area 4 (see Plate 37, Chapter 180 KZC), maximum building height is 65 feet above average building elevation. 2. This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors. 3. May include as part of this use, accessory retail sales or service occupying not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 4. Refer to KZC 115.105 for provisions regarding outside use, activity and storage.

Section 55.87	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
									See Spec. Reg. 1.				5. Any outdoor storage area must be buffered according to Landscape Category A.
.090	Office Use									C See also Spec. Reg. 2(a).		~~If a medical, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area.~~ ~~Otherwise, 1 per each 300 sq. ft. of gross floor area.~~	1. If this use is located in Housing Incentive Area 4 (see Plate 37, Chapter 180 KZC), maximum building height is 65 feet above average building elevation. 2. The following regulations apply only to veterinary offices: a. If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A. b. Outside runs and other outside facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.
.100	Attached or Stacked Dwelling Units See Spec. Reg. 1.		D.R., Chapter 142 KZC	None	10'	5', but 2 side yards must equal at least 15'.	0'	80%	Where adjoining a low density zone, 30' above average	D	A	~~1.2 per studio unit.~~ ~~1.3 per 1 bedroom unit.~~	1. This use is permitted only in Housing Incentive Area 4 (see Plate 37, Chapter 180 KZC). 2. Developers and residents in this zone should be aware that this property lies within a district containing and allowing future development of uses of a light industry/office nature,

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			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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
						See Spec. Reg. 5.			building elevation. Otherwise, 65' above average building elevation. See Spec. Reg. 1.			~~1.6 per 2 bedroom unit.~~ ~~1.8 per 3 or more bedroom unit.~~ ~~See KZC 105.20 for visitor parking requirements.~~	and impacts typically associated with these uses, such as noise and odor, may be experienced by residents. 3. For Attached or Stacked Dwelling Units, at least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 5. 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. 6. ~~KZC 105.103(3)(c) provides a process to grant a decrease in the required number of parking spaces.~~Reserved.

Section 55.87	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.110	Day-Care Center and Mini-Day-Care Center See Spec. Reg. 1.		D.R., Chapter 142 KZC	None	10'	0'	0'	80%	Same as primary use.	D	B	~~See KZC 105.25.~~	1. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. The use is integrated into the design of the building. 2. A six-foot-high fence is required along the property lines adjacent to the outside play areas. 3. Hours of operation may be limited to reduce impacts on nearby residential uses. 4. ~~An on-site passenger loading area may be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.~~Reserved. 5. May include accessory living facilities for staff persons.

Section 55.87	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													6. ~~The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.~~Reserved.
.120	Public Utility								Where adjoining a low density zone, 30' above average building elevation. Otherwise, 80' above average building elevation. See Spec. Reg. 1.	C See Spec. Reg. 2.			1. If this use is located within Housing Incentive Area 4 (see Plate 37, Chapter 180 KZC) maximum building height is 65 feet above average building elevation. 2. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.130	Government Facility Community Facility												

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			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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.140	Restaurant or Tavern See Spec. Reg. 1.		D.R., Chapter 142 KZC	None	10'	0'	0'	80%	Same as primary use.	B	E	~~1 per each 100 sq. ft. of gross floor area.~~	1. This use is only permitted as a primary use on properties located within 150 feet of the Cross Kirkland Corridor. On other properties, this use is only permitted if accessory to a primary use, where: a. It will not exceed 20 percent of the gross floor area of the building; b. It is not located in a separate structure from the primary use; c. The use is integrated into the design of the building. 2. No vehicle drive-in or drive-through facilities are permitted.
.150	Entertainment, Cultural and/or Recreational Facility				20'				Where adjoining a low density zone, 30' above average building elevation.	A		~~See KZC 105.25.~~	1. The use shall be conducted within a wholly enclosed building, unless the parcel abuts the Cross Kirkland Corridor (CKC). Outdoor activities may be located only between the CKC and the building. 2. The structure containing the use shall have been in existence on June 1, 2004, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building.

Section 55.87	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
									Otherwise, 35' above average building elevation.				3. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space.
.160	Public Park		Development standards will be determined on a case-by-case basis. See KZC 45.50 for required review process.										
.170	Development Containing Stacked or Attached Dwelling Units and one or more of the following uses: • Retail establishments, including restaurants and taverns, and/or • Office uses		D.R., Chapter 142 KZC	10 Acres	10'	0'	0'	80%	80' above average building elevation. See Spec. Reg. 5.	See Spec. Reg. 6.	E	~~See KZC 105.25.~~	1. A development which includes one or more of the uses specifically listed in this "use" column may also include one or more of the other uses allowed in this zone. 2. Development must be located on property adjacent to the Cross Kirkland Corridor (CKC), and provide building and site orientation to the CKC. 3. Vehicular and pedestrian access must be oriented away from primary access routes for industrial traffic. 4. Developers and residents in this zone should be aware that this property lies within a district containing and allowing future development of uses of a light industry/office nature,

Section 55.87	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													and impacts typically associated with these uses, such as noise and odor, may be experienced by residents. 5. Maximum building height for development that includes land on both sides of the CKC is 100 feet. At least 25 percent of the gross floor area of the development must be on either side of the corridor to satisfy this requirement. 6. The landscaping requirement adjacent to property in TL 10D shall comply with KZC 95.42(1). Where existing residential use abuts the parcel boundaries, KZC 95.42(2) applies.
.180	Assisted Living Facility See Spec. Reg. 1.		D.R., Chapter 142 KZC. See Gen. Reg. 3.	None		5', but 2 side yards must equal at least 15'. See Spec. Reg. 4.			Where adjoining a low density zone, 30' above average building elevation. Otherwise, 65' above average	D	A		1. This use is permitted only in Housing Incentive Area 4 (see Plate 37, Chapter 180 KZC). 2. Developers and residents in this zone should be aware that this property lies within a district containing and allowing future development of uses of a light industry/office nature, and impacts typically associated with these uses, such as noise and odor, may be experienced by residents. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

Section 55.87	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
									building elevation. See Spec. Reg. 1.				4. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet.

55.91

General Regulations – TL 10E Zone.

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. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.

3. When a permitted use is included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.

4. Where a stream has been diverted into a pipe or culvert, development must not preclude future restoration of the stream to its historic corridor, removal of fish barriers, or the daylighting of the stream. The City may require the applicant to preserve 100 feet in width for the stream corridor. An increase in the allowable building height of 15 feet (beyond 100 feet of a low density zone), shall be extended to those parcels required to preserve land for stream restoration. The placement of buildings, driveways and parking areas shall be located to enable stream restoration to occur.

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

6. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

7. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

55.93

Use Zone Chart – TL 10E Zone.

Section 55.93	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.010	Packaging of Prepared Materials Manufacturing See Spec. Regs. 1 and 2.		D.R., Chapter 142 KZC	None	20'	0'	0'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.	A	C	~~1 per each 1,000 sq. ft. of gross floor area.~~	1. The following manufacturing uses are permitted: a. Food, drugs, stone, clay, glass, china, ceramics products, electrical equipment, scientific or photographic equipment; b. Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities; c. Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations; d. Packaging of prepared materials; e. Textile, leather, wood, paper and plastic products from pre-prepared material; and
.015	Breweries, Wineries, and Distilleries											~~1 per each 1,000 sq. ft. of gross floor area. Tasting rooms 1 per each 100 sq. ft. of gross floor area.~~	

Section 55.93	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													f. Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes. 2. May include as part of this use, accessory retail sales, or service occupying not more than 20 percent of the gross floor area (50 percent for properties located within 150 feet of the Cross Kirkland Corridor). The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 3. Breweries, wineries and distilleries may include tasting rooms, accessory retail sales, or office utilizing not more than 20 percent of the gross floor area (no limit for properties located within 150 feet of the Cross Kirkland Corridor).
.020	Warehouse Storage Service		D.R., Chapter 142 KZC	None	20'	0'	0'	80%	Where adjoining a low density zone, 30' above average	A	C	~~1 per each 1,000 sq. ft. of gross floor area.~~	1. May include, as part of this use, accessory retail sales, or service occupying no more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.
.030	Wholesale Trade												
.040	Industrial Laundry Facility												

Section 55.93	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.050	Wholesale Printing or Publishing								building elevation. Otherwise, 35' above average building elevation.				
.060	A Retail Establishment providing banking and related financial services								Same as for primary use.			~~1 per each 300 sq. ft. of gross floor area.~~	1. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. It will not be located in a separate structure from the primary use; c. It will not exceed 50 percent of the ground floor area of the building; d. The use is integrated into the design of the building; and e. There is no vehicle drive-in or drive-through.
.070	Office Use				10'				Where adjoining	C	D	~~If medical, dental or~~	1. The following regulations apply only to veterinary offices:

Section 55.93	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
									a low density zone, then 50' above average building elevation. Otherwise, 80' above average building elevation.	See also Spec. Reg. 1(a).		~~veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.~~	a. If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A. b. Outside runs and other outside facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.
.080	High Technology		D.R., Chapter 142 KZC	None	10'	0'	0'	80%	Where adjoining a low density zone, 50' above average building elevation. Otherwise, 80' above	C See Spec. Reg. 3.	D	~~If manufacturing, then 1 per each 1,000 sq. ft. of gross floor area.~~ ~~If office, then 1 per 300 sq. ft. of gross floor area.~~	1. This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors. 2. May include, as part of this use, accessory retail sales or service occupying not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.

Section 55.93	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
									average building elevation.			~~Otherwise, see KZC 105.25.~~	3. Refer to KZC 115.105 for provisions regarding outside use, activity and storage. 4. Any outdoor storage area must be buffered according to Landscape Category A.
.090	Public Utility								If adjoining a low density zone, then 50' above average building elevation. Otherwise, 80' above average building elevation.	C See Spec. Reg. 1.	B	~~See KZC 105.25.~~	1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.100	Government Facility Community Facility												
.110	Vehicle or Boat Repair, Services, Washing or Rental See Spec. Reg. 1.										E		1. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations.
.120	Restaurant or Tavern								Where adjoining a low density	B		~~1 per each 100 sq. ft. of gross floor area.~~	1. This use is only permitted as a primary use on properties located within 150 feet of the Cross Kirkland Corridor. On

Section 55.93	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
	See Spec. Reg. 1.								zone, 30' above average building elevation. Otherwise 35' above average building elevation.				other properties, this use is only permitted if accessory to a permitted primary use where: a. It will not exceed 20 percent of the gross floor area of the building; b. It is not located in a separate structure from the primary use; c. The use is integrated into the design of the building. 2. No vehicle drive-in or drive-through facilities are permitted.
.130	Entertainment, Cultural and/or Recreational Facility		D.R., Chapter 142 KZC	None	20'	0'	0'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above	A	E	~~See KZC 105.25.~~	1. The use shall be conducted within a wholly enclosed building, unless the parcel abuts the Cross Kirkland Corridor (CKC). Outdoor activities may be located only between the CKC and the building. 2. The structure containing the use shall have been in existence on June 1, 2004, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. 3. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to

Section 55.93	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
									average building elevation.				the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space.
.140	Public Park		Development standards will be determined on a case-by-case basis. See KZC 45.50 for required review process.										
.150	Development Containing Stacked or Attached Dwelling Units and one or more of the following uses: • Retail establishments, including restaurants and taverns, and/or • Office uses		D.R., Chapter 142 KZC	10 acres	10'	0'	0'	80%	80' above average building elevation. See Spec. Reg. 5.	See Spec. Reg. 6.	E	~~See KZC 105.25.~~	1. A development which includes one or more of the uses specifically listed in this "use" column may also include one or more of the other uses allowed in this zone. 2. Development must be located on property adjacent to the Cross Kirkland Corridor (CKC), and provide building and site orientation to the CKC. 3. Vehicular and pedestrian access must be oriented away from primary access routes for industrial traffic. 4. Developers and residents in this zone should be aware that this property lies within a district containing and allowing future development of uses of a light industry/office nature, and impacts typically associated with these uses, such as noise and odor, may be experienced by residents.

Section 55.93	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													5. Maximum building height for development that includes land on both sides of the CKC is 100 feet. At least 25 percent of the gross floor area of the development must be on either side of the corridor to satisfy this requirement. 6. The landscaping requirement adjacent to property in TL 10D shall comply with KZC 95.42(1). Where existing residential use abuts the parcel boundaries, KZC 95.42(2) applies.

55.97

General Regulations – TL 11 Zone.

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

3. For structures located within 30 feet of a parcel in a low density zone (or a low density use in PLA 17), KZC 115.136 establishes additional limitations on structure size.

4. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

5. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

55.99

Use Zone Chart – TL 11 Zone.

Section 55.99	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.010	Attached or Stacked Dwelling Units		None	3,600 sq. ft. per unit	20'	5', but 2 side yards must equal at least 15'. See Spec. Reg. 3.	10' See Spec. Reg. 4.	70%	If adjoining a low density zone, 25' above average building elevation. Otherwise, 40' above average building elevation.	D	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~~	1. If the subject property contains four or more units, then it must contain at least 200 sq. ft. per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces each having at least 800 sq. ft. and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment, a recreation building and/or a trail around the wetland are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced

Section 55.99	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
												~~parking requirements.~~	based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. 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. 4. 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.
.020	School or Day-Care Center		None	7,200 sq. ft.	If this use can accommodate 50 or more students or children, then:			70%	If adjoining a low density zone other than RSX, then	D	B	~~See KZC 105.25.~~	1. No structure, roadway or land surface modification is allowed on any regulated slope. 2. Only one access point to NE 124th Street is permitted. This access must be aligned with an access point adjacent to the north. 3. Vehicular circulation on the subject property must be designed to mitigate traffic impacts. The City may require on- and off-site traffic
					50'	50' on each side	50'						

Section 55.99	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
					If this use can accommodate 13 to 49 students or children, then:				25' above average building elevation. Otherwise, 30' above average building elevation. See Spec. Reg. 9.				control devices, roadway improvements, or limit development, if necessary, to further reduce traffic impacts. 4. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 5. Structured play areas must be set back from all property lines as follows: a. Twenty feet if this use can accommodate 50 or more students or children. b. Ten feet if this use can accommodate 13 to 49 students or children. 6. ~~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 any nearby residential uses.~~Reserved. 7. May include accessory living facilities for staff persons.
					20'	20' on each side	20'						

Section 55.99	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													8. ~~The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.~~Reserved. 9. For school use, structure height may be increased up to 35 feet, if: a. The school can accommodate 200 or more students; and b. The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements.
.030	Mini-School or Mini-Day-Care	None	3,600 sq. ft.	20'	5', but 2 side yards must equal at least 15'	10'	70%	If adjoining a low density zone other than RSX, then	D	B	~~See KZC 105.25.~~	1. No structure, roadway or land surface modification is allowed on any regulated slope. 2. Only one access point to NE 124th is permitted. This access must be aligned with an access point adjacent to the north. 3. Vehicular circulation on the subject property must be designed to mitigate traffic impacts. The City may require on- and off-site traffic

Section 55.99	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
									25' above average building elevation. Otherwise, 30' above average building elevation.				control devices, roadway improvements, or limit development, if necessary, to further reduce traffic impacts. 4. A six-foot-high fence is required along the property lines adjacent to the outside play area. 5. Structured play areas must be set back from all property lines by five feet. 6. ~~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.~~Reserved. 7. ~~The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.~~Reserved. 8. May include accessory living facilities for staff persons.
.040	Convalescent Center or Nursing Home			7,200 sq. ft.		10' each side				C	D	~~1 for each bed.~~	1. No structure, roadway, or land surface modification is allowed on any regulated slope. 2. Only one access point to NE 124th Street is permitted. This access must be aligned with an access point adjacent to the north. 3. Vehicular circulation on the subject property must be designed to mitigate traffic impacts. The City may require on- and off-site traffic

Section 55.99	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													control devices, roadway improvements, or limit development, if necessary, to further reduce traffic impacts.
.050	Public Utility			None		20' each side	20'		25' above average building elevation.	A	B	~~See KZC 105.25.~~	1. No structure, roadway, or land surface modification is allowed on any regulated slope. 2. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.060	Government Facility or Community Facility					10' each side	10'			C See Spec. Reg. 2.			
.070	Public Park		Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

Chapter 56

YARROW BAY BUSINESS DISTRICT (YBD) ZONES

56.08

General Regulations – YBD 1 zone.

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 addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in the YBD 1 zone are established:

   a. 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.

   b. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.

3. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

4. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

56.10

Use Zone Chart – YBD 1 zone.

Section 56.10	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.010	Attached or Stacked Dwelling Units		D.R., Chapter 142 KZC	None	5' See Spec. Reg. 2.	0'	0'	100%	65' above average building elevation. See Spec. Reg. 11.	C	E See Spec. Reg. 15.	~~Residential: 1.1 per unit, plus guest parking: .05 per unit.~~ ~~Restaurant/tavern: 1 per each 125 sq.ft. of gross floor area.~~ ~~Retail: 1 per each 350 sq.ft. of gross floor area.~~ ~~Office: 1 per each 350 sq.ft. of gross floor area.~~ ~~Entertainment, cultural, recreational: KZC 105.25.~~ ~~See also KZC 105.103.~~	1. The required minimum front yard for any portion of the structure containing parking facilities shall be 10 feet. 2. The front setback may be reduced to zero feet where retail uses or other ground floor space is designed to provide direct pedestrian access to the street and located adjacent to a pedestrian-oriented street, major pedestrian pathway or adjacent to a transit facility. 3. May include one or more of the other uses allowed in this zone. 4. The following uses are prohibited: a. Drive-through facilities. b. The outdoor storage, sale, service and/or rental of motor vehicles,

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			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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													sailboats, motor boats, and recreational trailers. 5. At least 50 percent of the linear frontage of the ground floor along NE 38th Place must include one or more of the following uses: Retail uses selling goods or providing services, including restaurants or taverns; Banking and Related Financial Services; School, Day-Care or Mini School or Mini Day-Care Center; Government Facility; Community Facility; and retail establishments providing entertainment, cultural and/or recreational activities. The required uses shall have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building on the abutting right-of-way). The Planning Official may approve a minor reduction in the depth requirements if the applicant demonstrates that the

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			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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													requirement is not feasible given the configuration of existing or proposed improvements and that the design of the retail frontage will maximize visual interest. Lobbies for residential are allowed within this space subject to applicable design guidelines. The minimum ground floor story height for these uses shall be 13 feet. 6. Commercial uses along NE 38th Place may occupy the first two floors of a structure. Otherwise, gross floor area constructed above the ground floor must be dedicated to residential use. 7. Any portion of a structure exceeding two stories in height above NE 38th Place may not exceed 200 feet in length as measured parallel to NE 38th Place, and shall be separated by at least 30 feet from any other portion of a

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			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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													structure exceeding two stories above NE 38th Place on the subject property. 8. At least 2,500 square feet of public open space shall be provided in conjunction with new development. The space shall be in one continuous piece, and designed to be consistent with the design guidelines for public open space on site. REGULATIONS CONTINUED ON NEXT PAGE
.010	Attached or Stacked Dwelling Units (continued)												REGULATIONS CONTINUED FROM PREVIOUS PAGE 9. A visible and welcoming pedestrian-oriented space must be located between the sidewalk and the building in the gateway area.

Section 56.10	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													10. The upper story setback for all floors above the second story within 40 feet of the property line abutting NE 38th Place shall average 15 feet. For the purpose of this regulation, the term "setback" shall refer to the horizontal distance between the property line and any exterior wall abutting the street prior to any potential right-of-way dedication. The required upper story setbacks for all floors above the second story shall be calculated as Total Upper Story Setback Area, as shown on Plate 35. Any portion of a structure located within the gateway area, defined as the area located within a 50-foot radius from the point where the property line along NE 38th Place intersects with the Kirkland/Bellevue city boundary, shall provide, a minimum, upper story setbacks of five feet above the second story and

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			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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													10 feet at the fourth story. The final building facade design shall be based on the applicable design guidelines and determined through the Design Review process. 11. Building height of a structure located within the gateway area, defined as the area located within a 50-foot radius from the point where the property line along NE 38th Place intersects with the Kirkland/Bellevue city boundary, shall not exceed 55 feet above average building elevation. 12. A through-block pathway, developed according to the standards in KZC 105.19(3), must be installed to provide pedestrian access between NE 38th Place and the transit center. The final design of the pathway shall be based on the applicable design guidelines and

Section 56.10	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													determined through the Design Review process. 13. Development of residential uses within the zoning district shall result in a minimum of 20 percent of total residential units being affordable with affordability levels as follows: REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE
.010	Attached or Stacked Dwelling Units (continued)												REGULATIONS CONTINUED FROM PREVIOUS PAGE a. For renter-occupied housing: 1) A minimum of 20 percent of the total residential units shall be affordable. A minimum of 10 percent of total residential units shall be affordable at no greater than 50 percent of median income. The remaining affordable units shall be affordable at no greater than 70

Section 56.10	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													percent of median income. Affordable rent levels will be determined using the same methodology used in the definition of affordable housing unit in Chapter 5 KZC. b. For owner-occupied housing: 1) A minimum of 20 percent of total residential units shall be affordable housing units as defined in KZC 5.10.023(1)(a). 14. The following additional regulations apply to affordable housing units included in development: a. Alternative affordability levels – subject to Planning and Building Director approval, an applicant for owner-occupied housing may propose affordability levels different from those defined in this chapter.

Section 56.10	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													In approving any different affordability levels, the Director shall use ratios similar to those in KZC 112.20(3)(b). b. Affordable housing provided pursuant to this section shall also comply with the following sections of Chapter 112 KZC: 112.15(4) (Rounding); 112.35(2) (Affordability Agreement). c. The following provisions of Chapter 112 KZC do not apply to this zoning district: 112.20 (Basic Affordable Housing Incentives); 112.25 (Additional Affordable Housing Incentives); 112.30 (Alternative Compliance). d. Other provisions for the affordable housing units are: 1) The type of ownership of the affordable housing units shall be the

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			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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													same as the type of ownership for the rest of the housing units in the development. 2) The affordable housing units shall consist of a range in number of bedrooms that are comparable to units in the overall development. REGULATIONS CONTINUED ON NEXT PAGE
.010	Attached or Stacked Dwelling Units (continued)												REGULATIONS CONTINUED FROM PREVIOUS PAGE 3) The size of the affordable housing units, if smaller than the other units with the same number of bedrooms in the development, must be approved by the Planning and Building Director. In no case shall the affordable housing units be more than 10 percent smaller than the comparable dwelling units in the development, based on number of

Section 56.10	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													bedrooms, or less than 500 square feet for a one-bedroom unit, 700 square feet for a two-bedroom unit, or 900 square feet for a three-bedroom unit, whichever is less. 4) The affordable housing units shall be available for occupancy in a time frame comparable to the availability of the rest of the dwelling units in the development, unless the Planning and Building Director approves a phasing plan pursuant to KMC 5.88.090. 5) The exterior design of the affordable housing units must be compatible and comparable with the rest of the dwelling units in the development. 6) The interior finish and quality of construction of the affordable housing units shall at a minimum be comparable to entry level rental or

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			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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													ownership housing in the City of Kirkland. e. Applicants may request an exemption from payment of road impact fees for the affordable housing units as established by KMC 27.04.050. f. Applicants providing affordable housing units may request an exemption from payment of park impact fees for the affordable housing units as established by KMC 27.06.050. g. Applicants providing affordable housing units are eligible for exemption from various planning, building, plumbing, mechanical and electrical permit fees for the affordable housing and moderate income units as established in KMC 5.74.070 and KMC Title 21.

Section 56.10	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													h. Property Tax Exemption. A property providing affordable housing units may be eligible for a property tax exemption as established in Chapter 5.88 KMC. 15. Signs for a development approved under this provision must be proposed within a Master Sign Plan application (KZC 100.80) for all signs within the project. REGULATIONS CONTINUED ON NEXT PAGE
.010	Attached or Stacked Dwelling Units (continued)												REGULATIONS CONTINUED FROM PREVIOUS PAGE 16. Development shall be designed, built and certified to achieve or exceed the high performing building standards described in KZC 115.62. 17. This use must be part of a development that includes an

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				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													increase in the number of parking stalls available exclusively to users of the Park and Ride facility. 18. The p~~P~~arking stalls required to serve th~~e~~is use must be in addition to those provided as part of th~~e~~an expansion of capacity for the Park and Ride facility.
.020	Office Uses		D.R., Chapter 142 KZC	None	20'	5', but 2 side yards must equal at least 15'.	10'	70%	30' above average building elevation.	C	D	~~If medical, dental, or veterinary office, then one per each 200 sq. ft. of gross floor area. Otherwise, one per each 300 sq. ft. of gross floor area.~~	1. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an acoustical engineer, must be

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				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													submitted with the development permit application. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
.030	Restaurant or Tavern										E	~~One per each 100 sq. ft. of gross floor area.~~	1. Drive-in or drive-through facilities are prohibited.

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				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.040	Funeral Home or Mortuary					20' on each side	20'				B	~~One per each 300 sq. ft. of gross floor area.~~	
.050	Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, or Shoe Repair Shop		D.R., Chapter 142 KZC	None	20'	5', but 2 side yards must equal at least 15'.	10'	70%	30' above average building elevation.	C	E	~~1 per each 300 sq. ft. of gross floor area.~~	1. May not be located above the ground floor of a structure. 2. Gross floor area cannot exceed 3,000 sq. ft.
.060	Retail Establishment providing banking or related financial service												1. May not be located above the ground floor of a structure.
.070	Faith-Based Facility					20' on each side					B	~~1 for every 4 people based on maximum occupant load of any area of worship. See Spec. Reg. 1.~~	1. ~~No parking is required for day-care or school ancillary to the use.~~Reserved.

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			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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.080	School or Day-Care Center					5', but 2 side yards must equal at least 15'.				D		~~See KZC 105.25.~~	1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. ~~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 any nearby residential uses.~~Reserved. 4. May include accessory living facilities for staff persons.

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			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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													5. ~~The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.~~Reserved.
.090	Mini-School or Mini-Day-Care		D.R., Chapter 142 KZC	None	20'	5', but 2 side yards must equal at least 15'.	10'	70%	30' above average building elevation.	E	B	~~See KZC 105.25.~~	1. A six-foot-high fence is required along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 3. ~~An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.~~Reserved. 4. ~~The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.~~Reserved.

Section 56.10	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
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				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													5. May include accessory living facilities for staff persons.
.100	Convalescent Center or Nursing Home					10' on each side	20'			C		~~One for each bed.~~	
.110	Hospital Facility			One Acre						B		~~See KZC 105.25.~~	
.120	Public Utility			None						A			1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.130	Government Facility Community Facility									C See Spec. Reg. 1.			
.140	Public Park		Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

56.18

General Regulations – YBD 2 and YBD 3 zones.

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 addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in the YBD 2 and YBD 3 zones are allowed:

   a. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapets around the perimeter of the structure shall not exceed two feet.

   b. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.

3. A City entry or gateway feature shall be designed and installed on the subject property adjacent to Lake Washington Boulevard between the southern City limit line and NE 38th Place pursuant to the standards in KZC 110.60. The specific location and design of the gateway shall be evaluated with the Design Review Process.

4. Driveways onto Lake Washington Boulevard, NE 38th Place and Northup Way shall be limited to prevent arterial congestion and traffic safety hazards. Shared access points must be utilized where feasible (does not apply to Public Park uses). The Public Works Official shall approve the number, location and design of all driveways.

5. The minimum ground floor story height shall be 13 feet for retail establishments selling goods or services including banking and financial services, restaurant and tavern, or office.

6. The upper story setback for all floors above the second story within 40 feet of the property line abutting NE 38th Place shall average 15 feet. For the purpose of this regulation, the term “setback” shall refer to the horizontal distance between the property line and any exterior wall abutting the street prior to any potential right-of-way dedication.

The required upper story setbacks for all floors above the second story shall be calculated as Total Upper Story Setback Area, as shown on Plate 35.

7. Developments in parts of this zone may be limited by Chapter 83 or 90 KZC, regarding development near streams, lakes, and wetlands.

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

9. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

10. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

56.20

Use Zone Chart – YBD 2 and YBD 3 zones.

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			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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.010	Vehicle Service Station		D.R., Chapter 142 KZC	2,250 sq. ft.	40'	15' on each side. See also Spec. Reg. 3.	15'	80%	In YBD 2, 55' above average building elevation. In YBD 3, 60' above average building elevation.	A	E	~~See KZC 105.25.~~	1. The following uses and activities are prohibited: a. The outdoor storage, sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers. 2. There may not be more than two vehicle service stations at any intersection. This use is only allowed if the subject property abuts Lake Washington Boulevard or Northup Way. 3. Gas pump islands may extend 20 feet into the front yard. Canopies or covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.
.020	Restaurant or Tavern			None	0' adjacent to NE 38th Place	0'	0'			C		~~1 per each 100 sq. ft. of gross floor area.~~	1. The following uses and activities are prohibited: a. Drive-in or drive-through facilities. 2. The gross floor area of individual retail establishments may not exceed 15,000 square feet

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				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
					and Northup Way. Otherwise, 20'.								except within a mixed use development in which the floor area of other uses exceeds the floor area of retail establishments.
.030	Office Use										D	~~If medical, dental or veterinary office, then one per each 200 sq. ft. of gross floor area.~~ ~~Otherwise, 1 per each 300 sq. ft. of gross floor area.~~	1. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use.

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				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
.040	Hotel or Motel		D.R., Chapter 142 KZC	None	0' adjacent to NE 38th Place and Northup Way. Otherwise, 20'.	0'	0'	80%	In YBD 2, 55' above average building elevation. In YBD 3, 60' above average building elevation.	C	E	~~1 per each room. See also Spec. Reg. 2.~~ ~~1 per each 300 sq. ft. of gross floor area.~~	1. May include ancillary meeting and convention facilities. 2. ~~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.~~Reserved.
.050	A Retail Establishment other than those specifically listed, limited, or prohibited in the zone, selling goods, or providing services including banking and												1. The following uses and activities are prohibited: a. The outdoor storage, sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers. b. Vehicle repair. c. Retail establishment providing storage services. d. Storage and operation of heavy equipment, except delivery vehicles associated with retail uses.

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				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
	related financial services												e. Storage of parts unless conducted entirely within an enclosed structure. f. Drive-in or drive-through facilities. 2. The gross floor area of individual retail establishments may not exceed 15,000 square feet except within a mixed use development in which the floor area of other uses exceeds the floor area of retail establishments. 3. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if: a. The seating and associated circulation area do 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.
.060	Stacked Dwelling Units									D	A	~~1.2 per studio unit.~~	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

Section 56.20	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
												~~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.~~	
.070	Assisted Living Facility, Convalescent Center or Nursing Home		D.R., Chapter 142 KZC	None	0' adjacent to NE 38th Place and Northup Way.	0'	0'	80%	In YBD 2, 55' above average building elevation. In YBD 3, 60' above average building elevation.	C	A	~~Independent unit: 1.7 per unit. Assisted living unit: 1 per unit. Convalescent center or nursing home:~~	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents the required review process shall be the least intensive process between the two uses.

Section 56.20	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
					Otherwise, 20'.							~~1 per each bed.~~	
.080	Private Lodge or Club										B	~~1 per each 300 sq. ft. of gross floor area~~	
.090	Hospital Facility									B		~~See KZC 105.25.~~	
.100	Public Utility									A			
.110	Faith-Based Facility									C		~~1 for every 4 people based on maximum occupant load of any area of worship. See Spec. Reg. 2.~~	1. May include accessory living facilities for staff persons. 2. ~~No parking is required for day-care or school ancillary to the use.~~Reserved.
.120	School or Day-Care Center			None	0' adjacent	0'	0'	80%	In YBD 2, 55' above average	D	B	~~See KZC 105.25.~~	1. A six-foot-high fence is required along the property lines adjacent to the outside play areas.

Section 56.20	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.130	Mini-School or Mini-Day-Care		D.R., Chapter 142 KZC		to NE 38th Place and Northup Way. Otherwise, 20'.				building elevation. In YBD 3, 60' above average building elevation.	E			2. ~~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.~~Reserved. 3. May include accessory living facilities for staff persons. 4. Electrical signs shall be permitted at junior high/middle schools and high schools. One pedestal sign with a readerboard having electronic programming is allowed per site only if: a. It is a pedestal sign (see Plate 12) having a maximum 40 square feet of sign area per sign face; b. The electronic readerboard is no more than 50 percent of the sign area; c. Moving graphics and text or video are not part of the sign; d. The electronic readerboard does not change text and/or images at a rate less than one every seven seconds and shall be readily legible given the text

Section 56.20	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													size and the speed limit of the adjacent right-of-way; e. The electronic readerboard displays messages regarding public service announcements or school events only; f. The intensity of the display shall not produce glare that extends to adjacent properties and the signs shall be equipped with a device which automatically dims the intensity of the lights during hours of darkness; g. The electronic readerboard is turned off between 10:00 p.m. and 6:00 a.m.; h. The school is located on a collector or arterial street. The City shall review and approve the location of the sign on the site. The sign shall be located to have the least impact on surrounding residential properties. If it is determined that a proposed electronic readerboard would constitute a traffic

Section 56.20	USE ⇩	⇩ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
													hazard the Planning and Building Director may impose restrictions or deny the readerboard.
.140	Government Facility Community Facility		D.R., Chapter 142 KZC	None	0' adjacent to NE 38th Place and Northup Way. Otherwise, 20'.	0'	0'	80%	In YBD 2, 55' above average building elevation. In YBD 3, 60' above average building elevation.	C See Spec. Reg. 1.	B	~~See KZC 105.25.~~	1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.150	Public Park		Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

Chapter 57
FORM-BASED CODE FOR THE NE 85TH STREET STATION AREA PLAN

***

57.05.070
Relationship to Other Regulations.

Development in regulating districts contained in this chapter is subject to the below common code regulations. Unless otherwise stated below, where a provision in a referenced section below conflicts with a specific district or districtwide regulation contained in this chapter, the regulation of that specific district, or districtwide regulation shall govern.

Common Code Regulations. Refer to:

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

2. KZC 45.50 for public park development standards.

3. Chapter 90 KZC for regulations regarding development near streams, minor lakes (e.g., Forbes Lake), wetlands, fish and wildlife habitat conservation areas and frequently flooded areas.

4. Chapter 85 KZC for regulations regarding development on property containing geologically hazardous areas.

5. Chapter 92 KZC for design regulations.

6. Chapter 95 KZC for regulations regarding tree retention and landscape standards for development on private property.

7. Chapter 100 KZC for sign regulations.

8. Chapter 105 KZC for required parking, parking areas, vehicle and pedestrian access, and related improvements.

9. Chapter 111 KZC for regulations regarding co-living housing.

10. Chapter 112 KZC for regulations regarding affordable housing standards.

11. Chapter 113 KZC for regulations regarding cottage, carriage, and two-/three-unit homes housing types.

12. Chapter 115 KZC for applicable miscellaneous use development and performance standards.

13. KZC 115.24 for development standards adjoining the Cross Kirkland Corridor. Regulating standards of KZC 115.24 govern where provisions in district or district-wide standards conflict.

14. Chapter 142 KZC for regulations regarding the design review process.

15. Chapter 162 KZC for regulations regarding nonconformances.

****

57.25.060

Parking.

1. *General Provisions.*

a. ~~*Off-Street Parking.*~~ Reserved.

~~1) **Required Parking:** The following off-street parking requirements apply to uses in the regulating districts as shown in Table 6.~~

~~**TABLE 6: OFF-STREET PARKING REQUIREMENTS**~~

~~**Land Use**~~	~~**Minimum Required Parking Spaces**~~
~~Residential: Detached Dwelling Unit~~	~~2/unit~~
~~Residential: Co-Living Housing Units, Attached or Stacked Dwelling Units~~	~~0/affordable studio unit~~ ~~0/affordable one-bedroom unit~~ ~~0.75/studio unit~~ ~~1/one-bedroom unit~~ ~~1.25/two-bedroom unit~~ ~~1.5/three- or more bedroom unit~~ ~~See Chapter 111 KZC for minimum required parking for co-living units.~~
~~Residential: Assisted Living Facility~~	~~0.5/unit~~
~~Residential: Convalescent Center~~	~~0.5/bed~~
~~Commercial~~	~~2/1,000 SF GFA~~
~~Industrial~~	~~1/1000 SF GFA~~ ~~Breweries, wineries or distilleries shall apply the minimum required industrial parking rate only for the portion of the building engaged in industrial uses. Tasting rooms for breweries, wineries, or distilleries shall provide parking at 2/1000 SF GFA.~~

~~**Land Use**~~	~~**Minimum Required Parking Spaces**~~
~~Institutional~~	~~Set by the City Transportation Engineer under KZC 105.25~~

~~2) **Shared Parking Reduction:** Shared parking is allowed in accordance with the provisions in KZC 105.45.~~

~~3) **Modification to Minimum Required Parking:** For a modification to subsection (1)(a)(1) of this section, a decrease in the required number of spaces may be granted by the Planning Official if the number of spaces proposed is documented by an adequate and thorough parking demand and utilization study to be sufficient to fully serve the use. The study shall be prepared by a licensed transportation engineer or other qualified professional and shall analyze the operational characteristics of the proposed use which justify a parking reduction. The scope of the study shall be proposed by the applicant's licensed transportation engineer or other qualified professional and approved by the City Transportation Engineer. The study shall provide at least two days of data for morning, afternoon and evening hours, or as otherwise approved or required by the City Transportation Engineer. Approval of a parking reduction shall be solely at the discretion of the City. A decrease in the minimum required number of spaces may be based in whole or part on the provision of nationally accepted TDM (Transportation Demand Management) measures. Data supporting the effectiveness of the TDM measures shall be provided as part of the parking demand and utilization study and approved by the City Transportation Engineer.~~

~~4) **Parking Space Reductions Near Transit:** For senior citizen households or housing units specifically for people with disabilities that are located within one-quarter mile of a transit stop that receives transit service at least four times per hour for 12 or more hours per day, minimum parking space requirements are eliminated for residents. Parking requirements for staff and visitors of such housing units will be established pursuant to KZC 105.25. The city will require an applicant to record a covenant that prohibits the rental or sale of a unit subject to this parking restriction for any purpose other than providing for senior citizen households or housing for people with disabilities.~~

~~5) **Guest Parking:** Refer to Chapter 105 KZC.~~

b. ~~**Parking Location:** Refer to Chapter 105 KZC.~~Reserved.

c. ~~**Parking Area Design:** Refer to Chapter 105 KZC, as well as KZC 57.25.070, Sustainability Standards, for relevant requirements and incentives.~~Reserved.

d. ~~**Parking Dimensional Standards:** Refer to Chapter 105 KZC.~~Reserved.

e. **Bike Parking:** Bicycle parking spaces shall be provided ~~in all new development~~ to encourage the use of bicycles as a form of transportation by providing safe and convenient places to park bicycles. Both short-term and long-term bicycle parking shall be provided. Short-term bicycle parking is intended to serve visitors or business patrons who visit the project site for a short time period, around four hours or less. Short-term bicycle parking must be~~is~~ located near the site entrance in a visible location that makes it easy to find for visitors. Long-term bicycle parking is intended to serve residents or employees who may need to store bikes on site during a typical workday or overnight. Long-term bicycle parking must be~~is~~ secured ~~and weatherproof~~ to provide a safe and comfortable storage place for longer periods.

1) *General Bicycle Parking Standards.*

a) Short- and long-term bicycle parking shall be provided based on the following rates:

TABLE 7: BICYCLE PARKING RATES

Use	**Short-Term Bicycle Parking Rate (spaces per suite/unit/bed or per sq. ft. of gross floor area)**	**Long-Term Bicycle Parking Rate (spaces per suite/unit/bed or per sq. ft. of gross floor area)**
Residential: Detached Dwelling Unit	Not required	Not required
Residential: Co-Living Housing Units, Attached or Stacked Dwelling Units	0.05/unit	1/unit

Use	**Short-Term Bicycle Parking Rate (spaces per suite/unit/bed or per sq. ft. of gross floor area)**	**Long-Term Bicycle Parking Rate (spaces per suite/unit/bed or per sq. ft. of gross floor area)**
Residential: Assisted Living Facility	0.05/unit	0.08/unit
Residential: Convalescent Center	0.05/bed	0.08/bed
Commercial: General	0.50/1,000 SF GFA	0.33/1,000 SF GFA
Commercial: Office	0.07/1,000 SF GFA	0.33/1,000 SF GFA
Industrial	0.01/1,000 SF GFA Breweries, wineries or distilleries shall apply the minimum required industrial parking rate only for the portion of the building engaged in industrial uses. Tasting rooms for breweries, wineries, or distilleries shall provide parking at 0.50/1,000 SF GFA	0.08/1,000 SF GFA Breweries, wineries or distilleries shall apply the minimum required industrial parking rate only for the portion of the building engaged in industrial uses. Tasting rooms for breweries, wineries, or distilleries shall provide parking at 0.33/1,000 SF GFA
Institutional	As determined by City Transportation Engineer under KZC 105.25	As determined by City Transportation Engineer under KZC 105.25

b) Commercial development, both general commercial and office uses, and institutional development required to provide 25 or more long-term bike parking spaces shall also provide at least one shower for

commuters. Shower facilities shall be provided at a rate of one shower per 25 required long-term bike parking spaces. Showers should be provided adjacent to bike parking although showers provided on site as part of other facilities may satisfy this requirement; provided, that wayfinding signage is included.

c) The required number of short-term bicycle parking spaces shall be rounded up to the nearest even number.

d) The required number of long-term bicycle parking spaces shall be rounded up to the nearest whole number.

e) The Planning Official may ~~modify~~increase the required amount of bicycle parking according to the proposed use, size of the development, and anticipated pedestrian and bicycle activity as determined by the City Transportation Engineer. ~~Lack of existing bicycle and pedestrian activity shall not be considered as sufficient criteria to provide less than the minimum required amount of bicycle parking.~~

f) Design of bike parking is subject to approval by Public Works Official and must be consistent with the Public Works Pre-Approved Plans.

f. **Loading and Driveways:** Refer to KZC 115.47. Additionally, the following standards apply in the regulating districts:

1) Wherever practical, vehicular access for loading or parking should not be provided along the following street types: main street, major thoroughfare.

2) Refer to Public Works Policy R-4 for driveway location standards~~,~~; driveway locations are subject to approval by the Public Works Official.

g. ~~**Special Regulations for Institutional Uses:** For school and/or childcare uses greater than 5,000 GSF, an on-site passenger loading area must be provided, unless otherwise approved by the Public Works Official. The Public Works Official 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 the network.~~Reserved.

57.25.070

Transportation Demand Management.

1. Required Transportation Management Plan – All new commercial development and all new residential development greater than 15 units within the station area shall prepare and implement a transportation management plan that identifies their proposed transportation demand management strategies.

2. *Transportation Management Plan Administration.*

a. Each transportation management plan (TMP) shall be in a form approved by the City and recorded with King County. The TMP shall acknowledge that it is a violation of the KZC to deviate from the required transportation demand management strategies and shall run with the property.

b. Each development shall designate a transportation coordinator to manage the TMP, provide commute information to residents or employees, and be a point of contact for the City.

c. Each development shall participate in a biannual survey of residents in a form approved by the City to document transportation mode share, parking utilization, and potential spillover parking.

3. *Required Transportation Demand Management Strategies.*

a. ~~The costs to provide p~~Parking shall be unbundled from ~~the rental costs~~rent for residential developments.

b. ~~New developments~~Property managers shall charge for off-street parking in new developments.

c. ~~New developments shall monitor the demand for parking and manage the provided parking supply to reduce the risk of spillover parking.~~Reserved.

d. New developments shall provide full transit pass subsidies for all employees.

e. New developments shall actively participate in City and development transportation demand management efforts by partnering on the development, distribution, and promotion of commuter marketing programs.

f. New developments shall provide an emergency ride home program for employees.

g. ~~New developments shall provide bicycle parking and other facilities as required in KZC 57.25.060(1)(e).~~Reserved.

h. New developments shall support carpooling by developing a ridematch program for employees.

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Chapter 105
PARKING AREAS, VEHICLE AND PEDESTRIAN ACCESS, AND RELATED IMPROVEMENTS

105.05
User Guide.

This chapter contains information on vehicle and bicycle parking space requirements, vehicle and pedestrian circulation areas, parking areas, and related improvements. ~~For the most part, this chapter will not tell you how many parking spaces are required for a particular use. This information is listed for most uses in the use zone charts or development standards tables. However, this chapter does provide a mechanism for determining the specific parking requirement for some uses. It~~ This chapter also contains a mechanism for requesting permission to ~~increase or~~ decrease the parking requirements of this code~~. Finally, this chapter contains~~ and requirements regarding the location and minimum dimensions of parking areas and other vehicular and pedestrian circulation areas.

For properties within jurisdiction of the Shoreline Management Act, see Chapter 83 KZC.

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105.15
Exception in Design Districts.

If the subject property is within a Design District, the requirements contained within the applicable use zone charts, Chapter 92 or 110 KZC supersede any conflicting provisions of this chapter except for the vehicle parking requirements in Section 105.22 and 105.23. ~~The provisions of this chapter that do not conflict with the Design District chapters and Chapter 92 KZC apply to properties in their respective zones.~~

***

105.20 Reserved.

~~Number of Parking Spaces.~~

~~1. Minimum Spaces – The number of parking spaces required for a use is the minimum required. The applicant shall provide at least that number of spaces, consistent with the provisions of this chapter. If the required number of parking spaces results in a fraction, the applicant shall provide the number of spaces equal to the next higher whole number.~~

~~2. Exclusions – The square footage of pedestrian, transit, and/or bicycle facilities, and/or garages or carports, on the subject property shall not be included in the gross floor area calculation used to determine required number of parking stalls.~~

~~3. Guest Parking – For medium- and high-density residential uses, parking spaces in addition to the minimum required parking shall be required parking as follows:~~

~~a. A minimum ten (10) percent of the total number of required parking spaces shall be provided for guest parking and located in a common area accessible by guests. If the required number of guest parking spaces results in a fraction, the applicant shall provide the number of spaces equal to the next higher whole number. If the result is a fraction that requires less than one (1) guest stall, no guest parking stall is required if on-street parking is available within 600 feet of the subject property.~~

~~b. Residential dwelling units with driveways that meet the minimum parking stall dimensional standards of this chapter and with an associated garage containing their respective required number of parking stalls may be excluded from the guest parking calculation required in subsection (3)(a) of this section since the driveway can be used to provide guest parking for the associated dwelling unit.~~

~~c. Guest parking stalls located in a common area shall not be leased or assigned to residents.~~

~~d. Guest parking stalls shall not be gated and shall be accessible to guests between 6:00 a.m. and 11:00 p.m.~~

4. Parking Space Reductions Near Transit – In accordance with RCW 36.70A.620, minimum parking space requirements for specified residential uses are reduced pursuant to subsections (4)(a) through (4)(c) of this section:

a. For dwelling units that are affordable to very low-income households or extremely low-income households as defined by RCW 36.70A.030, and that are located within one-quarter mile of a transit stop that receives transit service at least two (2) times per hour for 12 or more hours per day, minimum parking requirements for one-bedroom and studio units are reduced to one (1) parking space per one-bedroom unit and 0.75 space per studio unit. The City will require an applicant to record a covenant that prohibits the rental or sale of a unit subject to this parking reduction for any purpose other than providing for housing for very low-income or extremely low-income individuals.

b. For senior citizen households or housing units specifically for people with disabilities that are located within one-quarter mile of a transit stop that receives transit service at least four (4) times per hour for 12 or more hours per day, minimum parking space requirements are eliminated for residents. Parking requirements for staff and visitors of such housing units will be established pursuant to KZC 105.25. The City will require an applicant to record a covenant that prohibits the rental or sale of a unit subject to this parking restriction for any purpose other than providing for senior citizen households or housing for people with disabilities.

c. For market rate multifamily dwelling units that are located within one-quarter mile of a transit stop that receives transit service from at least one (1) route that provides service at least four (4) times per hour for 12 or more hours per day, minimum parking requirements for one-bedroom and studio units are reduced to one (1) parking space per one-bedroom unit and 0.75 space per studio unit.

d. When utilizing parking space reductions for one-bedroom or studio units in subsections (4)(a) and/or (4)(c) of this section, those dwelling units shall provide additional guest parking consistent with the requirements in subsection (3) of this section. The Planning Official may reduce or eliminate the number of required on-site guest parking spaces for those units where a peak occupancy analysis of on-street parking along the subject property's street frontage, using methodology approved by

~~the City's Transportation Engineer, shows availability of an equal or greater number of available on-street parking spaces.~~

105.22

General Vehicle Parking Space Requirements for All Zones.

This section establishes the minimum number of general vehicle parking spaces required for all uses in all zones.

1. *Relationship to other codes and ordinances.* In the event of a conflict between the standards established in this section and any other provision of the Kirkland Zoning Code or City ordinances relating to minimum parking requirements ~~preexisting adoption of this section~~, except for the special parking provisions in KZC 105.23 for CBD 1A, 1B, 2, and 8 Zones, the requirements of this section shall govern~~control~~.

2. *General Regulations.*

   a. The square footage of transit facilities, bicycle facilities, garages, or carports, on the subject property shall not be included in the gross floor area calculation used to determine the exemption thresholds under subsection (3) and the required number of parking spaces under subsection (4).

   b. If the required number of parking spaces results in a fraction, the applicant shall provide the number of spaces equal to the next higher whole number.

   c. If a project includes multiple uses, the parking requirements for each use shall apply to the gross floor area associated with that use. The parking calculation for each use shall be individually calculated and rounded up to the nearest whole number before being summed to determine the total parking requirement.

   d. If a project includes an accessory use consistent with KZC 115.10, the parking requirements for the primary use shall apply to the gross floor area of the accessory use.

   e. For residential uses, ancillary areas including residential lobbies, resident amenity spaces, and mechanical rooms shall not be included in the calculation of required

parking unless the Planning Official determines that those areas create parking demand.

~~For the purposes of this section, "commercial uses" are uses that serve nonresidential business purposes, including retail, office, general merchandise, and food service uses, but not including institutional or industrial uses.~~

~~1~~3. *Exemptions.* The following list of uses and development scenarios are exempt from the general parking requirements in subsection (4). Where more than one exemption applies, the exemption that permits the greatest amount of development without requiring parking shall govern.

a. All uses in the UF, CMU, NMU, and CVU zones are exempt from ~~any~~the requirement ~~of~~to provide a minimum number of general vehicle parking spaces~~in the following zones: UF, CMU, NMU, and CVU~~. For School, Mini School, Daycare, and Mini Daycare uses in these zones, special regulation P-3 shall apply.

b. The following uses at the identified thresholds are exempt from ~~any requirement for~~providing a minimum number of general vehicle parking spaces in all zones:

1) ~~All~~ Residential Units under 1,200 square feet of gross floor area.

2) Accessory Dwelling Units.

3) ~~Assisted Living Facilities~~Senior Housing Units.

~~4) Nursing Homes.~~

~~5~~4) Affordable Housing as defined in KZC 5.10.023.

~~6~~5) Ground~~-level~~ floor nonresidential space in mixed-use buildings.

~~7~~6) Commercial uses if the cumulative gross floor area is less than 3,000 square feet on the subject property.

~~8~~7) Day-Care Centers and Mini Day-Care Centers (see special regulation P-3~~subsection (3)~~ of this section).

8) Piers, Docks, Boat Lifts and Canopies Serving Detached Dwelling Unit.

9) Piers, Docks, Boat Lifts and Canopies Serving Detached, Attached, or Stacked Dwelling Units.

10) Government Facility Parking Structures.

c. For the following scenarios~~changes of use or expansion of existing buildings~~, existing parking spaces must be retained to the extent required by KZC 105.22(4) for the proposed use based on the existing gross floor area~~subject~~ use ~~in subsection (2) of this section,~~ but no additional off-street general vehicle parking will be required ~~in the following scenarios~~:

1) Changes of use from commercial to commercial.

2) Changes of use from nonresidential to residential.

3) Commercial space expansions within the existing foundation, exterior walls, and roof of the building ~~envelope~~.

4) One-time commercial space expansion~~s~~ per property up to 3,000 square feet in size, or 10 percent of existing gross floor area, whichever is greater.

~~2~~4. *Minimum Off-Street Vehicle Parking Space Requirements.* The minimum number of required general vehicle parking spaces ~~required for a use~~ is established in Table 1 and Table 2 below. If a use is not listed as a specially regulated use in Table 1, then the minimum required parking spaces in Table 2 shall apply. For projects with an adopted Development (Master) Plan or Conceptual Master Plan, the required number of parking spaces shall be established by the adopted plan.~~by this section is the minimum required. If the required number of parking spaces results in a fraction, the applicant shall provide the number of spaces equal to the next higher whole number.~~

~~a. *Residential Uses.*~~

~~1) Detached Dwelling Units: one space per unit.~~

~~2) Attached, or Stacked Dwelling Units, Co-Living Units, and Middle Housing Units: one-half space per unit.~~

~~b. *Commercial Uses.*~~

~~1) Kennel: one space per 1,000 square feet of gross floor area.~~

~~2) Breweries, Wineries and Distilleries: one space per 1,000 square feet of gross floor area.~~

~~3) Marina: one space per two slips.~~

~~4) All other water-related~~dependent ~~uses: See KZC 105.25.~~

~~5) Golf Course: See KZC 105.25.~~

~~6) Commercial Equestrian Facility: See KZC 105.25.~~

~~7) Professional Football, Baseball, or Soccer Practice or Play Facility: See KZC 105.25.~~

~~8) All other commercial uses with cumulatively over 3,000 square feet of gross floor area on the subject property: one space per 500 square feet.~~

~~c. *Industrial Uses.*~~

~~1) Wholesale and Manufacturing Uses: one space per 1,000 square feet of gross floor area.~~

~~2) Hazardous Waste Treatment and Storage Facilities: one space per 1,000 square feet of gross floor area.~~

~~3) Industrial Laundry Facilities: one space per 1,000 square feet of gross floor area.~~

~~4) Warehouse Storage Services: one space per 1,000 square feet of gross floor area.~~

~~5) Recycling Centers: See KZC 105.25.~~

~~6) All other industrial uses: one space per 1,000 square feet of gross floor area.~~

~~d. *Institutional Uses.*~~

~~1) Faith-Based Facility: one space for every four people based on maximum occupancy load of worship space. No parking is required for day-care or school ancillary to the use.~~

~~2) Schools and Mini Schools: See KZC 105.25 and subsection (3) of this section.~~

~~3) All other institutional uses: See KZC 105.25.~~

~~3. *Special Regulations for Institutional Uses.* For School and/or Childcare uses, an on-site passenger loading area must be provided unless otherwise approved by the Public Works Official. The Public Works Official shall determine the appropriate size of the loading areas on a case-by-case basis, depending primarily on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading times, right-of-way improvements, or other means may be required to reduce traffic impacts on the nearby uses and rights-of-way.~~

Table 1. Off-Street Parking Requirements for Specially Regulated Uses

Land Use	**Minimum Required Parking Spaces and Special Regulations**
Assisted Living Facility	One space per unit.
Boat Launch (for non-motorized boats)	WD I: See KZC 105.25. WD III: None.
Breweries, Wineries, and Distilleries	Tasting room gross floor area: One space per 500 square feet. Other gross floor area: One space per 1,000 square feet.
Convalescent Center	One space per bed.
Faith-Based Facility	One space for every four people based on maximum occupancy load of worship space.[1]
Kennel	One space per 1,000 square feet of gross floor area.
Marina	CBD 2 and JBD 5: See KZC 105.25. All other zones: 1 space per two slips.
Nursing Home	One space per bed.
Private College and Related Facilities	As established in an adopted Development (Master) Plan or as allowed in KZC 45.60.
Professional Football, Baseball, or Soccer Practice or Play Facility	See KZC 105.25.[2]
Public Access Pier, Boardwalk, or Public Access Facility	CBD 2: See KZC 105.25. All other zones: None.
Public College or University	As established in an adopted Development (Master) Plan.
Public Park	See KZC 105.25.

Recreational Facility or Commercial Equestrian Facility or Commercial Recreation Area or Golf Course	If indoor: One space per 500 square feet of gross floor area. If outdoor: See KZC 105.25.
Recycling Center	See KZC 105.25.
Schools and Mini Schools	See KZC 105.25.[3]
All other water dependent uses	See KZC 105.25.

Table 2. Off-Street Parking Requirements

Land Use		**Minimum Required Parking Spaces**
Residential:	Detached Dwelling Unit	One space per unit
	Detached, Attached, or Stacked Dwelling Units or Co-Living Units or Middle Housing Units[4]	One-half space per unit
Commercial with cumulatively over 3,000 square feet of gross floor area on the subject property		One space per 500 square feet of gross floor area
Industrial:		One space per 1,000 square feet of gross floor area
Institutional:		See KZC 105.25

Parking Special Regulations:

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

P-2. On-site parking shall be adequate to meet peak season use.

P-3. For School and/or Daycare Center uses, an on-site passenger drop-off/pick-up area must be provided and approved by the Public Works Official. For Mini School and Mini Daycare Center uses, an on-site passenger drop-off/pick-up area may be required by the Public Works Official. The Public Works Official shall determine the appropriate location and configuration of the drop-off/pick-up area based primarily on the number of attendees, existing and/or proposed right-of-way improvements, and impacts to the transportation system. Carpooling, staggered drop-off/pick-up times, new right-of-way improvements, adjustments to the proposed parking and passenger loading areas, informational signage, or other means of mitigation may be required to reduce traffic impacts on the nearby uses and rights-of-way.

P-4. Detached dwelling units under this land use refers to a development containing multiple detached dwelling units on one lot, not single-family development.

105.23

Special Vehicle Parking Provisions in the CBD 1A, 1B, 2, and 8 Zones.

1. *General.* This section contains parking provisions for uses in the CBD 1A, 1B, 2, and 8 Zones in addition to the provisions in KZC 105.22. To the extent that these provisions conflict with the provisions of KZC 105.22, the provisions of this section prevail.

2. *Certain Floor Area Exempt from Parking Requirements.* The following paragraphs establish several situations under which properties within the CBD 1A, 1B, 2, and 8 Zones are exempt in whole or in part from providing parking spaces:

a. Regardless of use, the owner need not increase the number of parking spaces for any existing floor area; provided, that the owner may not decrease the number of parking stalls on the subject property below the number of stalls that was required by any previous development permit, unless the owner complies with the provisions of subsection (3) of this section. Any new floor area is subject to the parking standards in KZC 105.22.

b. The parking obligation of the subject property is reduced as follows:

1) If new floor area was created or existing floor area converted to a more parking intensive use between September 20, 1976, and October 4, 1982, the number of stalls required for the subject property is reduced by the amount of the subject property's assessment under LID #119 divided by $2,300.

2) If new floor area is created or existing floor area is converted to a more parking intensive use after October 4, 1982, the number of stalls required for the subject property is reduced by the amount of the subject property's assessment under LID #119 divided by $6,000.

3) If the subject property was vacant as of September 18, 1978, the number of parking stalls required for the subject property is reduced by one (1) for each 350 square feet of gross floor area created on the ground floor of the subject property.

c. Any property that paid into the special parking fund specified in subsection (3) of this section shall be credited toward any parking obligations incurred in the future in the amount of one (1) stall for each stall originally paid into the fund.

3. *Options for Meeting Parking Obligations.* The applicant may meet his/her parking obligation, computed using subsections (1) and (2) of this section, by providing the required number of parking stalls in the building or on the building site containing the primary use conducted on the subject property. The applicant may propose to meet all or a portion of the parking obligation by paying a fee-in-lieu of parking for each required parking stall or fraction of a stall into a special fund that will be used to provide and upgrade municipal off-street parking within the CBD, Planned Areas 6 or 7 Zones, or park/public use zones located adjacent to the CBD. The per-stall fee shall be $20,000 in 2006 dollars and shall be adjusted annually in November of each subsequent year based on the "Engineering News Record" Construction Cost Index 20-City average (ENR CCI) for November. The actual fee-in-lieu amount shall be established at the time of payment.

The City may consider the applicant's proposal and shall base its decision whether to grant approval on whether the City has current plans or programs in place to provide or upgrade municipal off-street parking within the CBD, Planned Area 6 or 7 Zones, or park-public use zones located adjacent to the CBD. Plans and programs shall include capital improvement program projects for future off-street parking. The City's decision will be made by the Planning and Building Director as part of the permit process for the applicant's project. The Director may approve the request, reject the request, or approve a lesser number of in-lieu parking stalls than requested.

105.25

Number of Parking Spaces – Not Specified ~~in Use Zones.~~

1. *Vehicle parking*

a. *General.* If this code does not specify the minimum number of ~~a~~ vehicle parking space~~s~~ ~~requirement~~ for a particular use ~~in a particular zone~~, the Planning Official shall establish ~~a~~ the minimum number of required parking ~~requirement~~ spaces on a case-by-case basis. The Planning Official shall base this determination on the actual peak parking demand ~~on~~ generated by existing uses similar to the proposed use~~;~~. In making the determination, the Planning Official may use parking data from previous projects that are similar to the proposed use and/or require the applicant to provide a peak parking demand study prepared by a licensed transportation engineer. If a parking demand study is required, the scope of the study shall be proposed by the applicant's transportation engineer and approved by the City Transportation Engineer and shall be consistent with Public Works Pre-Approved Plans.

b. *Shelters*. ~~provided, that~~In addition to the requirements of subsection (a), shelters permitted as a community facilities use may count available on-street parking toward the parking requirement at the discretion of the City. The number of available on-street parking spaces shall be determined by the City Tra~~ffic~~nsportation Engineer based on a study prepared by the applicant's~~a~~ licensed transportation engineer ~~or other qualified professional. The scope of the study shall be proposed by the transportation engineer and approved by the City Traffic Engineer. The study shall provide at least two (2) days of data for morning, afternoon and evening hours, or as otherwise approved or required by the City Traffic Engineer.~~

2. *Bicycle parking*: If this code does not specify the number of bicycle parking spaces required for a particular use, the Planning Official shall establish the number of bicycle parking space requirement on a case-by-case basis. To determine the number of bicycle parking spaces, the Planning Official may require the applicant to provide a study prepared by a licensed transportation engineer. The scope of the study shall consider vehicle and person trip generation, the City's mode share goal, the characteristics of the use, including trip duration and location, and other factors as approved by the City Transportation Engineer.

105.30

Bicycle Parking Requirements.

Bicycle parking spaces should be provided to encourage the use of bicycles as a form of transportation by providing safe and convenient places to park bicycles.

This section establishes the minimum bicycle parking requirements ~~for bicycle parking minimums~~ for all uses in all zones except the ~~following:~~ UF, CMU, NMU, and CVU zones, and development in the BC 1 zone subject to KZC 35.10.030(7). See KZC 57.25.060 for bicycle parking ~~standards~~requirements in the ~~for~~ UF, CMU, NMU, and CVU zones, and KZC 35.10.030(7) for development subject to that section.

1. *Relationship to other codes and ordinances.* In the event of a conflict between the standards established in this section and any other provision of the Kirkland Zoning Code or City ordinances relating to minimum bicycle parking requirements ~~preexisting adoption of this section~~, the requirements of this section shall govern~~control~~.

~~Bicycle parking spaces shall be provided in all new development to encourage the use of bicycles as a form of transportation by providing safe and convenient places to park bicycles. Both short-term and long-term bicycle parking shall be provided. Short-term bicycle parking is intended to serve visitors or business patrons who visit the project site for a short time period, meaning approximately four hours or less. Short-term bicycle parking must be located near the site entrance in a visible location that makes it easy to find for visitors. Long-term bicycle parking is intended to serve residents or employees who may need to store bikes on site during a typical workday or overnight. Long-term bicycle parking must be secured and weatherproof to provide a safe and comfortable storage place for longer periods.~~

~~1~~2. *General Bicycle Parking Standards.*

Both short-term and long-term bicycle parking shall be provided. Short-term bicycle parking is intended to serve visitors or business patrons who visit the project site for a short time period. Short-term bicycle parking must be located near the site entrance in a visible location that makes it easy to find for visitors. Long-term bicycle parking is intended to serve residents or employees who may need to store bikes on site during a typical workday or overnight. Long-term bicycle parking must be secured to provide a safe and comfortable storage place for longer periods.

Design of bicycle parking is subject to approval by the Public Works Official and must be consistent with the Public Works Pre-Approved Plans.

a. Short- and long-term bicycle parking shall be provided based on the following rates:

Table 1. Bicycle Parking Rates

Use	**Short-Term Bicycle Parking Rate** **(Spaces Per Bed/Unit or Per Square Feet of Gross Floor Area)**	**Long-Term Bicycle Parking Rate** **(Spaces Per Bed/Unit or Per Square Feet of Gross Floor Area)**
Residential: Detached Dwelling Units, Accessory Dwelling Units, Attached Dwelling Units, Middle Housing	Not required	Not required
Residential: Co-Living Housing Units, ~~Attached or~~ Stacked Dwelling Units	Projects with less than 20 units: Not required Projects with 20 or more units: 0.05/unit	Projects with less than six units: Not required Projects with six or more units: 0.50/unit
Residential: Assisted Living Facility	0.05/unit	0.08/unit
Residential: Convalescent Center	0.05/bed	0.08/bed
Commercial: General	0.50/1,000 SF GFA	0.~~33~~1/1,000 SF GFA
Commercial: Office	0.07/1,000 SF GFA	0.33/1,000 SF GFA
Industrial	0.01/1,000 SF GFA	0.08/1,000 SF GFA

Use	**Short-Term Bicycle Parking Rate** **(Spaces Per Bed/Unit or Per Square Feet of Gross Floor Area)**	**Long-Term Bicycle Parking Rate** **(Spaces Per Bed/Unit or Per Square Feet of Gross Floor Area)**
Institutional	As determined by City Transportation Engineer under KZC 105.25(2)	As determined by City Transportation Engineer under KZC 105.25(2)

b. The required number of short-term bicycle parking spaces shall be rounded up to the nearest even number.

c. The required number of long-term bicycle parking spaces shall be rounded up to the nearest whole number.

d. The square footage of transit, and/or bicycle facilities, and/or garages or carports, on the subject property shall not be included in the gross floor area calculation used to determine required number of bicycle parking spaces.

e. If a project includes multiple uses, the bicycle parking requirements for each use shall apply to the gross floor area associated with that use. The bicycle parking calculation for each use shall be individually calculated and rounded up to the nearest whole number before being summed to determine the total parking requirement.

f. If a project includes an accessory use consistent with KZC 115.10, the bicycle parking requirements for the primary use shall apply to the gross floor area of the accessory use.

g. For residential uses, ancillary areas including residential lobbies, resident amenity spaces, and mechanical rooms shall not be included in the calculation of required bicycle parking unless otherwise determined by the Planning Official.

h. Bicycle parking shall be installed with the capacity to accommodate the required number of bicycle spaces. For buildings with multiple uses such as a commercial or mixed use residential-commercial centers, bicycle spaces may be clustered between

businesses to serve up to six (6) businesses. Bicycle parking location is subject to approval by the Public Works Official and must be consistent with the Public Works Pre-Approved Plans.

ib. Commercial development, both general commercial and office uses, and institutional development required to provide 25 10 or more long-term bike parking spaces shall also provide at least one shower for commuters. Shower facilities shall be provided at a rate of one shower per 2510 required long-term bike parking spaces. Showers should be provided adjacent to bike parking although showers provided on site as part of other facilities may satisfy this requirement; provided, that wayfinding signage is included.

c. The required number of short-term bicycle parking spaces shall be rounded up to the nearest even number.

d. The required number of long-term bicycle parking spaces shall be rounded up to the nearest whole number.

je. The Planning Official may modifyincrease the required amount of bicycle parking according to the proposed use, size of the development, and anticipated pedestrian and bicycle activity as determined by the City Transportation Engineer. Lack of existing bicycle and pedestrian activity shall not be considered as sufficient criteria to provide less than the minimum required amount of bicycle parking.

f. Design of bike parking is subject to approval by the Public Works Official.

k. A Government Facility Parking Structure use in the PR 1.8 TOD zone within the Totem Lake Business District (TLBD) shall provide both long-term and short-term bicycle parking. At a minimum the number of bicycle parking spaces shall be 28. The Planning Official may modify this standard based on site constraints, observed utilization, high-quality bicycle infrastructure, or other modes of access, as determined by the City Transportation Engineer.

The bicycle parking design is subject to approval by the Public Works Official, must be consistent with the Public Works Pre-Approved Plans, and must demonstrate that sufficient area is available to accommodate future bicycle parking demand at up to twice the number of bicycle parking spaces initially provided.

To meet this requirement, off-site bicycle parking may be approved if the Planning Official finds that the off-site location provides safer and/or more convenient access to Totem Lake/Kingsgate BRT Station.

105.32 Reserved.

~~Bicycle Parking.~~

~~Bicycle parking spaces shall be provided in all new development required to provide six (6) or more motor vehicle parking spaces to encourage the use of bicycles as a form of transportation by providing safe and convenient places to park bicycles. Exception: single-family and duplex development are exempt from this section.~~

~~Bicycle parking spaces shall be provided at a ratio of one (1) bicycle space for each 12 required motor vehicle parking spaces. The Planning Official may modify the number of bicycle racks according to size of development and anticipated pedestrian and bicycle activity.~~

~~Bicycle parking in the form of a bike rack or enclosed storage container shall be conveniently located for the users, generally within 50 feet of an exterior entrance of all uses, and within 50 feet of a retail use entrance. Bicycle racks shall be located in a visible, well lit, sheltered area such as under an eave, awning, or other similar enclosure and located to not impede vehicle parking or pedestrian movement. A bike rack(s) shall be installed with the capacity to accommodate the required number of bicycle spaces. For buildings with multiple uses such as a commercial or mixed use residential-commercial centers, bicycle spaces may be clustered between businesses to serve up to six (6) businesses.~~

105.34 Reserved.

~~Covered Bicycle Storage.~~

~~If covered and secured bicycle storage is provided on site, a credit towards parking requirements at a ratio of one (1) less parking stall per six (6) bicycle spaces will be granted. The Planning Official may increase credits according to size of development and anticipated pedestrian and bicycle activity and proximity to transit facilities. A maximum reduction of five~~

~~(5) percent of required parking stalls may be granted. If a reduction of five (5) or more stalls is granted, then changing facilities including showers, lockers shall be required.~~ ~~(Ord. 4350 § 1, 2012)~~

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105.45

Location of Parking Areas – Shared Facilities.

1. *Purpose and Intent.* To encourage efficient land use and reducing excess parking, multiple uses may share a parking area if their calculated peak parking demands occur at different times and there is sufficient on-site parking for both uses when operating concurrently. A shared parking arrangement eliminates the need to provide the total number of required parking spaces for each use.
2. *General.*
    a. Shared parking calculations shall be based on the number of required parking spaces for each use. To determine the required parking spaces, see KZC 105.22, or KZC 105.25 if a parking study is required. The parking rates in KZC 105.22 may be modified as allowed for in KZC 105.103(3)(c).
    b. Parking areas that have all parking spaces assigned to individual tenants or occupants are not eligible for shared parking. If only a portion of the spaces are assigned to the individual tenants or occupants, a shared parking arrangement may be pursued for the none-assigned spaces.
    c. Approval of a shared parking arrangement requires a covenant to ensure the sharing of parking and establish the conditions of approval. See also subsection (5) below.
3. *Shared Parking Determination.* Two (2) or more uses may share a parking area if the on-site parking supply is equal or greater than the highest combined parking demand based on code-required spaces. This demand shall be calculated at any given time of day based on the parking demand distribution for each use.
    The Planning Official may approve a request for shared parking if only an applicant can demonstrate compliance with one of the following shared parking arrangements:

a. *Separate Hours of Operation.* Shared parking may be approved if the operating hours for each use are staggered and do not overlap. The parking supply shall be sufficient to supply the maximum number of parking spaces required for each individual use covered under the shared parking arrangement.

b. *Overlapping Hours of Operation.* Shared parking may be approved for uses that have overlapping hours of operation based on the combined peak parking demand for all uses based on a recommendation from the City Transportation Engineer. The time-of-day distribution for both weekday and weekend parking demand shall be based on the most recent edition of the Institute of Transportation Engineers' (ITE) Parking Generation Manual. The combined parking demand for all uses shall not exceed the total parking supply at any time. Evaluation of the shared parking demand shall be based on a study that meets the requirements outlined in subsection (4) below.

c. *Other.* Shared parking arrangements not specified in subsections (a) and (b) above may be approved based on a recommendation from the City Transportation Engineer if an applicant provides a shared parking study demonstrating that the combined parking demand will not exceed the on-site parking supply at any time. See subsection (4) below for parking study requirements.

4. *Parking Study Requirements.* A shared parking study shall be prepared by a licensed transportation engineer. A shared parking study shall be consistent with Public Works Pre-Approved Plans and must include the items listed below, with the final scope of the study to be reviewed and approved by the City Transportation Engineer:

   a. *Required Spaces.* Parking space calculations shall be provided for each use based on the requirements in KZC 105.22, except when:

      1) The specific use is not listed in KZC 105.22, then the required number of spaces shall be based on the actual parking demand for the use as described in KZC 105.25; or

      2) The number of required parking spaces was established based on a parking rate reduction pursuant to KZC 105.103(3)(c).

   b. *Time-of-Day Distribution.* The study shall evaluate how parking demand is projected to vary throughout the day and week. The time-of-day distribution data shall consider both weekday and weekend parking distributions based on the operational characteristics of the site and the following sources:

      1) Institute of Transportation Engineers' (ITE) time-of-day distributios for parking demand in the most recent edition of the ITE Parking Generation Manual.

2) Time-of-day distributions collected as part of the parking demand study required for reviews under KZC 105.25 or KZC 105.103(3)(c), if applicable.
3) Operational characteristics of the proposed use, including operating days or hours.

c. Other information deemed necessary by the City Transportation Engineer.

~~Two (2) or more uses may share a parking area if the number of parking spaces provided is equal to the greatest number of required spaces for uses operating at the same time. The City may approve the shared parking if a peak demand study demonstrates that the shared facilities are sufficient to fully serve the uses during the peak parking period for the uses. The study shall be prepared by a licensed transportation engineer or other qualified professional and the scope of the study shall be approved by the City traffic engineer.~~

5. *Covenant.* To ensure that a parking area is shared, the property owner(s) must sign a covenant in a form acceptable to the City Attorney~~, committing to the shared use of parking facilities and the conditions under which the City approved the use of shared parking~~. The covenant shall include language regarding the following:

~~1~~a. A guarantee among the property owner(s) for access to and use of the shared parking facilities;~~ and~~

b. The condition under which the City approved the use of shared parking; and

~~2~~c. Acknowledgement that it is a violation of this code to deviate from the conditions under which the City approved the use of shared parking.

The applicant must ~~file~~record this ~~statement~~covenant with the King County Recorder's Office to run with the property(ies).

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105.103

Modifications.

1. General – The provisions of this section establish under what circumstances the requirements of this chapter may be modified.

2. *Authority to Grant and Duration.*

a. If the proposed development of the subject property requires approval through Process I, IIA, or IIB, described in Chapters 145, 150 and 152 KZC, respectively, a request for a modification will be considered as part of that process under the provisions of this section. The City must find that the applicant meets the criteria listed below in subsection (3) of this section. If granted under Process I, IIA, or IIB, the modification is binding on the City for all development permits issued for that development under the Building Code within five years of the granting of the modification.

b. For projects requiring Design Review described in Chapter 142 KZC, a request to modify the requirements in KZC 105.18 or 105.19 will be considered as part of the Design Review process. The Planning Official must find that the applicant meets the criteria listed below in subsection (3)(b) of this section.

c. If subsection (2)(a) and/or (2)(b) of this section does not apply, the Planning Official may grant a modification in writing under the provisions of this section.

3. Modifications – A modification to improvement requirements of this chapter may be required or granted if the applicant demonstrates on submitted plans and/or in writing that the following criteria have been met for modifications to the applicable sections:

a. For a modification to KZC 105.10 for vehicular access easements or tracts and for KZC 105.60(3) and 105.97 for parking area design, the requirements may be modified if:

1) The modifications will not affect the ability to provide any property with police, fire, emergency medical, or other essential services; and

2) One (1) of the following requirements is met:

a) The modification is necessary because of a preexisting physical condition; or

b) The modification will produce a site design superior to that which would result from adherence to the adopted standard.

3) Exception: KZC 105.10(2)(g) relating to screening for access easements or tracts will use the modification criteria in subsection (3)(h) of this section.

b. For a modification to KZC 105.18 or 105.19 the requirements for pedestrian access may be modified if:

1) The modification is necessary because of the size, configuration, topography or location of the subject property;

2) The modification will provide for equal or improved pedestrian and bicycle safety and convenience; and

3) The modification will not have any substantial detrimental effect on nearby properties and the City as a whole.

c. For a modification to KZC 105.2~~0~~2 ~~and 105.45~~, a decrease in the required number of spaces may be granted if the number of spaces proposed is documented by an adequate and thorough peak parking demand and utilization study to be sufficient to fully serve the use. The study shall be prepared by a licensed transportation engineer ~~or other qualified professional,~~ and shall analyze the operational characteristics of the proposed use which justify a parking reduction based on the peak parking demand. The scope of the study shall be proposed by the transportation engineer and approved by the City Transportation Engineer. The scope of the study shall be consistent with the Public Works Pre-Approved Plans. ~~The study shall provide at least two (2) days of data for morning, afternoon and evening hours, or as otherwise approved or required by the City Transportation Engineer.~~ Approval of a parking reduction shall be solely at the discretion of the City. ~~A decrease in the minimum required number of spaces may be based in whole or part on the provision of nationally accepted TDM (transportation demand management) measures. Data supporting the effectiveness of the TDM measures shall be provided as part of the parking demand and utilization study and approved by the City Transportation Engineer.~~

~~For multifamily parking modifications in zones outside of the Totem Lake Urban Center, the parking demand rate result shall be increased by fifteen (15) percent and~~

~~the resultant total shall then be subject to the visitor parking requirements in KZC 105.20(3).~~

For multifamily parking modifications~~, in TL zones within the Totem Lake Urban Center, the parking demand rate total shall be subject to the visitor parking requirements in KZC 105.20(3), and~~ the applicant must submit a Transportation Management Plan (TMP) for review and approval of the City Transportation Engineer. At a minimum, requirements for the TMP include:

1) A parking management plan for all stalls associated with the development; and

2) Confirmation that parking charges will be unbundled from the leases for the development.

The Planning Official shall not approve or deny a modification to decrease the number of parking spaces without first providing notice of the modification request to the owners and residents of property within 300 feet of the subject property and providing opportunity for comment. The Planning Official shall use mailing labels provided by the applicant, or, at the discretion of the Planning Official, by the City. Said comment period shall not be less than seven (7) calendar days.

Properties located in the CBD 1A, 1B, 2, and 8 zones that receive parking modification approval under this section are not eligible to utilize the special parking provisions in KZC ~~50.60(3)(a)~~105.23(2), Certain Floor Area Exempt from Parking Requirements.

d. For a modification to KZC 105.40, the requirements for parking area location may be modified if:

1) The proposed parking area will have no adverse impacts on adjacent properties;

2) It is reasonable to expect that the proposed parking area will be used by the subject use; and

3) A safe pedestrian and/or shuttle connection exists, or will be created, between the subject use and the proposed parking area.

e. For a modification to the landscape and buffer requirements for parking and driving areas, see Chapter 95 KZC.

f. For a modification to KZC 105.60(1) for parking area design, the requirements may be modified if the reduced dimensions are supported by an adequate and thorough parking design and operational study demonstrating functional and user-friendly parking operations. The study shall be prepared by a licensed transportation engineer ~~or other qualified professional~~ and shall analyze the operational characteristics of the proposed parking, including parking maneuvers, queuing, turnover frequency, safety, and traffic volumes. The scope of the study shall be proposed by the transportation engineer and approved by the City Tra~~ffic~~nsportation Engineer. Approval of reduced dimensions shall be solely at the discretion of the City.

g. For a modification to KZC 105.77, the curbing requirement for parking areas and driveways may be modified if:

1) The modification would result in superior landscaping and/or increased retention of significant natural vegetation;

2) The modification will not result in increased hazards for pedestrians or vehicles; and

3) The modification will not result in increased erosion of unpaved areas onto the parking area, driveway, or rights-of-way.

h. For a modification to KZC 105.10(2)(g), the screening requirements for access easements or tracts may be modified if:

1) The existing topography of or adjacent to the subject property decreases or eliminates the need for visual screening; or

2) The modification will be of more benefit to the adjoining property by causing less impairment of view or sunlight; or

3) The modification will provide a visual screen that is comparable or superior to the buffer required by KZC 105.10(2)(g).

i. For a modification to KZC 105.100, the surface material requirement for parking areas and driveways may be modified if:

1) The surfacing material will not enter into the drainage system, or onto public or other private property; and

2) The material will provide a parking surface which is usable on a year-round basis.

j. For a modification to 105.30, a decrease in the required number of bicycle parking spaces may be granted if the number of spaces proposed is documented by a study prepared by a licensed transportation engineer to be sufficient to fully serve the use. The scope of the study shall consider vehicle and person trip generation, the City's mode share goal, the characteristics of the use, including trip duration and location, and other factors as approved by the City Transportation Engineer. Lack of existing bicycle and pedestrian activity shall not be considered as sufficient criteria to provide less than the minimum required amount of bicycle parking.

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Chapter 111

CO-LIVING HOUSING REGULATIONS

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111.25

Development Standards.

Below are the development standards specific to Co-Living Housing. As required by RCW 36.70A.535(4), the development standards for Co-Living Housing shall not be any more restrictive than the development standards applied to other multi-unit uses in the same zone.

1. *Density.* In zones with established maximum and/or minimum density requirements, each Co-Living Housing sleeping unit shall be counted as one-quarter of a dwelling unit for the purpose of calculating density.

2. *Parking.* See KZC 105.22.~~The minimum required off-street parking for Co-Living Housing is as follows:~~

~~a. Zero parking spaces if the unit is:~~

~~i) Less than 1,200 square feet,~~

~~ii) Located within one-half mile of a Major Transit Stop, or~~

~~iii) Affordable per Chapter 112 KZC.~~

~~b. Otherwise, 0.25 parking spaces per unit.~~

All other development standards, including, but not limited to, setbacks, lot coverage, maximum height, landscape category, mixed-use requirements, and common open space requirements, shall be those established for multi-unit uses (detached, attached, or stacked dwelling units) in the underlying zone. Refer to the development standards, General

Regulations, and Special Regulations for the detached, attached, or stacked dwelling unit use listing in the applicable zone chapter.

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Chapter 113

MIDDLE HOUSING

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113.25

Development Standards Chart.

Please refer to KZC 113.30, 113.35 and 113.40 for additional requirements related to these standards.

	Cottage and Carriage Units	**Multiplex, Townhouses, Stacked Flats**
Density [1, 2, 3, 4, 5, 6, 7]	A development more than a quarter-mile walking distance of a major transit stop may have the greater of: Four units per lot; or Twice the maximum number of Detached Dwelling Units allowed in the residential zones. A development within a quarter-mile walking distance of a major transit stop may have the greater of: Six units per lot, or Twice the maximum number of Detached Dwelling Units allowed in the residential zones.	
Development Size	There is no minimum or maximum number of units.	
Review Process	Before applying for a permit or approval under this chapter, the applicant shall attend a pre-submittal meeting with the Planning Official consistent with the provisions of KZC 145.12.	
Land Division	Subdivision[8] Condominium	

	Cottage and Carriage Units	**Multiplex, Townhouses, Stacked Flats**
Minimum Lot Size	Beyond density restrictions, there is no required minimum lot size for lots created through the subdivision process. (The number of allowed units on the middle housing project site is determined by the density provision of this chart.)	
Minimum Required Yards (from exterior property lines of the middle housing project site)	Front: 20' [9, 10] Side: 5' Rear: 10'	
Maximum Unit Size	800 square feet for Carriage Units, 1,700 square feet for Cottage units [11, 12, 13]	None
Maximum Floor Area Ratio [14, 15]	For development in low density residential zones, the maximum F.A.R. is equal to the base zoning allowance for Detached Dwelling Units in the zone within which the property is located.	
Lot Coverage [16]	Equal to the base zoning allowance for Detached Dwelling Units in the zone within which the property is located.	
Height	Equal to the base zoning allowance for Detached Dwelling Units in the zone within which the property is located.	
Tree Retention	The tree retention plan standards contained in KZC 95.30 shall apply to development approved under this chapter.	
Community Buildings	See KZC 113.30.	
Design Standards	See KZC 113.35.	

	Cottage and Carriage Units	**Multiplex, Townhouses, Stacked Flats**
Parking	See KZC 105.22.~~0.5 on-site space per unit.~~ ~~No on-site space is required if:~~ ~~• Unit is within one-half mile of a major transit stop; or~~ ~~• Unit is 1,200 square feet or less; or~~ ~~• Unit is an Affordable Housing Unit; or~~ ~~• Unit is an Accessory Dwelling Unit.~~	
Affordable Housing	See Chapter 112 KZC.	

1 Multiplexes containing more than four units are not permitted in low density zones.

2 Existing Detached Dwelling Units may remain on the middle housing project site and will be counted as middle housing units.

3 Attached Accessory Dwelling Units (ADUs) are allowed as an accessory use to middle housing and will not count towards the density allowance. The maximum number of ADUs is two per middle housing project site. Each ADU must meet the requirements of KZC 115.07.

4 In low density zones:

To calculate the allowed density for lots in zones where minimum lot size is required, divide the site's lot area by the minimum lot size, multiply by two, then round down to the nearest whole number.

For lots in zones where units per acre is applied to calculate the maximum density for a site, divide the square footage of the subject lot by 43,560 (the square footage of one acre) then multiply by the zone's maximum units per acre, round up if the fraction is 0.50 or greater, and multiply by two.

5 Road dedication and vehicular access easements or tracts may be included in the density calculation.

6 Medium and high-density zones have a minimum density that is 80 percent of the maximum allowed density. Middle housing projects must provide no fewer than the minimum number of units established by the base zoning before this chapter's density calculations are applied.

7 See KZC 90.170 for density calculation on site which contains a wetland, stream, minor lake, or their buffers.

8 Units may be subdivided via the subdivision process in KMC Title 22. Units may only be subdivided if they are not stacked.

9 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.

10 On lots with two front yards that are essentially parallel to one another, only one front yard must be a minimum of 20 feet. The other will be regulated as a rear yard (minimum 10 feet).

11 Maximum size for a cottage is 1,700 square feet. A cottage may include an attached garage, not to exceed an additional 250 square feet, which is not included in the maximum square footage limitation.

12 A covenant restricting any increases in unit size after initial construction shall be recorded against the property. Vaulted space may not be converted to habitable space.

13 See KZC 113.35(2)(b) for how to calculate unit floor area.

14 F.A.R. regulations:

> **a** F.A.R. shall be calculated using the entire middle housing project site, except as provided in subsection (b) of this footnote.
>
> **b** For Cottage projects proposed to undergo subdivision pursuant to the provisions of this chapter, F.A.R. for individual lots may vary, but in no case shall the aggregate F.A.R. exceed the allowance for the middle housing project site.
>
> **c** All structures on site, other than Affordable Housing Units and any attached garages for the affordable units provided under Chapter 112 KZC, shall be included in the F.A.R. calculation for the development.

15 KZC 115.42 does not apply to Cottage developments, or Cottages that are part of a development with other middle housing types. F.A.R. shall be calculated using the sum of the floor area of all Cottages and accessory structures, including any attached garages. See KZC 113.35(2)(b) for how to calculate Cottage floor area.

16 Lot coverage is calculated using the entire middle housing project site. Lot coverage for individual lots may vary.

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Chapter 115
MISCELLANEOUS USE DEVELOPMENT AND PERFORMANCE STANDARDS

***

115.07
Accessory Dwelling Units.

Two Accessory Dwelling Units (ADUs), including either one attached ADU and one detached ADU, or two of either type, are permitted per single-family dwelling; provided, that an Accessory Dwelling Unit shall not be considered a "dwelling unit" in the context of special regulations in Chapters 15 through 56 KZC which limit the number of Detached Dwelling Units on each lot to one. Accessory Dwelling Units must be consistent with the following standards:

1. *Occupancy Limitations.* Occupancy limitations for ADUs shall be consistent with the provisions of the KMC Property Maintenance Code.

2. *Ownership.* An Accessory Dwelling Unit may be segregated in ownership from the single-family dwelling unit.

3. *Subdivision.* One or more accessory dwelling units, except for stacked accessory dwelling units, may be subdivided within a unit lot subdivision as regulated by KMC Title 22.

4. *Size.* The square footage of the ADU shall not exceed 1,200 square feet of gross floor area. For attached ADUs, if the accessory unit is completely located within existing gross floor area on a single floor, the Planning and Building Director may allow increased size in order to efficiently use all floor area. When calculating the square footage of the ADU see KZC 5.10.340, definition of "gross floor area." The gross floor area shall not include:

   a. Area with less than five feet of ceiling height, as measured between the finished floor and the supporting members for the roof.

   b. Uncovered rooftop decks and uncovered at-grade patios.

c. Up to 200 square feet of covered and uncovered exterior elements not included in subsection (4)(b) of this section.

5. *Location.* An Accessory Dwelling Unit may be added to or included within the principal unit, or located in a detached structure. Detached Accessory Dwelling Units located on lots approved using the historic preservation subdivision regulations must be located behind the historic residence. Accessory Dwelling Units must conform with the setbacks, height restrictions, lot coverage and other applicable zoning regulations required for single-family dwellings in the applicable use zone; except as allowed in subsection (6) of this section and modified by KZC 115.42 and 115.115(3)(o). In addition, detached Accessory Dwelling Units must be fully contained in a separate structure that is detached from the principal unit and any attached Accessory Dwelling Unit. A detached Accessory Dwelling Unit may not share a common roof structure with the principal unit and/or attached Accessory Dwelling Unit.

6. *Conversion of Existing Structures.* Permitted conversion of existing structures, including detached garages, to ADUs shall be exempt from current zoning setback and lot coverage requirements, on the condition that any existing nonconformities are not increased.

7. *Parking.* Accessory Dwelling Units are exempt from the requirement to provide a minimum number of general vehicle parking spaces. Chapter 105 contains regulations regarding the required number of vehicle parking spaces for the primary use.~~On lots within one-half mile of a major transit stop no off-street parking is required. On lots more than one-half mile of a major transit stop with more than one Accessory Dwelling Unit, there shall be one off-street parking space provided unless:~~

~~a. On-street parking is available within 600 feet of the subject property; or~~

~~b. The property is located within one-half mile of transit service with 15-minute headways during commute hours.~~

8. *Applicable Codes.* The portion of a Single-Family Dwelling in which an Accessory Dwelling Unit is proposed must comply with all standards for health and safety contained in all applicable codes, with the following exception for ceiling height. Space need not meet current International Building Code (IBC) ceiling height requirements if it was legally constructed as habitable space.

9. *Permitting.*

a. *Application.*

1) The property owner shall apply for an Accessory Dwelling Unit permit with the Planning and Building Department. The application shall include an affidavit signed by the property owner agreeing to all the general requirements outlined in this section.

In the event that proposed improvements in the Accessory Dwelling Unit do not require a building permit, a registration form for the unit must be completed and submitted to the Planning and Building Department.

2) The registration form as required by the City shall include a property covenant. The covenant must be filed by the property owner with the City for recording with the King County Recorder's Office to indicate the presence of the Accessory Dwelling Unit, and reference to other standards outlined in this section. The covenant shall run with the land as long as the Accessory Dwelling Unit is maintained on the property. See KMC Title 22 requirements for Accessory Dwelling Units proposed in a unit lot subdivision.

3) If an ADU was or is created without being part of a project for which a building permit was or is finaled, an ADU inspection will be required for issuance of an ADU permit. The ADU inspection fee will cover a physical inspection of the ADU. This fee will be waived if the ADU existed on January 1, 1995, and the ADU permit is applied for by December 31, 1995.

b. *Eliminating an Accessory Dwelling Unit.* Elimination of a registered Accessory Dwelling Unit may be accomplished by the owner filing a certificate with the Planning and Building Department, or may occur as a result of enforcement action.

c. *Appeals.* The decision of the Planning Official is appealable using the applicable appeal provisions of Chapter 145 KZC.

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115.24

Cross Kirkland Corridor/Eastside Rail Corridor – Supplemental Development Standards for Adjoining Properties.

1. General – The following regulations shall apply to all properties adjoining the Cross Kirkland Corridor/Eastside Rail Corridor (the Corridor), except those properties located in low density residential zones.

2. *Required Yards.*

a. The minimum required yard is 10 feet as measured from the common property line with the Corridor. All outdoor use, activity or storage areas located adjacent to the Corridor shall comply with the minimum 10-foot required yard. Parking areas are subject to the requirements of KZC 115.115.

b. Exception – The Planning Official may allow the required yard to be reduced to zero (0) feet for one (1) story of retail or restaurant uses where:

i) The facade facing the Corridor is oriented to serving Corridor users with pedestrian entrances, pedestrian and bicycle access between the Corridor and entrance, and similar design features; and

ii) The facade facing the Corridor contains transparent windows and/or doors occupying at least 50 percent of the facade.

3. *Design Standards.* Development on properties adjoining the Corridor shall comply with the following design standards. Compliance with these standards shall be administered by the Planning Official in conjunction with review of an applicable development permit. Applications involving additions or modifications to existing buildings shall comply with these standards to the extent feasible depending on the scope of the project. The Planning Official may modify compliance with a particular regulation if the applicant demonstrates that it is not feasible given the existing development and scope of the project.

a. Site Design: Development adjoining the Corridor shall be designed to complement the public nature of the Corridor though the following site design and pedestrian improvements; provided, that subsections (3)(a)(1), (3)(a)(3) and (3)(a)(4) of this section shall not apply to A Retail Establishment Providing Vehicle or Boat Sales:

1) Landscape islands required pursuant to KZC 95.44 (Internal Parking Lot Landscaping Requirements) shall be provided such that there are no more than eight (8) contiguous parking stalls along the corridor.

2) In addition to providing the screening and buffering functions required by the KZC, landscape design shall integrate with and complement corridor functions.

3) A pedestrian entrance facing the Corridor shall be provided with a pedestrian walkway connecting from the entrance to the Corridor. The walkway shall be installed pursuant to the standards of KZC 105.18(2)(a), except any stairs shall be equipped with a bicycle runnel. The Planning Official may modify the connection requirement where grade or other natural features preclude reasonable access to the Corridor.

4) Bicycle parking as required by KZC 105.3~~2~~0 shall be provided ~~at a ratio of one (1) bicycle space for each six (6) required motor vehicle parking spaces~~ and shall be accessible by bicycle to the Corridor.

b. Building Design: Building design adjoining the Corridor shall acknowledge the high visibility from this active public space through the following building design standards:

1) All buildings shall be designed so that facades visible from the Corridor comply with the provisions of KZC 92.25.

2) All buildings shall be designed so that parking garages visible from the Corridor comply with the provisions of KZC 92.11(7).

3) Building facades visible from the Corridor shall incorporate similar building materials and window treatment as other facades of the building.

4) Building facades facing the Corridor shall not exceed 120 feet without vertical definitions. Vertical definition may be in the form of changes in color and materials, modulations of sufficient width and depth to define the vertical element, or some combination of these techniques. This vertical element should carry through all floors of the building.

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115.62

High Performing Buildings.

1. Purpose and Intent – The purpose of this section is to establish high performing building standards (HPBS) for developments in residential, commercial and mixed use zones to further reducing energy use in buildings and move towards decarbonizing the built environment. The benefits to occupants of these buildings are healthy indoor air quality, lower energy and water bills, and in some cases where solar and water collection is utilized, no energy or water bills. The benefits the community can expect are a reduction in pollution generation and water consumption, which in turn can promote public health and reduce natural resource use.

2. *Requirements.*

a. To be considered a high performing building, a development shall be certified to meet the current versions of one or more of the following programs: International Living Future Institute's (ILFI) Living Building Challenge™, Living Community Challenge™, Petal Recognition (energy, water and materials petals at a minimum), or Zero Energy™ (ZE) and Core programs; Built Green's 4-Star™ program; the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design™ (LEED) Platinum program.

b. An applicant may propose, and the Planning Official may approve, alternative certification(s) if the Planning Official determines that the alternative certification(s) is equal or superior to the programs listed above in terms of the resulting building performance.

c. Proof of registration in one of the certification programs in subsection (2)(a) or (2)(b) of this section must be provided prior to development permit submittal.

d. Performance Standards – All projects shall adhere to the following performance standards and show compliance with them at the time of the development permit submittal:

1) In zones where a maximum density is specified the development shall attain that maximum density, or exceed the maximum density through allowed bonuses;

2) Provide an embodied carbon assessment of existing and proposed buildings and set embodied carbon limits and reductions;

3) At least 20 percent of all required parking spaces shall be electric vehicle (EV) ready parking spaces. In addition, at least 10 percent of all required parking shall be EV ready parking spaces that are complete with a functioning electric vehicle charger;

4) ~~All bicycle storage areas shall include electrical outlets to charge electric bicycles and other micro-mobility modes;~~Reserved.

5) Provide a deconstruction and material diversion plan;

6) Achieve a reduction in water use in buildings and development by at least 20 percent over Washington State code requirements;

7) Demonstrate that buildings are all-electric. Excepted from this requirement are gas commercial cooking appliances; provided, that a corresponding and appropriately sized electrical outlet and all related infrastructure are installed for future replacement appliances.

115.65

Home Occupations.

1. Purpose – The purpose of this section is to allow limited commercial activity incidental to residential use of a dwelling unit while ensuring all residents freedom from excessive noise, excessive traffic, nuisance, fire hazard, and other possible effects of commercial uses being conducted in residential neighborhoods.

2. Applicability – Home occupations are allowed as an accessory use to the residential use of a single-family, multifamily, or Accessory Dwelling Unit, subject to the requirements of this chapter. A business license shall be required for all home occupations.

3. Residency – The location of the home occupation must be the principal residence of the person(s) conducting the home occupation.

4. Standards for Home Occupations – A home occupation may be conducted if it:

a. Is carried on by residents of the dwelling unit and, in addition, may involve no more than two (2) other business participants visiting the dwelling unit (or, for properties that contain an Accessory Dwelling Unit, visiting the property) per day. “Other business participants” shall include non-family employees and independent contractors;

b. Has no outside storage, including equipment stored on vehicles;

c. Requires no alteration to the interior or exterior of the dwelling that changes its residential character;

d. Does not involve activities, including but not limited to the use of heavy equipment, power tools, power sources, hazardous materials, or other equipment or materials that result in noise, vibration, smoke, dust, odors, heat, traffic, parking, or other conditions that exceed, in duration or intensity, such conditions normally produced by a residential use;

e. Has, in addition to daily mail service, no more than a combined total of three (3) commercial and courier pickups and deliveries at the dwelling unit (or, for properties that contain an Accessory Dwelling Unit, the property) per day, and no more than 10 such pickups and deliveries per week. Said pickups and deliveries shall occur between the hours of 8:00 a.m. and 6:00 p.m.;

f. Occupies no more than 500 square feet of floor area, including any space in an accessory structure;

g. Includes no more than six (6) clients/customers per day and no more than two (2) clients/customers at any time visiting the dwelling unit (or, for properties that contain an Accessory Dwelling Unit, visiting the property) for goods or services. A family arriving in a single vehicle shall be considered one (1) client. Client/customer visits to a home occupation shall be between the hours of 8:00 a.m. and 8:00 p.m. (not applicable to a bed and breakfast house);

h. Operates no more than one (1) vehicle, van, truck or similar vehicle. The vehicle shall not exceed any of the following:

1) A gross vehicle weight of 10,000 pounds;

2) A height of nine (9) feet; and/or

3) A length of 22 feet;

The measurement of vehicle height and length shall include bumpers and any other elements that are required by federal or state law for the operation of the vehicle on public roads; and

i. Has no exterior indication other than one (1) building-mounted, non-illuminated sign with a maximum size of two (2) square feet;

j. For a bed and breakfast house, the following additional regulations apply in addition to those listed above:

1) It is operated by the owner of the dwelling in which it is located and it is the primary residence of the owner/operator;

2) There is a maximum of two (2) guest rooms;

3) Guests stay a maximum of 30 days;

4) Food service shall be limited to serving overnight guests of the establishment. Individual rooms shall not be equipped with cooking facilities;

5) Reserved.~~The applicant may be required to provide up to one (1) parking stall per guest room. The applicant shall demonstrate the parking provided will be adequate based on the following criteria:~~

~~a) The number of guest rooms;~~

~~b) The number of permanent residents of the dwelling proposed for the bed and breakfast;~~

~~c) The number of parking stalls that can be accommodated in a garage or driveway; and~~

~~d) The number of legal on-street parking stalls immediately adjacent to the bed and breakfast;~~

6) Concentrations of Bed and Breakfast Houses – Where a bed and breakfast house is proposed within 500 feet of another bed and breakfast house, the

applicant shall demonstrate that the neighborhood will not be adversely affected by the concentration.

5. A home occupation which does not meet one (1) or more of the requirements of subsection (4) of this section shall be reviewed under Process I, described in Chapter 145 KZC; provided, that the notice of application required by KZC 145.22(1) shall be distributed pursuant to the provisions of KZC 150.22(2) (Process IIA). An application for a home occupation under this section may be approved if the home occupation:

a. Will not harm the character of the surrounding neighborhood; and

b. Will not include outdoor storage and/or operation of building materials, machinery, commercial vehicles, or tools, except if it meets the following criteria:

1) Is appropriately screened from other properties;

2) Does not emit noise, odor, or heat; and

3) Does not create glare; and

c. Does not create a condition which injures or endangers the comfort, repose, health or safety of persons on abutting properties or streets; and

d. Will not generate excessive traffic or necessitate excessive parking; and

e. Will locate and screen any required or proposed site improvement in a manner that minimizes its view from surrounding properties or adjacent streets.

f. For bed and breakfast houses, there will be a maximum of four (4) guest rooms.

6. Enforcement – Upon determination that there has been a violation of any provision of this section, the City may pursue code enforcement in accordance with the provisions of Chapter 1.12 KMC, Code Enforcement.

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115.106

Personal Delivery Devices.

An eligible entity operating a personal delivery device (PDD) as defined under Chapter 46.75 RCW may operate on private property in commercial zones, office zones, and industrial zones, and on institutional property within the PLA 1, PLA 14 zones consistent with the following standards:

1. The operation and storage of PDDs shall be reviewed as a Planning and Building Director decision. An eligible entity must demonstrate that their proposal meets the standards established in this section.

The decision of the Planning and Building Director in approving or denying an application to operate and store PDDs under this section may be appealed using the appeal provisions, as applicable, of Process I, KZC 145.60.

2. Prior to any decision, the eligible entity shall submit to the Planning and Building Director a letter signed by the owner of the property approving the location, time, and manner to which PDDs will operate and be stored on said property. The application shall include an affidavit certifying that the applicant has notified all staff, students, and tenants (if any) on the subject property of the proposed PDD operation and storage.

3. The operation and storage of PDDs shall not inhibit the safe vehicular and pedestrian movement to, from and on the subject property in accordance with the requirements of the Zoning Code and standards of the Fire Department, Planning and Building Department, and the Public Works Department.

4. PDD storage shall be located within existing structures or, if located within a separate structure, shall be consistent with the following standards:

a. If the storage area is located within a Design District, it shall conform with the design regulations in Chapter 92 KZC.

b. Storage areas located adjacent to nonresidential zones may be located in the required side and rear setback yards; except that all storage areas located adjacent to residential zones, or adjacent to residential uses within nonresidential zones, must meet required setbacks for the primary use.

c. If the storage area is surrounded on all sides by property zoned for industrial use, then the height of the storage shall not exceed the height of the primary structure. In all other cases, the storage area shall not exceed 12 feet in height.

d. If located on an unimproved area of the site, the underlying ground must be improved as required by the Department of Public Works and Planning and Building Department, and no regulated trees, six inches in diameter at breast height (DBH) or greater, may be removed. If impacts are proposed within the critical root zone (CRZ) of existing regulated trees, a report prepared by a qualified professional arborist is required and must meet the standards pursuant to KZC 95.30(3)(c).

e. The required parking and loading spaces for the primary use and the PDD storage and operation must be provided on site. The minimum parking ~~area~~ requirements for the PDD and storage use will be reviewed pursuant to KZC 105.2~~5~~2 as a commercial use ~~and a parking study may be required~~.

f. The storage area shall comply with the required land use buffer for the primary use as established in KZC 95.42.

g. The storage area shall conform to lighting regulations of KZC 115.85.

h. The storage area shall conform to noise regulations of KZC 115.95.

i. All signage shall conform to the same sign category as the primary use and applicable requirements of Chapter 100 KZC.

5. The eligible entity shall maintain liability insurance consistent with the requirements of RCW 46.75.202(4).

6. An eligible entity shall obtain a business license to operate and store PDDs in the City.

7. The eligible entity shall file with the City an agreement, approved by the City, wherein the operator agrees to defend, save, and hold harmless the City of Kirkland.

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115.115

Required Yards.

1. *General.* This section establishes what structures, improvements, and activities may be in or take place in required yards as established for each use in each zone in Chapters 15 through 56 and 113 KZC.

2. *Exceptions and Limitations in Some Zones.* Chapters 15 through 56 KZC contain specific regulations regarding what may be located in required yards. Chapter 83 KZC contains specific regulations regarding what may be located in the required shoreline setback. Where applicable, those specific regulations supersede the provisions of this section.

3. *Structures and Improvements.* No improvement or structure may be in a required yard except as follows:

a. A driveway and/or parking area subject to the standards of subsection (5) of this section.

b. Any improvement or structure, other than a driveway and/or parking area, that is not more than four inches above finished grade may be anywhere in a required setback yard; provided, that minor utility structures such as transformers, telephone poles, guide wires, and electrical boxes may be located anywhere within a required setback if there is no feasible location within the public right-of-way and prior approval of the City is obtained; and provided further, that any franchise agreement between the City and a utility company shall supersede this section. A bridge is allowed anywhere in a required setback yard regardless of its height above finished grade.

c. An improvement or structure that is not more than 18 inches above finished grade may extend not more than five feet into a required yard.

d. Chimneys, bay windows, greenhouse windows, eaves, cornices, awnings, and canopies may extend up to 18 inches into any required yard, subject to the limitations of this section. Eaves on bay windows may extend an additional 18 inches beyond the bay window. The total horizontal dimension of the elements that extend into a required yard, excluding eaves and cornices, may not exceed 25 percent of the length of the facade of the structure. Chimneys, bay windows, greenhouse windows, cornices, awnings, and/or canopies attached to dwelling units and their accessory structures

located in low density zones may not extend closer than four feet to any property line. See Plate 10.

e. Minor improvements such as garden sculpture, light fixtures, trellises and similar decorative structures may be located in required yards if it is determined by the Planning Official that they will not have any substantial detrimental effect on abutting properties or the City as a whole.

f. Fences and railings may be located in required yards subject to the fence regulations contained within this chapter.

g. *Rockeries and Retaining Walls.*

1) Rockeries and retaining walls may be a maximum of four feet high in a required yard.

The Planning Official may approve a modification to that height limit if it is necessary because of the size, configuration, topography or location of the subject property, and either:

a) The design of the rockery or retaining wall includes terraces deep enough to incorporate vegetation, or other techniques that reduce the visual mass of the wall; or

b) The modification will not have any substantial detrimental effect on abutting properties or the City as a whole.

2) The combined height of fences and retaining walls within five feet of each other in a required yard may be a maximum of six feet.

The Planning Official may approve a modification to the combined height limit for fences and retaining walls if:

a) An open guard railing is required by the Building Code and the height of the guard railing does not exceed the minimum required; or

b) The modification is necessary because of the size, configuration, topography or location of the subject property, and either:

i) The design of the rockery or retaining wall includes terraces deep enough to incorporate vegetation or other techniques that reduce the visual mass of the wall, and the fence is designed to be no more than 50 percent solid; or

ii) The modification will not have any substantial detrimental effect on abutting properties or the City as a whole.

h. Improvements associated with shoreline public use and access areas may be located in any required yard and the shoreline setback. The landward end of a pier may be located in the shoreline setback.

i. See subsection (5) of this section for regulations on parking areas.

j. Those structures and improvements permitted in required yards by KZC 115.105.

k. Signs may be located in required yards subject to KZC 100.75 and 115.135.

l. Covered walkways in commercial, office, and industrial zones may be permitted in required yards. Covered walkways may be no more than eight feet wide and 10 feet tall and may not be enclosed along the sides.

m. For uses in low density residential zones, and for residential uses in other zones, the applicant may request a modification to locate no more than one storage shed in a required yard; provided, that no storage sheds are allowed in a required front yard. The Planning Official may approve a modification if:

1) The proposed structure is no more than eight feet tall; and

2) The maximum length of the side of the proposed structure parallel to the affected property line(s) shall not exceed 10 feet. The structure shall not exceed 120 square feet in total area; and

3) No reasonable alternative location may be found due to special circumstances regarding the size, shape, topography, or location of the subject property or the location of legal or legally nonconforming preexisting improvements of the subject property; and

4) The modification will not create a significant negative impact on the character of nearby residential properties.

If approved, the Planning Official may require the storage shed to be screened by a solid screening fence or dense vegetation.

The decision of the Planning Official in approving or denying a modification for a storage shed may be appealed using the appeal provision, as applicable, of Process I, KZC 145.60 through 145.110.

n. In residential zones, covered entry porches on dwelling units may be located no closer than 13 feet to the front property line, if:

1) The porch is covered and no higher than one story and the finished floor of the porch is no more than four feet above finished grade;

2) Three sides of the porch are open;

3) The porch roof form is architecturally compatible with the roof form of the dwelling unit to which it is attached;

4) No deck, balcony, or living area is placed on the roof of the porch within the required front yard;

5) If on Attached or Stacked Dwelling Units, the width of the porch does not exceed 50 percent of the facade to which it is attached;

6) Allowed exceptions to the above criteria are:

a) Solid walls or railings may extend up to 42 inches above the porch floor;

b) Eaves on the porch roof may extend an additional 18 inches into the required front yard;

c) Stairs may extend an additional five feet into the required front yard.

For the purpose of this section, covered parking areas or driveways shall not be considered an entry porch.

o. In low density residential zones:

1) Detached garages, including second story uses, utilizing an alley for their primary vehicular access may be located within five feet of the rear property line, if:

a) Garage doors will not extend over the property line when open; and

b) The garage complies with KZC 115.135, which regulates sight distance at intersections.

2) Detached garages, including second story uses, utilizing an alley for their primary vehicular access may extend to the rear property line, if:

a) The lot is 50 feet wide at the rear property line on the alley;

b) The garage has side access with garage doors that are perpendicular to the alley;

c) The garage eaves do not extend over the property line; and

d) The garage complies with KZC 115.135, which regulates sight distance at intersections.

3) Garages and detached Accessory Dwelling Units without alley access may be located no closer than five feet of the rear property line; provided, that:

a) The portion of the structure that is located within the required rear yard is no taller than 15 feet above average building elevation; and

b) The rear yard does not abut an access easement that is regulated as a rear property line.

4) Detached Accessory Dwelling Units may extend to a rear property line abutting an alley, if:

a) The detached Accessory Dwelling Unit eaves do not extend over the property line; and

b) The detached Accessory Dwelling Unit complies with KZC 115.135, which regulates sight distance at intersections.

5) Structures permitted under this subsection may include the elements allowed in required yards identified in subsection (3)(d) of this section; provided, that:

a) The elements do not extend more than 18 inches from the structure permitted herein;

b) The elements do not extend over the rear property line; and

c) The total horizontal dimension of the elements, excluding eaves and cornices, may not exceed 25 percent of the length of the facade of the structure.

p. HVAC and similar types of mechanical equipment may be placed no closer than five feet to a front, side, or rear property line, and may only be located in a required front yard for single-family residential uses pursuant to subsection (3)(p)(2) of this section; provided, that such equipment may be located in a storage shed approved pursuant to subsection (3)(m) of this section or a garage approved pursuant to subsection (3)(o)(2) of this section. All HVAC and similar types of mechanical equipment shall meet the standards below:

1) For properties other than Single-Family Residential, HVAC and similar types of mechanical equipment shall be surrounded by landscaping or a solid screening enclosure, or located in such a manner that they are not visible from adjoining properties or rights-of-way;

2) HVAC and similar types of mechanical equipment may be located in required front yards when there is no feasible alternative location outside of the required front yard; provided, that such equipment shall be surrounded by landscaping or a solid screening enclosure, or located in such a manner that it is not visible from adjoining properties or rights-of-way;

3) The HVAC and similar types of mechanical equipment shall not violate KZC 115.95 (Noise Regulations) or KZC 115.100 (Odor), or create undue heat or vibration on the adjoining property;

4) The Planning Official may approve a modification to the locational provisions of this section for HVAC and similar types of mechanical equipment that are replacing

legally nonconforming equipment where no increase in the footprint of the equipment is proposed.

q. Insulation, installed in or on an existing structure, may encroach eight inches into a required yard unless precluded by fire or building codes.

4. *Outdoor Uses, Activities and Storage.* For regulations on outdoor uses, activities and storage, see KZC 115.105.

5. *Driveways and Parking Areas.* Driveways and parking areas, including bicycle parking, are not allowed in required yards except as follows:

a. *Detached Dwelling Units.*

1) *General.* Vehicles may be parked in the required front or rear yard if parked on a driveway and/or parking area. For the purpose of this section, vehicles are limited to those devices or contrivances which can carry or convey persons or objects and which are equipped as required by federal or state law for operation on public roads. A driveway and/or parking area shall not exceed 20 feet in width in any required front yard, and shall be separated from other hard-surfaced areas located in the required front yard by a landscape strip at least 18 inches in width. This landscape strip may be interrupted by a walkway or pavers providing a lateral connection from the driveway to other hard-surfaced areas, as long as such walkway or pavers do not exceed five feet in width. A driveway and/or parking area shall not be closer than five feet to any side property line (see Plate 14); provided:

a) That where access to a legally established lot is provided by a panhandle or vehicle access easement measuring less than 20 feet in width, a driveway not exceeding 10 feet in width, generally centered in the panhandle or access easement, shall be permitted (see Plate 14A); and

b) That for flag lots, a five-foot setback is not required from any side property line that abuts a neighboring lot that was part of the same plat.

c) That any driveway which generally parallels a right-of-way or easement road shall be set back at least five feet from the right-of-way or easement, except for a 20-foot-wide section where the driveway connects with the right-

of-way or easement. Such driveway shall not have a width of more than 10 feet within the front or rear yard (see Plate 14B) and shall be separated from other hard-surfaced areas located in the front or rear yard by a landscape strip at least five feet in width. Where more than one driveway is permitted within a front or rear yard, those driveways shall be separated by a landscape strip at least five feet in width.

2) *Exception.* Driveways and/or parking areas may exceed 20 feet in width if:

a) The driveway/parking area serves a three-car garage; and

b) The subject property is at least 60 feet in width; and

c) The garage(s) is (are) located no more than 40 feet from the front property line; and

d) The driveway/parking area flares from 20 feet at the property line to a maximum of 30 feet in width.

3) The Planning Official may approve a modification to the driveway and/or setback requirements in subsection (5)(a)(1) of this section if:

a) The Public Works Department requires an on-site vehicular turnaround adjacent to the driveway, which must be the minimum necessary dimension as determined by the Public Works Department; or

b) The existing topography of the subject property or the abutting property decreases or eliminates the need for the setback; or

c) The location of pre-existing improvements or vegetation on the abutting site eliminates the need for or benefit of a setback; and

d) The modification will not have any substantial detrimental effect on abutting properties or the City as a whole.

b. Vehicle parking areas for schools and day-care centers greater than 12 students and located in residential zones shall have a minimum 20-foot setback from all property lines.

Bicycle parking may be located anywhere within required yards, provided the bicycle parking structure does not exceed 10 feet in height and complies with all other applicable regulations.

c. *Other Uses.* Parking areas and driveways for uses other than those addressed in subsections (5)(a) and (5)(b) of this section may be located within required setback yards, but~~,~~ except for the portion of any driveway which connects with an adjacent street, not closer than five feet from any property line.

Bicycle parking may be located anywhere within required yards, provided the bicycle parking structure does not exceed 10 feet in height and complies with all other applicable regulations.

Where th~~is~~e required yard provisions of this subsection (5)(c) conflict with a regulation of a specific zone, the regulation of the specific zone shall govern.

d. *Shared Parking and Shared Driveways.* If a parking area or driveway serves two adjacent uses, the shared parking area or driveway may be anywhere in the required setback yard between the uses.

e. *Exceptions for Projects Requiring Design Review.* If a project is reviewed through Design Review pursuant to Chapter 142 KZC, the driveway shall comply with parking area location and design requirements as determined by the Planning Official.

***

Chapter 162

NONCONFORMANCE

***

162.35

Certain Nonconformances Specifically Regulated.

1. *General.* The provisions of this section specify when and under what circumstances certain nonconformances must be corrected. If a nonconformance must be corrected under this section, the applicant must submit all information necessary for the City to review the correction as part of the application for any development permit. In addition, the City will not permit occupancy until the correction is made.

If KZC 162.25 applies to a specific nonconformance, then the provisions of this section do not apply to that same nonconformance.

2. *Nonconforming Use.*

a. For the purpose of determining a nonconforming use, the word “use” refers to the specific activity being conducted and not the definition of use set forth in KZC 5.10.955. A nonconforming use may be continued by successive owners or tenants.

b. Any nonconforming use except for a detached dwelling unit must be brought into conformance or discontinued if:

1) The applicant is making a structural alteration or increasing the gross floor area of any structure that houses or supports the nonconforming use; or

2) The nonconforming use has ceased for 90 or more consecutive days; or

3) The nonconforming use is replaced by another use; the City may allow a change from one (1) nonconforming use to another such use if, through Process IIA, the City determines that the proposed new use will not be more nonconforming and will have a less adverse effect on the neighborhood than does the existing use.

3. *Expansion or Modification of an Existing Use or Structure or the Addition of New Structures.* If the expansion or modification of an existing use or structure or the addition of a new structure(s) requires review of the application by any one of the processes described in Chapters 145 through 152 KZC, the proposal shall be reviewed pursuant to such process; unless:

a. The gross floor area of the use is expanded by less than 10 percent; and

b. The Planning and Building Director determines that the change or alteration will not have significantly more or different impact on the surrounding area than does the present development.

4. *Nonconforming Vehicle and Bicycle Parking.*

a. *Number of vehicle parking spaces.* If there are fewer vehicle parking spaces for the uses conducted on the subject property than are required under this code, ~~this additional required number of spaces must be provided~~the nonconformance may be continued except in the following scenarios:

1) I~~i~~f the applicant is going to change the use conducted on the subject property and the new use requires more parking spaces than the former use, unless the change of use is exempt under KZC 105.22(3), the additional required number of vehicle parking spaces must be provided.

2) If the project increases the gross floor area, number of units, or number of beds and, as a result, increases the number of vehicle parking spaces required for the subject use, the additional required vehicle parking spaces associated with the increase must be provided.

b. *Number of bicycle parking spaces.* If there are fewer bicycle parking spaces than required for the uses conducted on the subject property under this code, the additional bicycle parking spaces required to meet the applicable standard must be provided in the following scenarios:

1) If the applicant is going to change the use conducted on the subject property and the new use requires more bicycle parking spaces than the former use. The Planning Official may waive or modify the bicycle parking requirement if the

applicant demonstrates that providing the required bicycle parking is not feasible given the existing development and scope of the project.

2) If the project increases the gross floor area, number of units, or number of beds and, as a result, increases the number of bicycle parking spaces required for the subject use, the additional required bicycle parking spaces associated with the increase must be provided. The Planning Official may waive or modify the bicycle parking requirement if the applicant demonstrates that providing the required bicycle parking is not feasible given the existing development and scope of the project.

3) If the applicant is making any alteration or change or doing any other work in a consecutive 12-month period to an improvement that is nonconforming or houses, supports or is supported by the nonconformance, and the cost of the alteration, change or other work exceeds 50 percent of the replacement cost of that improvement. The Planning Official may waive or modify the bicycle parking requirement only if the applicant demonstrates that compliance is physically infeasible due to the existing development and would require substantial reconstruction or alteration beyond the scope of the proposed project.

~~b~~c. *Vehicle parking dimensions.* Existing vehicle parking stalls which conformed to the code effective at the time of construction are not required to meet the parking area dimensional requirements of Chapter 180 KZC, Plates 1 through 4.

5. *Nonconforming Signs.*

a. All nonconforming signs are defined as either major nonconforming signs or minor nonconforming signs.

1) Major nonconforming signs include the following:

a) Any pole sign associated with a pole which is not entitled to Sign Category F.

b) Any pole sign which exceeds 20 feet or monument sign which exceeds 12 feet in height above average ground elevation.

c) Any sign attached to the building and which extends above the building roofline.

d) Any projecting sign except those allowed by KZC 100.115.

e) Any sign listed as a prohibited device by KZC 100.85.

f) Any sign which has exposed structural supporting elements such as angle irons, guy wires and braces.

g) Any sign located off site which does not meet the provisions of KZC 100.75.

2) Minor nonconforming signs are those, other than listed above in subsection (1) of this section, which violate any provision of the Zoning Code.

b. Nonconforming signs must be brought into conformance as specified below:

1) Notwithstanding the provisions of KZC 162.30, any major nonconforming sign must be brought into conformance if:

a) Structural alteration is made to the sign; or

b) The color, design, lettering or shape of the sign is altered. Change in temporary message on a readerboard is excluded from this requirement; or

c) Structural alteration or an increase in the gross floor area is made to any structure that houses or supports the use that has the major nonconforming sign.

2) In addition to the provisions of subsection (5)(b)(1) of this section, any major nonconforming sign by subsection (5)(a)(1)(g) of this section shall be brought into conformance or removed within 18 months after the effective date of this subsection, or within 18 months after the effective date of annexation of the location at which the sign is erected, whichever is later.

Nothing in this subsection shall relieve the property owner and owner of the sign of the duty to immediately remove such sign if it was not erected in compliance with federal, state and local law, or if it does not meet the requirements to be a nonconforming sign.

Nonconforming signs may remain in a nonconforming state for a greater period of time than the amortization period provided above if such extension is applied for no later than six months prior to the otherwise applicable deadline. The Hearing

Examiner, through Process IIA, Chapter 150 KZC, may grant discretionary extensions of the amortization period a maximum of two times for up to three years at a time. In addition to the criteria listed in KZC 150.65(2), the Hearing Examiner shall consider the following criteria in making this decision:

a) Any hazard to traffic or pedestrian safety.

b) The detriment to the appearance of a neighborhood, or the impinging upon a view of scenic interest.

c) The demonstration of need for an even greater depreciation period, such as because the date of erection of the billboard was less than four years and more than six months before the annexation. However, it is not the intent of this provision that the nonconformance necessarily be allowed to remain for the length of amortization period satisfactory to the applicant.

3) Nonconforming signs must be brought into conformance or removed immediately if there is a change in land use or change in business name on the sign structure or ownership of the sign.

4) Nothing in this section shall relieve the owner or user of a nonconforming sign or owner of the property on which the nonconforming sign is located from the provisions of this code regarding safety, maintenance, and repair of signs.

5) Notwithstanding the provisions of KZC 162.30, any minor nonconforming sign must be brought into complete conformance when either:

a) The fair market value of any nonstructural alteration (such as color, design) of the sign exceeds 35 percent of the replacement value of that sign (change in temporary message on a readerboard is excluded from this requirement); or

b) Structural alteration is made to the sign. In such event, the applicant must sign and record a concomitant agreement to run as a covenant with the property, in a form acceptable to the City Attorney. Said agreement shall describe the minor nonconforming elements involved and state that they will be brought into conformance within 10 years of the date of issuance of the building or sign permit. The applicant shall also grant to the City license to

enter the property and shall also sign an agreement to reimburse the City for the cost of removing the sign(s) if, after the specified time, the prescribed minor nonconforming element(s) is not brought into conformance; or

c) Structural alteration or an increase is made to the gross floor area of any structure that houses or supports the use that has the minor nonconforming sign.

c. Any sign which can be classified as both a major nonconforming sign and a minor nonconforming sign shall be regulated as a major nonconforming sign.

d. *Exception for Repair and Maintenance.* Repair and maintenance work to any nonconforming sign is excepted from the provisions of this chapter, subject only to the following:

1) The repair or maintenance work will not increase the degree or magnitude of nonconformance.

2) If the repair or maintenance work requires a building or sign permit, the applicant must sign and record a concomitant agreement to run as a covenant with the property, in a form acceptable to the City Attorney. Said agreement shall describe the minor nonconforming elements involved and state that they will be brought into conformance within 10 years of the date of issuance of the building or sign permit. The applicant shall also grant to the City license to enter the property and shall also sign an agreement to reimburse the City for the cost of removing the sign(s) if, after the specified time, the prescribed minor nonconforming element(s) is not brought into conformance.

3) For purposes of this section, “repair” shall mean the work that is necessary to restore a sign to its former appearance subsequent to a sudden, accidental event.

6. *Nonconforming Landscaping, Buffers and Paving.*

a. See KZC 95.47 for nonconforming landscaping and buffering requirements.

b. For residential uses up to six legally nonconforming gravel surfaces used for parking within designated parking areas shall not be required to be paved. Otherwise, parking lot surfaces, regardless of use, must be brought into conformance in any of the following situations:

1) An increase in gross floor area; or

2) A change in use on the subject property, and the new use requires more parking than the former use; or

3) An alteration to any structure, the cost of which exceeds 50 percent of the replacement cost of the structure.

c. Existing residential parking stalls that were established before June 6, 2024, and do not meet the requirements of Chapter 105KZC, are not required to be altered or resized, except as necessary to comply with the Americans with Disabilities Act (ADA). Furthermore, when resurfacing existing paved parking lots, property owners are not required to adjust the size of existing parking spaces if doing so would:

1) Lead to significantly higher costs compared to a resurfacing that retains the existing parking layout. Proof of increased costs should be demonstrated by the applicant or property owner. Increased costs might result from, for example, needing to construct or reconstruct a significant amount of stormwater management and landscaping features; or

2) Require substantial reconfiguration encompassing 50 percent or more of existing parking spaces.

7. *Nonconforming Height, Yards, and View Corridors.* Any structural alteration of a roof or exterior wall which does not comply with height, required yard, or view corridor standards will require that the nonconforming height, setback or view corridor be brought into conformance. Excepted from this section is the repair or maintenance of structural members. For properties within jurisdiction of the Shoreline Management Act, see Chapter 83 KZC.

8. *Nonconformances to Design Regulations in Design Districts.* Nonconformances to the design regulations of Chapter 92 KZC are governed by Chapter 142 KZC.

9. *Personal Wireless Service Facilities.* Existing or nonconforming personal wireless service facilities are governed by KZC 117.20, Applicability. For properties within jurisdiction of the Shoreline Management Act, see Chapter 83 KZC.

10. *Vehicular Access Easement or Tract Standards.* Nonconforming access easements and tracts are governed by KZC 105.10(2)(i).

11. *Nonconforming Paddock Areas.*

a. Paddock areas as required under KZC 115.20 must be brought into conformance if a proposed alteration or replacement of an existing dwelling unit on the subject property in any 12-month period exceeds 50 percent of the replacement cost of that dwelling unit.

b. See KZC 162.45, Prohibition on Increasing Nonconformance, for proposed modifications, alterations, or replacements of any other improvements on the subject property.

12. *Nonconforming Density – Multifamily Structures in Multifamily Zones.* Within areas designated by the Zoning Code for multifamily use, a structure with nonconforming density may be maintained, repaired, remodeled or redeveloped consistent with other provisions of this chapter; provided, that the density within the structure is no greater than the density contained in the structure prior to maintenance, repair, remodeling or redevelopment and that any expansion of the structure complies with all applicable zoning regulations.

13. *Any Other Nonconformance.* If any nonconformance exists on the subject property, other than as specifically listed in the prior subsections of this section, these must be brought into conformance if:

a. The applicant is making any alteration or change or doing any other work in a consecutive 12-month period to an improvement that is nonconforming or houses, supports or is supported by the nonconformance, and the cost of the alteration, change or other work exceeds 50 percent of the replacement cost of that improvement; or

b. The use on the subject property is changed and this code establishes more stringent or different standards or requirements for the nonconforming aspect of the new use than this code establishes for the former use.

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Bicycle Parking Regulations Comparison Table

Topic/Land Use	Bicycle Parking Regulations Drafted in KZC 105	Station Area Bicycle Parking (KZC 57.25.060)	Goodwill Site Bicycle Parking (KZC 35.10.030)
Residential: Single-family	Short term: Not required (including attached dwelling units)	Short term: Not required	N/A
	Long term: Not required (including attached dwelling units)	Long term: Not required	N/A
Residential: Multi-family	Short term: Projects with less than 20 units: Not required. Projects with 20 or more units: 0.05 space/unit	Short term: 0.05 space/unit (including attached dwelling units)	Short term: 0.25 space/suite or unit
	Long term: Projects with less than six units: Not required. Projects with six or more units: 0.50 space/unit	Long term: 1 space/unit (including attached dwelling units)	Long term: 1 space/suite or unit
Residential: Assisted Living Facility	Short term: 0.05 space/unit	Short term: 0.05 space/unit	Short term: 0.25 space/unit
	Long term: 0.08 space/unit	Long term: 0.08 space/unit	Long term: 0.08 space/unit
Residential: Convalescent Center	Short term: 0.05 space/bed	Short term: 0.05 space/bed	Short term: 0.25 space/bed
	Long term: 0.08 space/bed	Long term: 0.08 space/bed	Long term: 0.08 space/bed
Commercial: General	Short term: 0.50 space/1,000 SF GFA	Short term: 0.5 space/1,000 SF GFA	Short term: 0.5 space/1,000 SF GFA
	Long term: 0.1 space/1,000 SF GFA	Long term: 0.33 space/1,000 SF GFA	Long term: 0.33 space/1,000 SF GFA
Commercial: Office	Short term: 0.07 space/1,000 SF GFA	Short term: 0.07 space/1,000 SF GFA	Short term: 0.07 space/1,000 SF GFA
	Long term: 0.33 space/1,000 SF GFA	Long term: 0.33 space/1,000 SF GFA	Long term: 0.33 space/1,000 SF GFA
Industrial	Short term: 0.01 space/1,000 SF GFA	Short term: 0.01 space/1,000 SF GFA; Tasting rooms for breweries, wineries or distilleries: 0.5 space/1,000 SF GFA	N/A
	Long term: 0.08 space/1,000 SF GFA	Long term: 0.08 space/1,000 SF GFA; Tasting rooms for breweries, wineries or distilleries: 0.33 space/1,000 SF GFA	N/A
Institutional	Short term and long term: As determined by City Transportation Engineer.	Short term and long term: As determined by City Transportation Engineer.	Short term and long term: As determined by City Transportation Engineer.
Shower requirement	Required when 10 or more long term bicycle spaces are required.	Required when 25 or more long term bicycle spaces are required.	N/A

Chapter 35
COMMERCIAL ZONES

35.05
User Guide.

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

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

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

Step 4. Find the Use of interest in the Permitted Uses Table in KZC 35.20 and read across to the column pertaining to the zone of interest. If a Use is not listed in the table, it is not allowed. A listed use is permitted unless "NP" (Not Permitted) is noted for the table. Note the Required Review Process and Special Regulations that are applicable. There are links to the Special Regulations listed immediately following the table (PU-1, PU-2, PU-3, etc.).

Step 5. Find the Use of interest in the Density/Dimensions Table in KZC 35.30 and read across the columns. Note the standards (Minimum Lot Size, Required Yards, Maximum Lot Coverage, and Maximum Height of Structure) and Special Regulations that are applicable. There are links to the Special Regulations listed immediately following the table (DD-1, DD-2, DD-3, etc.).

Step 6. Find the Use of interest in the Development Standards Table in KZC 35.40 and read across the columns. Note the standards (Landscape Category~~, and~~ Sign Category~~, and Required Parking Spaces~~) and Special Regulations that are applicable. There are links to the Special Regulations listed immediately following the table (DS-1, DS-2, DS-3, etc.).

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

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35.05.020

Common Code References.

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

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

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

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

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

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

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

8. Chapter 105 contains regulations regarding the required number of vehicle and bicycle parking spaces for all uses.

9. Co-Living Housing may be permitted on certain lots as an alternative to typical multi-unit housing types. See Chapter 111 for additional regulations.

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35.10.030

BC 1, BC 2 Zones.

1. In the BC 1 and BC 2 zones, the following requirements shall apply to all development that includes residential or assisted living uses, and where the maximum allowed height of the structure is 35 feet above average building elevation:

   a. The development must include commercial use(s) with gross floor area on the ground floor equal to or greater than 25 percent of the parcel size for the subject property. Commercial floor area shall be one or more of the following uses: Retail; Restaurant or Tavern; Entertainment, Cultural and/or Recreational Facility; or Office.

   b. The commercial floor shall be a minimum of 13 feet in height.

   c. Commercial uses shall be oriented to adjoining arterials.

   d. Residential uses, assisted living uses, and parking for those uses shall not be located on the street level floor unless an intervening commercial frontage is provided between the street and those other uses or parking subject to the standards above. The intervening commercial frontage shall be a minimum of 20 feet in depth. The Planning and Building Director may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the commercial frontage will maximize visual interest. Lobbies for residential or assisted living uses may be allowed within the commercial frontage provided they do not exceed 20 percent of the building's linear commercial frontage along the street.

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

3. In the BC 1 and BC 2 zones, side and rear yards abutting a residential zone shall be 20 feet. Does not apply to development subject to subsection (7) of this section.

4. In the BC 1 and BC 2 zones, all required yards for any portion of a structure must be increased one foot for each foot that any portion of the structure exceeds 35 feet above average building elevation (does not apply to Public Park uses). Does not apply to development subject to subsection (7) of this section.

5. Attached Dwelling Units are not allowed within the BC 1 zone, except Attached Dwelling Units may be allowed under the following conditions:

a. Subject property is at least 60,000 square feet and is located west of 100th Avenue NE; and

b. Attached Dwelling Units are no closer than 200 feet away from any portion of 100th Avenue NE; and

c. A mixed-use development including at least 300 stacked dwelling units on, or adjacent to, the subject property is either:

1) Certified for occupancy before the submission of any development permits including Attached Dwelling Units; or proposed for correlated development as follows: prior to issuance of any construction permits for Attached Dwelling Units, the applicant executes and records with the King County Recorder's Office a covenant, approved by the City Attorney, guaranteeing that a mixed-use development including at least 300 stacked dwelling units will be completed on, or adjacent to, the subject property.

The covenant must identify a date by which a complete mixed-use development permit application must be vested, which must be no more than three years following the issuance of the first Attached Dwelling Unit certificate of occupancy, and a date by which construction of the mixed-use development must begin. The covenant must also include the following condition: All public improvements for pedestrian-oriented streets required by Chapter 110 KZC must be fully constructed for all property considered in the covenant as part of the first phase of development. A certificate of occupancy shall not be issued for any first-phase building until these improvements are installed and approved by the City.

The covenant must also provide a remedy in the event the deadlines for the mixed-use development are not met, including but not limited to that the current owner or owner(s) shall pay to the City an amount of $2,000,000. The covenant must be accompanied by a bond guaranteeing full payment if the applicant and/or owner defaults on their financial obligations under the covenant, with the payment bond subject to terms and conditions similar to those for maintenance and performance bonds provided under Chapter 175 KZC as appropriate, or, in lieu of

a payment bond, the covenant can be accompanied by an equivalent guaranty acceptable to the City Attorney and Director of Planning and Building.

6. In the BC 1 zone, Attached Dwelling Units and Assisted Living Facilities located at the street level floor along NE 132nd Street shall have a minimum five-foot required yard.

7. In the BC 1 zone, the following requirements shall apply to all development that includes Attached Dwelling Units, or where the maximum allowed height of the structure is 75 feet above average building elevation:

a. The development must include commercial use(s) along a minimum of 70 percent of the aggregate linear frontage of all buildings fronting 100th Avenue NE. Commercial floor area shall be one or more of the following uses: Retail; Restaurant or Tavern; Entertainment, Cultural and/or Recreational Facility; or Office.

b. The ground floor of all mixed-use structures with frontage on a pedestrian-oriented street shall be a minimum of 15 feet in height (see Plate 34R, Chapter 180 KZC).

c. Commercial frontage shall be a minimum of 20 feet in depth with an average depth of 25 feet. The Planning and Building Director may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the commercial frontage will maximize visual interest.

d. Lobbies, leasing offices, and amenity space for residential or assisted living uses may be allowed within the frontage along 100th Avenue NE provided they do not exceed 20 percent of the aggregate linear frontage of all buildings. The Design Review Board (or Planning and Building Director if not subject to Design Board Review) may approve a minor increase to ground floor residential lobbies and amenities if they are connected to retail use and the design of the ground floor frontage will maximize visual interest.

e. Development shall provide a transition along the portion of the property line abutting a low-density residential zone. Transitions shall be established using a sky exposure plane that sets the maximum envelope for massing within the subject property. The sky exposure plane shall be measured at a 45-degree angle from the

common lot line to the maximum allowed height of the subject property. No portion of the structure shall extend into this sky plane exposure.

f. Where public improvements are required by Chapter 110 KZC, minimum 16-foot-wide sidewalks are required along all pedestrian-oriented streets on the side of the right-of-way that abuts BC 1. The 16 feet will allow for street trees in four-foot-by-six-foot tree wells and 12 feet for unobstructed pedestrian movement.

g. Reserved.~~Development shall comply with the following requirements for short-term and long-term bicycle parking:~~

~~**Use**~~	~~**Short-Term Bicycle Parking Rate (spaces per suite/unit/bed or per sq. ft. of gross floor area)**~~	~~**Long-Term Bicycle Parking Rate (spaces per suite/unit/bed or per sq. ft. of gross floor area)**~~
~~Residential: Residential Suites, Attached or Stacked Dwelling Units~~	~~0.25/suite or unit~~	~~1/suite or unit~~
~~Residential: Assisted Living Facility~~	~~0.25/unit~~	~~0.08/unit~~
~~Residential: Convalescent Center~~	~~0.25/bed~~	~~0.08/bed~~
~~Commercial: General~~	~~0.50/1,000 SF GFA~~	~~0.33/1,000 SF GFA~~
~~Commercial: Office~~	~~0.07/1,000 SF GFA~~	~~0.33/1,000 SF GFA~~
~~Institutional~~	~~As determined by City Transportation Engineer under KZC 105.25~~	~~As determined by City Transportation Engineer under KZC 105.25~~

~~1) The required number of bicycle parking spaces shall be rounded up to the nearest whole number.~~

~~2) The Planning Official may modify the required amount of bicycle parking according to size of development and anticipated pedestrian and bicycle activity as determined by the City Transportation Engineer. Lack of existing bicycle and pedestrian activity shall not be considered sufficient criteria to provide less than the minimum required amount of bicycle parking.~~

~~3) Developments providing 10 or more long-term bicycle parking spaces shall install wayfinding signage identifying the direction and distance to the nearest public bicycle route, greenway, transit stop, and on-site bicycle parking areas. Signage shall be located at primary bicycle access points and key decision points within the site (e.g., at site entrances, path intersections, or parking areas). Signage shall be designed to be visible and durable, and must comply with Chapter 100 KZC.~~

~~4) Bicycle parking facilities shall be consistent with building design and materials (e.g., matching building accent colors, unique design that mimics building patterns) and reviewed during Design Review.~~

~~5) Final design and location of bike parking is subject to approval by the Public Works Official.~~

h. If a proposed use or development will contain four or more units, then it must contain the following amount of common recreational open space usable for many activities:

Unit Range	**Required Open Space (sf/unit)**	**Minimum Dimension of Any Space**
First 50 units	50 sf per unit	30' x 30'
Units 51–200	40 sf per unit	35' x 35'

Unit Range	Required Open Space (sf/unit)	Minimum Dimension of Any Space
Units 201–400	32 sf per unit	45' x 45'
Units 401+	25 sf per unit	50' x 50'

i. If a development is creating 500 units or more, a minimum of two consolidated spaces with the minimum dimensions of 40 feet by 40 feet shall be provided.

j. A minimum of 50 percent of the required common recreational open space usable for many activities shall be publicly accessible during traditional business hours as set forth in a covenant in a form acceptable to the City Attorney. The covenant must be filed by the property owner with the City for recording with the King County Recorder's Office to indicate the presence of the publicly accessible open space, and reference to other standards outlined in this section. The covenant shall run with the land as long as the residential development is maintained on the property.

k. Publicly accessible open space shall have direct, visible pedestrian access and clear signage from a public right-of-way or pedestrian pathway.

l. Required Public Amenities – The development shall provide a minimum number of publicly oriented placemaking amenities within required common open space based on the total number of dwelling units:

Project Size (Dwelling Units)	Minimum Open Space Public Amenities Required
4–50 units	2 amenities
51–200 units	3 amenities
201+ units	4 amenities

1) For the purposes of this section, the following features qualify as public amenities:

a) Furnishings, including but not limited to:

i) Seating – Fixed benches, seat walls, or movable chairs and tables providing at least one seat per 50 square feet of common open space.

ii) Weather protection – Canopies, shade structures, or umbrellas covering at least 10 percent of publicly accessible open space.

iii) Pedestrian-scale lighting – Lighting fixtures no taller than 14 feet, spaced to illuminate pathways and gathering areas.

b) Public art installation – Includes murals, sculptures, or interactive pieces.

c) Games, interactive, or play feature – Includes small-scale play equipment, natural climbing elements, or interactive installations. May also include table or ground-mounted games such as ping-pong, chess, or similar.

d) Native or functional gardening area – A landscaped area with a minimum of 50 percent native or pollinator-friendly plants, approved by the Planning Official, with pedestrian access; or a usable gardening space for residents.

e) Public hydration station – Drinking fountains or bottle-filling stations accessible to the general public.

f) Community message board or display space.

g) Alternative public amenities proposed by an applicant and approved by the Planning Official which aligns with Comprehensive Plan and Juanita Neighborhood Plan objectives. No more than one alternative public amenity shall be approved.

2) Amenity features shall be permanently installed and maintained by the property owner.

m. Developments shall be designed, built and certified to achieve or exceed the high performing building standards described in KZC 115.62. This provision does not apply to development permits vested on or before December 31, 2029.

n. Development shall provide a gateway feature, such as public art. The gateway feature shall be established at the corner of NE 132nd Street and 100th Avenue. The Planning Official shall determine the specific location of the required gateway feature. The gateway feature shall be reviewed and approved based on applicable design guidelines.

8. Maximum height of structure is as follows:

a. In the BC 1 zone, 35 feet above average building elevation.

b. In the BC 1 zone, 75 feet above average building elevation if:

1) Development contains residential uses and one or more commercial uses; and

2) Subject property is at least 60,000 square feet and is located west of 100th Avenue NE.

c. In the BC 2 zone, 35 feet above average building elevation. Structure height may be increased to 60 feet in height if:

1) At least 50 percent of the floor area is residential;

2) Parking is located away from the street by placing it behind buildings, to the side of buildings, or in a parking structure;

3) The ground floor is a minimum 15 feet in height for all retail, restaurant, or office uses (except parking garages); and

4) The required yards of any portion of the structure are increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation (does not apply to Public Park uses). (Ord. 4920 § 2, 2025; Ord. 4876 § 1, 2024; Ord. 4749 § 2, 2021; Ord. 4476 § 2, 2015)

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35.10.060
HENC 1, HENC 3 Zones.

1. In the HENC 1 and 3 zones:

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

b. Adjacent to NE 68th Street, 106th Avenue NE, 108th Avenue NE, 6th Street South and the Cross Kirkland Corridor (CKC), any portion of a structure greater than two stories in height must be stepped back from the facade below by an average of 15 feet with a minimum step back of five feet.

The Planning Official is authorized to allow rooftop deck and/or garden structures within the step back area.

The Planning Official is authorized to allow a reduction of the required upper story step back by no more than five feet subject to the following:

1) Each square foot of additional building area proposed within the setback is offset with an additional square foot of public open space (excluding area required for sidewalk dedication) at the street level.

2) The public open space is located along the sidewalk frontage and is not covered by buildings.

3) The design and location is consistent with applicable design regulations.

c. Development adjoining the Cross Kirkland Corridor shall comply with the standards of KZC 115.24. Safe public pedestrian connections through sites to the Cross Kirkland Corridor are required (for approximate locations see Plate 34O).

d. Minimum 14-foot-wide sidewalks are required along 106th Avenue NE, 108th Avenue NE and 6th Street South on the side of the right-of-way that abuts HENC 1; and on both sides of NE 68th Street.

e. Drive-in and drive-through facilities are allowed for gas stations and drug stores. All other drive-in and drive-through facilities are prohibited.

2. In the HENC 1 zone:

a. No more than 20 percent of the gross floor area for any building may include office uses. This requirement does not apply to the area in HENC 1 that is located north of NE 68th Street between the Cross Kirkland Corridor and what would be the northern extension of 106th Avenue NE.

b. Structure height may be increased to 35 feet above ABE if:

1) A development of four acres or less includes at least one grocery store, hardware store, or drug store containing a minimum of 20,000 square feet of gross floor area.

2) A development of more than four acres includes at least one grocery store, hardware store, or drug store containing a minimum of 20,000 square feet of gross floor area and one grocery store, hardware store, or drug store containing a minimum of 10,000 square feet of gross floor area.

3) The site plan is approved by the Planning Official and includes public gathering places and community plazas with public art. At least one of these public areas must measure a minimum of 1,500 square feet with a minimum width of 30 feet.

4) The commercial floor is a minimum of 13 feet in height.

5) Maximum allowed lot area per residential dwelling unit is 900 square feet or 48 units per acre.

6) Development shall be designed, built and certified to achieve or exceed the high performing building standards described in KZC 115.62.

7) At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives.

c. For properties north of NE 68th Street developed under the Houghton Village Development Plan adopted by City Council, maximum building height may be increased to five stories.

3. ~~In the HENC 1 zone north of NE 68th Street, for properties developed under the Houghton Village Development Plan adopted by City Council, minimum parking requirements are established in the adopted Development Plan.~~Reserved.

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35.40

Development Standards.

Development Standards Table – Commercial Zones (BN, BNA, FHNC, BC 1, BC 2, BCX, HENC 1, HENC 3)

(Refer to KZC 35.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 35.30, Density/Dimensions Table)

USE		Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	~~Required Parking Spaces (Chapter 105 KZC)~~
35.40.010	Assisted Living Facility	[1]	A[14]	~~1.7 per independent unit. 1 per assisted living unit.[16, 17]~~
35.40.020	Attached or Stacked Dwelling Units	[1]	A[14]	~~1.2 per studio unit.[16, 17]~~ ~~1.3 per 1 bedroom unit.[16, 17]~~ ~~1.6 per 2 bedroom unit.[16, 17]~~ ~~1.8 per 3 or more bedroom unit.[16, 17]~~ ~~See KZC 105.20 for visitor parking requirements. See DS-2.[16, 17]~~
35.40.030	Reserved			
35.40.040	Faith-Based Facility	C	B[14]	~~1 for every four people based on maximum occupancy load of any area of worship.[3, 17]~~
35.40.050	Community Facility	C[4]	B[14] **BN, BNA:** B[5]	~~See KZC 105.25.[17]~~
35.40.060	Convalescent Center	C **BN, BNA:** B[6]	B[14]	~~1 for each bed.[17]~~
35.40.070	Entertainment, Cultural and/or Recreational Facility	B **BNA:** B[6]	E[14] **BNA:** D	~~See KZC 105.25.[17]~~

USE		Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	~~Required Parking Spaces (Chapter 105 KZC)~~
35.40.080	Government Facility	C[4]	B[14] **BN, BNA:** B[5]	~~See KZC 105.25.[17]~~
35.40.090	Hotel or Motel	B	E[14]	~~1 per each room.[7,17]~~
35.40.100	Mini-School or Mini-Day-Care Center	D **BN, BNA:** B[6]	B[14]	~~See KZC 105.25.[8,9,16,17]~~
35.40.110	Nursing Home	C **BN, BNA:** B[6]	B[14]	~~1 for each bed.[16,17]~~
35.40.120	Office Use	**BN, BNA:** B[6] **HENC 1, HENC 3, BC 1, BC 2:** C **FHNC, BCX:** B	D[14]	~~1 per each 300 sq. ft. of gross floor area.[13,17]~~
35.40.130	Private Lodge or Club	C **BN, BNA:** B[6]	B[14]	~~1 per each 300 sq. ft. of gross floor area.[17]~~
35.40.140	Public Park	Development standards will be determined on a case-by-case basis.		
35.40.150	Public Utility	A[4]	B[14] **BN, BNA:** B[5]	~~See KZC 105.25.[17]~~

USE		Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	~~Required Parking Spaces (Chapter 105 KZC)~~
35.40.160	Restaurant or Tavern	**BN, BNA:** B[6] **FHNC, BC 1, BC 2, BCX:** B[10] **HENC 1, HENC 2:** B	E[14] **BN, BNA:** D	~~1 per each 100 sq. ft. of gross floor area.[15,16,17]~~
35.40.170	Retail Establishment other than those specifically listed in this zone, selling goods, or providing services	B	E[14]	~~1 per each 300 sq. ft. of gross floor area.[16,17]~~
35.40.180	Retail Establishment providing banking and related financial services	B[6]	E[14] **BN, BNA:** D	~~1 per each 300 sq. ft. of gross floor area.[16,17]~~
35.40.190	Retail Establishment providing laundry, dry cleaning, barber, beauty or shoe repair services	B[6]	E[14] **BN, BNA:** D	~~1 per each 300 sq. ft. of gross floor area.[16,17]~~
35.40.200	Retail Establishment providing storage services	A	E	~~See KZC 105.25.~~
35.40.210	Retail Establishment providing vehicle or boat sales or vehicle or boat service or repair[11]	A	E	~~**BC 1, BC 2:** See KZC 105.25.[11,16]~~

USE		Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	~~Required Parking Spaces (Chapter 105 KZC)~~
35.40.220	Retail Establishment selling drugs, books, flowers, liquor, hardware supplies, garden supplies or works of art	B[6]	E[14] **BN, BNA:** D	~~1 per each 300 sq. ft. of gross floor area.~~[16, 17]
35.40.230	Retail Establishment selling groceries and related items	B[6]	E[14] **BN, BNA:** D	~~1 per each 300 sq. ft. of gross floor area.~~[16, 17]
35.40.240	Retail Variety or Department Store	B[6]	E[14] **BN, BNA:** D	~~1 per each 300 sq. ft. of gross floor area.~~[16, 17]
35.40.250	School or Day-Care Center	D **BN, BNA:** B[6]	B[14]	~~See KZC 105.25.~~[9, 12, 17]
35.40.260	Reserved			
35.40.270	Vehicle Service Station	A	E[14] **BNA:** D	~~See KZC 105.25.~~

Development Standards (DS) Special Regulations:

DS-1. Same as the regulations for the ground floor use. Landscape Category E for street level floor residential uses, otherwise same as the regulations for the street level floor use.

DS-2. ~~Within the BCX zone a parking modification to decrease the required number of spaces for attached or stacked dwelling units is not required to increase the parking supply 15 percent over demand per KZC 105.103(3).~~Reserved.

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

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

DS-5. One pedestal sign with a readerboard having electronic programming is allowed at a fire station only if:

a. It is a pedestal sign (see Plate 12) having a maximum of 40 square feet of sign area per sign face;

b. The electronic readerboard is no more than 50 percent of the sign area;

c. Moving graphics and text or video are not part of the sign;

d. The electronic readerboard does not change text and/or images at a rate less than one every seven seconds and shall be readily legible given the text size and the speed limit of the adjacent right-of-way;

e. The electronic readerboard displays messages regarding public service announcements or City events only;

f. The intensity of the display shall not produce glare that extends to adjacent properties and the signs shall be equipped with a device which automatically dims the intensity of the lights during hours of darkness;

g. The electronic readerboard is turned off between 10:00 p.m. and 6:00 a.m. except during emergencies;

h. It is located to have the least impact on surrounding residential properties.

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

DS-6. See KZC 35.10.020(2).

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

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

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

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

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

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

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

DS-14. Signs for a development within the BCX zone must be proposed within a master sign plan application (KZC 100.80). In addition to the approval criteria of KZC 100.80(4) a master sign plan application shall show how signs on the subject property will not be visually disruptive to the adjoining residential neighborhood.

DS-15. ~~Within the BCX zone the required parking for Restaurants and Taverns uses is one per each 300 square feet of gross floor area.~~Reserved.

DS-16. ~~For developments within BC-1 including Attached Dwelling Units, or where the maximum allowed height of the structure is 75 feet above average building elevation, the required parking spaces are as follows:~~

~~a. For residential units under 1,200 square feet of gross floor area: None.~~

~~b. For affordable housing units, as defined in Chapter 5 KZC: None.~~

~~c. For nonresidential ground floor uses in mixed-use buildings: None.~~

~~d. For residential units with at least 1,200 square feet of gross floor area: 0.5 per unit.~~

~~e. For standalone commercial uses with at least 3,000 square feet of gross floor area: one per each 500 square feet of gross floor area.~~Reserved.

DS-17. ~~See KZC 35.10.060(3).~~Reserved.

Chapter 57
FORM-BASED CODE FOR THE NE 85TH STREET STATION AREA PLAN

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57.05.070
Relationship to Other Regulations.

Development in regulating districts contained in this chapter is subject to the below common code regulations. Unless otherwise stated below, where a provision in a referenced section below conflicts with a specific district or districtwide regulation contained in this chapter, the regulation of that specific district, or districtwide regulation shall govern.

Common Code Regulations. Refer to:

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

2. KZC 45.50 for public park development standards.

3. Chapter 90 KZC for regulations regarding development near streams, minor lakes (e.g., Forbes Lake), wetlands, fish and wildlife habitat conservation areas and frequently flooded areas.

4. Chapter 85 KZC for regulations regarding development on property containing geologically hazardous areas.

5. Chapter 92 KZC for design regulations.

6. Chapter 95 KZC for regulations regarding tree retention and landscape standards for development on private property.

7. Chapter 100 KZC for sign regulations.

8. Chapter 105 KZC for required parking, parking areas, vehicle and pedestrian access, and related improvements.

9. Chapter 111 KZC for regulations regarding co-living housing.

10. Chapter 112 KZC for regulations regarding affordable housing standards.

11. Chapter 113 KZC for regulations regarding cottage, carriage, and two-/three-unit homes housing types.

12. Chapter 115 KZC for applicable miscellaneous use development and performance standards.

13. KZC 115.24 for development standards adjoining the Cross Kirkland Corridor. Regulating standards of KZC 115.24 govern where provisions in district or district-wide standards conflict.

14. Chapter 142 KZC for regulations regarding the design review process.

15. Chapter 162 KZC for regulations regarding nonconformances.

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57.25.060

Parking.

1. *General Provisions.*

a. ~~*Off-Street Parking.*~~ Reserved.

~~1) **Required Parking:** The following off-street parking requirements apply to uses in the regulating districts as shown in Table 6.~~

~~**TABLE 6: OFF-STREET PARKING REQUIREMENTS**~~

~~**Land Use**~~	~~**Minimum Required Parking Spaces**~~
~~Residential: Detached Dwelling Unit~~	~~2/unit~~
~~Residential: Co-Living Housing Units, Attached or Stacked Dwelling Units~~	~~0/affordable studio unit~~ ~~0/affordable one-bedroom unit~~ ~~0.75/studio unit~~ ~~1/one-bedroom unit~~ ~~1.25/two-bedroom unit~~ ~~1.5/three- or more bedroom unit~~ ~~See Chapter 111 KZC for minimum required parking for co-living units.~~
~~Residential: Assisted Living Facility~~	~~0.5/unit~~
~~Residential: Convalescent Center~~	~~0.5/bed~~
~~Commercial~~	~~2/1,000 SF GFA~~
~~Industrial~~	~~1/1000 SF GFA~~ ~~Breweries, wineries or distilleries shall apply the minimum required industrial parking rate only for the portion of the building engaged in industrial uses. Tasting rooms for breweries, wineries, or distilleries shall provide parking at 2/1000 SF GFA.~~

~~**Land Use**~~	~~**Minimum Required Parking Spaces**~~
~~Institutional~~	~~Set by the City Transportation Engineer under KZC 105.25~~

~~2) **Shared Parking Reduction:** Shared parking is allowed in accordance with the provisions in KZC 105.45.~~

~~3) **Modification to Minimum Required Parking:** For a modification to subsection (1)(a)(1) of this section, a decrease in the required number of spaces may be granted by the Planning Official if the number of spaces proposed is documented by an adequate and thorough parking demand and utilization study to be sufficient to fully serve the use. The study shall be prepared by a licensed transportation engineer or other qualified professional and shall analyze the operational characteristics of the proposed use which justify a parking reduction. The scope of the study shall be proposed by the applicant's licensed transportation engineer or other qualified professional and approved by the City Transportation Engineer. The study shall provide at least two days of data for morning, afternoon and evening hours, or as otherwise approved or required by the City Transportation Engineer. Approval of a parking reduction shall be solely at the discretion of the City. A decrease in the minimum required number of spaces may be based in whole or part on the provision of nationally accepted TDM (Transportation Demand Management) measures. Data supporting the effectiveness of the TDM measures shall be provided as part of the parking demand and utilization study and approved by the City Transportation Engineer.~~

~~4) **Parking Space Reductions Near Transit:** For senior citizen households or housing units specifically for people with disabilities that are located within one-quarter mile of a transit stop that receives transit service at least four times per hour for 12 or more hours per day, minimum parking space requirements are eliminated for residents. Parking requirements for staff and visitors of such housing units will be established pursuant to KZC 105.25. The city will require an applicant to record a covenant that prohibits the rental or sale of a unit subject to this parking restriction for any purpose other than providing for senior citizen households or housing for people with disabilities.~~

~~5) **Guest Parking:** Refer to Chapter 105 KZC.~~

b. ~~**Parking Location:** Refer to Chapter 105 KZC.~~Reserved.

c. **Parking Area Design:** Refer to Chapter 105 KZC, as well as KZC 57.25.070, Sustainability Standards, for relevant requirements and incentives.Reserved.

d. **Parking Dimensional Standards:** Refer to Chapter 105 KZC.Reserved.

e. Reserved.**Bike Parking:** Bicycle parking spaces shall be provided in all new development to encourage the use of bicycles as a form of transportation by providing safe and convenient places to park bicycles. Both short-term and long-term bicycle parking shall be provided. Short-term bicycle parking is intended to serve visitors or business patrons who visit the project site for a short time period, around four hours or less. Short-term bicycle parking is located near the site entrance in a visible location that makes it easy to find for visitors. Long-term bicycle parking is intended to serve residents or employees who may need to store bikes on site during a typical workday or overnight. Long-term bicycle parking is secured and weatherproof to provide a safe and comfortable storage place for longer periods.

1) *General Bicycle Parking Standards.*

a) Short- and long-term bicycle parking shall be provided based on the following rates:

TABLE 7: BICYCLE PARKING RATES

Use	**Short-Term Bicycle Parking Rate (spaces per suite/unit/bed or per sq. ft. of gross floor area)**	**Long-Term Bicycle Parking Rate (spaces per suite/unit/bed or per sq. ft. of gross floor area)**
Residential: Detached Dwelling Unit	Not required	Not required
Residential: Co-Living Housing Units, Attached or Stacked Dwelling Units	0.05/unit	1/unit

~~**Use**~~	~~**Short-Term Bicycle Parking Rate (spaces per suite/unit/bed or per sq. ft. of gross floor area)**~~	~~**Long-Term Bicycle Parking Rate (spaces per suite/unit/bed or per sq. ft. of gross floor area)**~~
~~Residential: Assisted Living Facility~~	~~0.05/unit~~	~~0.08/unit~~
~~Residential: Convalescent Center~~	~~0.05/bed~~	~~0.08/bed~~
~~Commercial: General~~	~~0.50/1,000 SF GFA~~	~~0.33/1,000 SF GFA~~
~~Commercial: Office~~	~~0.07/1,000 SF GFA~~	~~0.33/1,000 SF GFA~~
~~Industrial~~	~~0.01/1,000 SF GFA~~ ~~Breweries, wineries or distilleries shall apply the minimum required industrial parking rate only for the portion of the building engaged in industrial uses. Tasting rooms for breweries, wineries, or distilleries shall provide parking at 0.50/1,000 SF GFA~~	~~0.08/1,000 SF GFA~~ ~~Breweries, wineries or distilleries shall apply the minimum required industrial parking rate only for the portion of the building engaged in industrial uses. Tasting rooms for breweries, wineries, or distilleries shall provide parking at 0.33/1,000 SF GFA~~
~~Institutional~~	~~As determined by City Transportation Engineer under KZC 105.25~~	~~As determined by City Transportation Engineer under KZC 105.25~~

~~b) Commercial development, both general commercial and office uses, and institutional development required to provide 25 or more long-term bike parking spaces shall also provide at least one shower for~~

~~commuters. Shower facilities shall be provided at a rate of one shower per 25 required long-term bike parking spaces. Showers should be provided adjacent to bike parking although showers provided on site as part of other facilities may satisfy this requirement; provided, that wayfinding signage is included.~~

~~c) The required number of short-term bicycle parking spaces shall be rounded up to the nearest even number.~~

~~d) The required number of long-term bicycle parking spaces shall be rounded up to the nearest whole number.~~

~~e) The Planning Official may modify the required amount of bicycle parking according to size of development and anticipated pedestrian and bicycle activity as determined by the City Transportation Engineer. Lack of existing bicycle and pedestrian activity shall not be considered as sufficient criteria to provide less than the minimum required amount of bicycle parking.~~

~~f) Design of bike parking is subject to approval by Public Works Official~~

f. **Loading and Driveways:** Refer to KZC 115.47. Additionally, the following standards apply in the regulating districts:

1) Wherever practical, vehicular access for loading or parking should not be provided along the following street types: main street, major thoroughfare.

2) Refer to Public Works Policy R-4 for driveway location standards~~,~~; driveway locations are subject to approval by the Public Works Official.

g. ~~**Special Regulations for Institutional Uses:** For school and/or childcare uses greater than 5,000 GSF, an on-site passenger loading area must be provided, unless otherwise approved by the Public Works Official. The Public Works Official 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 the network.~~Reserved.

57.25.070

Transportation Demand Management.

1. Required Transportation Management Plan – All new commercial development and all new residential development greater than 15 units within the station area shall prepare and implement a transportation management plan that identifies their proposed transportation demand management strategies.

2. *Transportation Management Plan Administration.*

   a. Each transportation management plan (TMP) shall be in a form approved by the City and recorded with King County. The TMP shall acknowledge that it is a violation of the KZC to deviate from the required transportation demand management strategies and shall run with the property.

   b. Each development shall designate a transportation coordinator to manage the TMP, provide commute information to residents or employees, and be a point of contact for the City.

   c. Each development shall participate in a biannual survey of residents in a form approved by the City to document transportation mode share, parking utilization, and potential spillover parking.

3. *Required Transportation Demand Management Strategies.*

   a. ~~The costs to provide p~~Parking shall be unbundled from ~~the rental costs~~rent for residential developments.

   b. ~~New developments~~Property managers shall charge for off-street parking in new developments.

   c. ~~New developments shall monitor the demand for parking and manage the provided parking supply to reduce the risk of spillover parking.~~Reserved.

   d. New developments shall provide full transit pass subsidies for all employees.

   e. New developments shall actively participate in City and development transportation demand management efforts by partnering on the development, distribution, and promotion of commuter marketing programs.

   f. New developments shall provide an emergency ride home program for employees.

   g. ~~New developments shall provide bicycle parking and other facilities as required in KZC 57.25.060(1)(e).~~Reserved.

   h. New developments shall support carpooling by developing a ridematch program for employees.

***

Chapter 105
PARKING AREAS, VEHICLE AND PEDESTRIAN ACCESS, AND RELATED IMPROVEMENTS

105.05
User Guide.

This chapter contains information on vehicle and bicycle parking space requirements, vehicle and pedestrian circulation areas, parking areas, and related improvements. ~~For the most part, this chapter will not tell you how many parking spaces are required for a particular use. This information is listed for most uses in the use zone charts or development standards tables. However, this chapter does provide a mechanism for determining the specific parking requirement for some uses. It~~ This chapter also contains a mechanism for requesting permission to ~~increase or~~ decrease the parking requirements of this code~~. Finally, this chapter contains~~ and requirements regarding the location and minimum dimensions of parking areas and other vehicular and pedestrian circulation areas.

For properties within jurisdiction of the Shoreline Management Act, see Chapter 83 KZC.

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105.15
Exception in Design Districts.

If the subject property is within a Design District, the requirements contained within the applicable use zone charts, Chapter 92 or 110 KZC supersede any conflicting provisions of this chapter except for the vehicle parking requirements in Section 105.22 and 105.23. ~~The provisions of this chapter that do not conflict with the Design District chapters and Chapter 92 KZC apply to properties in their respective zones.~~

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105.20 Reserved.

~~Number of Parking Spaces.~~

~~1. Minimum Spaces – The number of parking spaces required for a use is the minimum required. The applicant shall provide at least that number of spaces, consistent with the provisions of this chapter. If the required number of parking spaces results in a fraction, the applicant shall provide the number of spaces equal to the next higher whole number.~~

~~2. Exclusions – The square footage of pedestrian, transit, and/or bicycle facilities, and/or garages or carports, on the subject property shall not be included in the gross floor area calculation used to determine required number of parking stalls.~~

~~3. Guest Parking – For medium- and high-density residential uses, parking spaces in addition to the minimum required parking shall be required parking as follows:~~

~~a. A minimum ten (10) percent of the total number of required parking spaces shall be provided for guest parking and located in a common area accessible by guests. If the required number of guest parking spaces results in a fraction, the applicant shall provide the number of spaces equal to the next higher whole number. If the result is a fraction that requires less than one (1) guest stall, no guest parking stall is required if on-street parking is available within 600 feet of the subject property.~~

~~b. Residential dwelling units with driveways that meet the minimum parking stall dimensional standards of this chapter and with an associated garage containing their respective required number of parking stalls may be excluded from the guest parking calculation required in subsection (3)(a) of this section since the driveway can be used to provide guest parking for the associated dwelling unit.~~

~~c. Guest parking stalls located in a common area shall not be leased or assigned to residents.~~

~~d. Guest parking stalls shall not be gated and shall be accessible to guests between 6:00 a.m. and 11:00 p.m.~~

~~4. Parking Space Reductions Near Transit – In accordance with RCW 36.70A.620, minimum parking space requirements for specified residential uses are reduced pursuant to subsections (4)(a) through (4)(c) of this section:~~

~~a. For dwelling units that are affordable to very low-income households or extremely low-income households as defined by RCW 36.70A.030, and that are located within one-quarter mile of a transit stop that receives transit service at least two (2) times per hour for 12 or more hours per day, minimum parking requirements for one-bedroom and studio units are reduced to one (1) parking space per one-bedroom unit and 0.75 space per studio unit. The City will require an applicant to record a covenant that prohibits the rental or sale of a unit subject to this parking reduction for any purpose other than providing for housing for very low-income or extremely low-income individuals.~~

~~b. For senior citizen households or housing units specifically for people with disabilities that are located within one-quarter mile of a transit stop that receives transit service at least four (4) times per hour for 12 or more hours per day, minimum parking space requirements are eliminated for residents. Parking requirements for staff and visitors of such housing units will be established pursuant to KZC 105.25. The City will require an applicant to record a covenant that prohibits the rental or sale of a unit subject to this parking restriction for any purpose other than providing for senior citizen households or housing for people with disabilities.~~

~~c. For market rate multifamily dwelling units that are located within one-quarter mile of a transit stop that receives transit service from at least one (1) route that provides service at least four (4) times per hour for 12 or more hours per day, minimum parking requirements for one-bedroom and studio units are reduced to one (1) parking space per one-bedroom unit and 0.75 space per studio unit.~~

~~d. When utilizing parking space reductions for one-bedroom or studio units in subsections (4)(a) and/or (4)(c) of this section, those dwelling units shall provide additional guest parking consistent with the requirements in subsection (3) of this section. The Planning Official may reduce or eliminate the number of required on-site guest parking spaces for those units where a peak occupancy analysis of on-street parking along the subject property's street frontage, using methodology approved by~~

~~the City's Transportation Engineer, shows availability of an equal or greater number of available on-street parking spaces.~~

105.22

General Vehicle Parking Space Requirements for All Zones.

This section establishes the minimum number of general vehicle parking spaces required for all uses in all zones.

1. *Relationship to other codes and ordinances.* In the event of a conflict between the standards established in this section and any other provision of the Kirkland Zoning Code or City ordinances relating to minimum parking requirements ~~preexisting adoption of this section~~, except for the special parking provisions in KZC 105.23 for CBD 1A, 1B, 2, and 8 Zones, the requirements of this section shall govern~~control~~.

2. *General Regulations.*

   a. The square footage of transit facilities, bicycle facilities, garages, or carports, on the subject property shall not be included in the gross floor area calculation used to determine the exemption thresholds under subsection (3) and the required number of parking spaces under subsection (4).

   b. If the required number of parking spaces results in a fraction, the applicant shall provide the number of spaces equal to the next higher whole number.

   c. If a project includes multiple uses, the parking requirements for each use shall apply to the gross floor area associated with that use. The parking calculation for each use shall be individually calculated and rounded up to the nearest whole number before being summed to determine the total parking requirement.

   d. If a project includes an accessory use consistent with KZC 115.10, the parking requirements for the primary use shall apply to the gross floor area of the accessory use.

   e. For residential uses, ancillary areas including residential lobbies, resident amenity spaces, and mechanical rooms shall not be included in the calculation of required

parking unless the Planning Official determines that those areas create parking demand.

~~For the purposes of this section, "commercial uses" are uses that serve nonresidential business purposes, including retail, office, general merchandise, and food service uses, but not including institutional or industrial uses.~~

~~1~~3. *Exemptions.* The following list of uses and development scenarios are exempt from the general parking requirements in subsection (4). Where more than one exemption applies, the exemption that permits the greatest amount of development without requiring parking shall govern.

a. All uses in the UF, CMU, NMU, and CVU zones are exempt from ~~any~~the requirement ~~of~~to provide a minimum number of general vehicle parking spaces~~in the following zones: UF, CMU, NMU, and CVU~~. For School, Mini School, Daycare, and Mini Daycare uses in these zones, special regulation P-3 shall apply.

b. The following uses at the identified thresholds are exempt from ~~any requirement for~~providing a minimum number of general vehicle parking spaces in all zones:

1) ~~All~~ Residential Units under 1,200 square feet of gross floor area.

2) Accessory Dwelling Units.

3) ~~Assisted Living Facilities~~Senior Housing Units.

~~4) Nursing Homes.~~

~~5~~4) Affordable Housing as defined in KZC 5.10.023.

~~6~~5) Ground~~-level~~ floor nonresidential space in mixed-use buildings.

~~7~~6) Commercial uses if the cumulative gross floor area is less than 3,000 square feet on the subject property.

~~8~~7) Day-Care Centers and Mini Day-Care Centers (see special regulation P-3~~subsection (3)~~ of this section).

8) Piers, Docks, Boat Lifts and Canopies Serving Detached Dwelling Unit.

9) Piers, Docks, Boat Lifts and Canopies Serving Detached, Attached, or Stacked Dwelling Units.

10) Government Facility Parking Structures.

c. For the following scenarios~~changes of use or expansion of existing buildings~~, existing parking spaces must be retained to the extent required by KZC 105.22(4) for the proposed use based on the existing gross floor area~~subject~~ use ~~in subsection (2) of this section,~~ but no additional off-street general vehicle parking will be required ~~in the following scenarios~~:

1) Changes of use from commercial to commercial.

2) Changes of use from nonresidential to residential.

3) Commercial space expansions within the existing foundation, exterior walls, and roof of the building ~~envelope~~.

4) One-time commercial space expansion~~s~~ per property up to 3,000 square feet in size, or 10 percent of existing gross floor area, whichever is greater.

~~2~~4. *Minimum Off-Street Vehicle Parking Space Requirements.* The minimum number of required general vehicle parking spaces ~~required for a use~~ is established in Table 1 and Table 2 below. If a use is not listed as a specially regulated use in Table 1, then the minimum required parking spaces in Table 2 shall apply. For projects with an adopted Development (Master) Plan or Conceptual Master Plan, the required number of parking spaces shall be established by the adopted plan.~~by this section is the minimum required. If the required number of parking spaces results in a fraction, the applicant shall provide the number of spaces equal to the next higher whole number.~~

~~a. *Residential Uses.*~~

~~1) Detached Dwelling Units: one space per unit.~~

~~2) Attached, or Stacked Dwelling Units, Co-Living Units, and Middle Housing Units: one-half space per unit.~~

~~b. *Commercial Uses.*~~

~~1) Kennel: one space per 1,000 square feet of gross floor area.~~

~~2) Breweries, Wineries and Distilleries: one space per 1,000 square feet of gross floor area.~~

~~3) Marina: one space per two slips.~~

~~4) All other water-related~~dependent ~~uses: See KZC 105.25.~~

~~5) Golf Course: See KZC 105.25.~~

~~6) Commercial Equestrian Facility: See KZC 105.25.~~

~~7) Professional Football, Baseball, or Soccer Practice or Play Facility: See KZC 105.25.~~

~~8) All other commercial uses with cumulatively over 3,000 square feet of gross floor area on the subject property: one space per 500 square feet.~~

~~c. *Industrial Uses.*~~

~~1) Wholesale and Manufacturing Uses: one space per 1,000 square feet of gross floor area.~~

~~2) Hazardous Waste Treatment and Storage Facilities: one space per 1,000 square feet of gross floor area.~~

~~3) Industrial Laundry Facilities: one space per 1,000 square feet of gross floor area.~~

~~4) Warehouse Storage Services: one space per 1,000 square feet of gross floor area.~~

~~5) Recycling Centers: See KZC 105.25.~~

~~6) All other industrial uses: one space per 1,000 square feet of gross floor area.~~

~~d. *Institutional Uses.*~~

~~1) Faith-Based Facility: one space for every four people based on maximum occupancy load of worship space. No parking is required for day-care or school ancillary to the use.~~

~~2) Schools and Mini Schools: See KZC 105.25 and subsection (3) of this section.~~

~~3) All other institutional uses: See KZC 105.25.~~

~~3. *Special Regulations for Institutional Uses.* For School and/or Childcare uses, an on-site passenger loading area must be provided unless otherwise approved by the Public Works Official. The Public Works Official shall determine the appropriate size of the loading areas on a case-by-case basis, depending primarily on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading times, right-of-way improvements, or other means may be required to reduce traffic impacts on the nearby uses and rights-of-way.~~

Table 1. Off-Street Parking Requirements for Specially Regulated Uses

Land Use	**Minimum Required Parking Spaces and Special Regulations**
Assisted Living Facility	One space per unit.
Boat Launch (for non-motorized boats)	WD I: See KZC 105.25. WD III: None.
Breweries, Wineries, and Distilleries	Tasting room gross floor area: One space per 500 square feet. Other gross floor area: One space per 1,000 square feet.
Convalescent Center	One space per bed.
Faith-Based Facility	One space for every four people based on maximum occupancy load of worship space.[1]
Kennel	One space per 1,000 square feet of gross floor area.
Marina	CBD 2 and JBD 5: See KZC 105.25. All other zones: 1 space per two slips.
Nursing Home	One space per bed.
Private College and Related Facilities	As established in an adopted Development (Master) Plan or as allowed in KZC 45.60.
Professional Football, Baseball, or Soccer Practice or Play Facility	See KZC 105.25.[2]
Public Access Pier, Boardwalk, or Public Access Facility	CBD 2: See KZC 105.25. All other zones: None.
Public College or University	As established in an adopted Development (Master) Plan.
Public Park	See KZC 105.25.

Recreational Facility or Commercial Equestrian Facility or Commercial Recreation Area or Golf Course	If indoor: One space per 500 square feet of gross floor area. If outdoor: See KZC 105.25.
Recycling Center	See KZC 105.25.
Schools and Mini Schools	See KZC 105.25.[3]
All other water dependent uses	See KZC 105.25.

Table 2. Off-Street Parking Requirements

Land Use		**Minimum Required Parking Spaces**
Residential:	Detached Dwelling Unit	One space per unit
	Detached, Attached, or Stacked Dwelling Units or Co-Living Units or Middle Housing Units[4]	One-half space per unit
Commercial with cumulatively over 3,000 square feet of gross floor area on the subject property		One space per 500 square feet of gross floor area
Industrial:		One space per 1,000 square feet of gross floor area
Institutional:		See KZC 105.25

Parking Special Regulations:

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

P-2. On-site parking shall be adequate to meet peak season use.

P-3. For School and/or Daycare Center uses, an on-site passenger drop-off/pick-up area must be provided and approved by the Public Works Official. For Mini School and Mini Daycare Center uses, an on-site passenger drop-off/pick-up area may be required by the Public Works Official. The Public Works Official shall determine the appropriate location and configuration of the drop-off/pick-up area based primarily on the number of attendees, existing and/or proposed right-of-way improvements, and impacts to the transportation system. Carpooling, staggered drop-off/pick-up times, new right-of-way improvements, adjustments to the proposed parking and passenger loading areas, informational signage, or other means of mitigation may be required to reduce traffic impacts on the nearby uses and rights-of-way.

P-4. Detached dwelling units under this land use refers to a development containing multiple detached dwelling units on one lot, not single-family development.

105.23

Special Vehicle Parking Provisions in the CBD 1A, 1B, 2, and 8 Zones.

1. *General.* This section contains parking provisions for uses in the CBD 1A, 1B, 2, and 8 Zones in addition to the provisions in KZC 105.22. To the extent that these provisions conflict with the provisions of KZC 105.22, the provisions of this section prevail.

2. *Certain Floor Area Exempt from Parking Requirements.* The following paragraphs establish several situations under which properties within the CBD 1A, 1B, 2, and 8 Zones are exempt in whole or in part from providing parking spaces:

a. Regardless of use, the owner need not increase the number of parking spaces for any existing floor area; provided, that the owner may not decrease the number of parking stalls on the subject property below the number of stalls that was required by any previous development permit, unless the owner complies with the provisions of subsection (3) of this section. Any new floor area is subject to the parking standards in KZC 105.22.

b. The parking obligation of the subject property is reduced as follows:

1) If new floor area was created or existing floor area converted to a more parking intensive use between September 20, 1976, and October 4, 1982, the number of stalls required for the subject property is reduced by the amount of the subject property's assessment under LID #119 divided by $2,300.

2) If new floor area is created or existing floor area is converted to a more parking intensive use after October 4, 1982, the number of stalls required for the subject property is reduced by the amount of the subject property's assessment under LID #119 divided by $6,000.

3) If the subject property was vacant as of September 18, 1978, the number of parking stalls required for the subject property is reduced by one (1) for each 350 square feet of gross floor area created on the ground floor of the subject property.

c. Any property that paid into the special parking fund specified in subsection (3) of this section shall be credited toward any parking obligations incurred in the future in the amount of one (1) stall for each stall originally paid into the fund.

3. *Options for Meeting Parking Obligations.* The applicant may meet his/her parking obligation, computed using subsections (1) and (2) of this section, by providing the required number of parking stalls in the building or on the building site containing the primary use conducted on the subject property. The applicant may propose to meet all or a portion of the parking obligation by paying a fee-in-lieu of parking for each required parking stall or fraction of a stall into a special fund that will be used to provide and upgrade municipal off-street parking within the CBD, Planned Areas 6 or 7 Zones, or park/public use zones located adjacent to the CBD. The per-stall fee shall be $20,000 in 2006 dollars and shall be adjusted annually in November of each subsequent year based on the "Engineering News Record" Construction Cost Index 20-City average (ENR CCI) for November. The actual fee-in-lieu amount shall be established at the time of payment.

The City may consider the applicant's proposal and shall base its decision whether to grant approval on whether the City has current plans or programs in place to provide or upgrade municipal off-street parking within the CBD, Planned Area 6 or 7 Zones, or park-public use zones located adjacent to the CBD. Plans and programs shall include capital improvement program projects for future off-street parking. The City's decision will be made by the Planning and Building Director as part of the permit process for the applicant's project. The Director may approve the request, reject the request, or approve a lesser number of in-lieu parking stalls than requested.

105.25

Number of Parking Spaces – Not Specified ~~in Use Zones.~~

1. *Vehicle parking*

a. *General.* If this code does not specify the minimum number of ~~a~~ vehicle parking space~~s~~ ~~requirement~~ for a particular use ~~in a particular zone~~, the Planning Official shall establish ~~a~~ the minimum number of required parking ~~requirement~~ spaces on a case-by-case basis. The Planning Official shall base this determination on the actual peak parking demand ~~on~~ generated by existing uses similar to the proposed use~~;~~. In making the determination, the Planning Official may use parking data from previous projects that are similar to the proposed use and/or require the applicant to provide a peak parking demand study prepared by a licensed transportation engineer. If a parking demand study is required, the scope of the study shall be proposed by the applicant's transportation engineer and approved by the City Transportation Engineer and shall be consistent with Public Works Pre-Approved Plans.

b. *Shelters*. ~~provided, that~~In addition to the requirements of subsection (a), shelters permitted as a community facilities use may count available on-street parking toward the parking requirement at the discretion of the City. The number of available on-street parking spaces shall be determined by the City Tra~~ffic~~nsportation Engineer based on a study prepared by the applicant's~~a~~ licensed transportation engineer ~~or other qualified professional. The scope of the study shall be proposed by the transportation engineer and approved by the City Traffic Engineer. The study shall provide at least two (2) days of data for morning, afternoon and evening hours, or as otherwise approved or required by the City Traffic Engineer.~~

2. *Bicycle parking*: If this code does not specify the number of bicycle parking spaces required for a particular use, the Planning Official shall establish the number of bicycle parking space requirement on a case-by-case basis. To determine the number of bicycle parking spaces, the Planning Official may require the applicant to provide a study prepared by a licensed transportation engineer. The scope of the study shall consider vehicle and person trip generation, the City's mode share goal, the characteristics of the use, including trip duration and location, and other factors as approved by the City Transportation Engineer.

105.30

Bicycle Parking Requirements.

Bicycle parking spaces should be provided to encourage the use of bicycles as a form of transportation by providing safe and convenient places to park bicycles.

This section establishes the minimum bicycle parking requirements ~~for bicycle parking minimums~~ for all uses in all zones ~~except the following: UF, CMU, NMU, CVU, and development in the BC 1 zone subject to KZC 35.10.030(7)~~. ~~See KZC 57.25.060 for bicycle parking standards for UF, CMU, NMU, and CVU.~~

1. *Relationship to other codes and ordinances.* In the event of a conflict between the standards established in this section and any other provision of the Kirkland Zoning Code or City ordinances relating to minimum bicycle parking requirements ~~preexisting adoption of this section~~, the requirements of this section shall govern~~control~~.

~~Bicycle parking spaces shall be provided in all new development to encourage the use of bicycles as a form of transportation by providing safe and convenient places to park bicycles. Both short-term and long-term bicycle parking shall be provided. Short-term bicycle parking is intended to serve visitors or business patrons who visit the project site for a short time period, meaning approximately four hours or less. Short-term bicycle parking must be located near the site entrance in a visible location that makes it easy to find for visitors. Long-term bicycle parking is intended to serve residents or employees who may need to store bikes on site during a typical workday or overnight. Long-term bicycle parking must be secured and weatherproof to provide a safe and comfortable storage place for longer periods.~~

~~1~~2. *General Bicycle Parking Standards.*

Both short-term and long-term bicycle parking shall be provided. Short-term bicycle parking is intended to serve visitors or business patrons who visit the project site for a short time period. Short-term bicycle parking must be located near the site entrance in a visible location that makes it easy to find for visitors. Long-term bicycle parking is intended to serve residents or employees who may need to store bikes on site during a typical workday or overnight. Long-term bicycle parking must be secured to provide a safe and comfortable storage place for longer periods.

Design of bicycle parking is subject to approval by the Public Works Official and must be consistent with the Public Works Pre-Approved Plans.

a. Short- and long-term bicycle parking shall be provided based on the following rates:

Table 1. Bicycle Parking Rates

Use	**Short-Term Bicycle Parking Rate** **(Spaces Per Bed/Unit or Per Square Feet of Gross Floor Area)**	**Long-Term Bicycle Parking Rate** **(Spaces Per Bed/Unit or Per Square Feet of Gross Floor Area)**
Residential: Detached Dwelling Units, Accessory Dwelling Units, Attached Dwelling Units, Middle Housing	Not required	Not required
Residential: Co-Living Housing Units, ~~Attached or~~ Stacked Dwelling Units	Projects with less than 20 units: Not required Projects with 20 or more units: 0.05/unit	Projects with less than six units: Not required Projects with six or more units: 0.50/unit
Residential: Assisted Living Facility	0.05/unit	0.08/unit
Residential: Convalescent Center	0.05/bed	0.08/bed
Commercial: General	0.50/1,000 SF GFA	0.~~33~~1/1,000 SF GFA
Commercial: Office	0.07/1,000 SF GFA	0.33/1,000 SF GFA
Industrial	0.01/1,000 SF GFA	0.08/1,000 SF GFA

Use	**Short-Term Bicycle Parking Rate** **(Spaces Per Bed/Unit or Per Square Feet of Gross Floor Area)**	**Long-Term Bicycle Parking Rate** **(Spaces Per Bed/Unit or Per Square Feet of Gross Floor Area)**
Institutional	As determined by City Transportation Engineer under KZC 105.25(2)	As determined by City Transportation Engineer under KZC 105.25(2)

b. The required number of short-term bicycle parking spaces shall be rounded up to the nearest even number.

c. The required number of long-term bicycle parking spaces shall be rounded up to the nearest whole number.

d. The square footage of transit, and/or bicycle facilities, and/or garages or carports, on the subject property shall not be included in the gross floor area calculation used to determine required number of bicycle parking spaces.

e. If a project includes multiple uses, the bicycle parking requirements for each use shall apply to the gross floor area associated with that use. The bicycle parking calculation for each use shall be individually calculated and rounded up to the nearest whole number before being summed to determine the total parking requirement.

f. If a project includes an accessory use consistent with KZC 115.10, the bicycle parking requirements for the primary use shall apply to the gross floor area of the accessory use.

g. For residential uses, ancillary areas including residential lobbies, resident amenity spaces, and mechanical rooms shall not be included in the calculation of required bicycle parking unless otherwise determined by the Planning Official.

h. Bicycle parking shall be installed with the capacity to accommodate the required number of bicycle spaces. For buildings with multiple uses such as a commercial or mixed use residential-commercial centers, bicycle spaces may be clustered between

businesses to serve up to six (6) businesses. Bicycle parking location is subject to approval by the Public Works Official and must be consistent with the Public Works Pre-Approved Plans.

ib. Commercial development, both general commercial and office uses, and institutional development required to provide 25 10 or more long-term bike parking spaces shall also provide at least one shower for commuters. Shower facilities shall be provided at a rate of one shower per 2510 required long-term bike parking spaces. Showers should be provided adjacent to bike parking although showers provided on site as part of other facilities may satisfy this requirement; provided, that wayfinding signage is included.

c. The required number of short-term bicycle parking spaces shall be rounded up to the nearest even number.

d. The required number of long-term bicycle parking spaces shall be rounded up to the nearest whole number.

je. The Planning Official may modifyincrease the required amount of bicycle parking according to the proposed use, size of the development, and anticipated pedestrian and bicycle activity as determined by the City Transportation Engineer. Lack of existing bicycle and pedestrian activity shall not be considered as sufficient criteria to provide less than the minimum required amount of bicycle parking.

f. Design of bike parking is subject to approval by the Public Works Official.

k. A Government Facility Parking Structure use in the PR 1.8 TOD zone within the Totem Lake Business District (TLBD) shall provide both long-term and short-term bicycle parking. At a minimum the number of bicycle parking spaces shall be 28. The Planning Official may modify this standard based on site constraints, observed utilization, high-quality bicycle infrastructure, or other modes of access, as determined by the City Transportation Engineer.

The bicycle parking design is subject to approval by the Public Works Official, must be consistent with the Public Works Pre-Approved Plans, and must demonstrate that sufficient area is available to accommodate future bicycle parking demand at up to twice the number of bicycle parking spaces initially provided.

To meet this requirement, off-site bicycle parking may be approved if the Planning Official finds that the off-site location provides safer and/or more convenient access to Totem Lake/Kingsgate BRT Station.

105.32 Reserved.

~~Bicycle Parking.~~

~~Bicycle parking spaces shall be provided in all new development required to provide six (6) or more motor vehicle parking spaces to encourage the use of bicycles as a form of transportation by providing safe and convenient places to park bicycles. Exception: single-family and duplex development are exempt from this section.~~

~~Bicycle parking spaces shall be provided at a ratio of one (1) bicycle space for each 12 required motor vehicle parking spaces. The Planning Official may modify the number of bicycle racks according to size of development and anticipated pedestrian and bicycle activity.~~

~~Bicycle parking in the form of a bike rack or enclosed storage container shall be conveniently located for the users, generally within 50 feet of an exterior entrance of all uses, and within 50 feet of a retail use entrance. Bicycle racks shall be located in a visible, well lit, sheltered area such as under an eave, awning, or other similar enclosure and located to not impede vehicle parking or pedestrian movement. A bike rack(s) shall be installed with the capacity to accommodate the required number of bicycle spaces. For buildings with multiple uses such as a commercial or mixed use residential-commercial centers, bicycle spaces may be clustered between businesses to serve up to six (6) businesses.~~

105.34 Reserved.

~~Covered Bicycle Storage.~~

~~If covered and secured bicycle storage is provided on site, a credit towards parking requirements at a ratio of one (1) less parking stall per six (6) bicycle spaces will be granted. The Planning Official may increase credits according to size of development and anticipated pedestrian and bicycle activity and proximity to transit facilities. A maximum reduction of five~~

~~(5) percent of required parking stalls may be granted. If a reduction of five (5) or more stalls is granted, then changing facilities including showers, lockers shall be required.~~ (Ord. 4350 § 1, 2012)

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105.45

Location of Parking Areas – Shared Facilities.

1. *Purpose and Intent.* To encourage efficient land use and reducing excess parking, multiple uses may share a parking area if their calculated peak parking demands occur at different times and there is sufficient on-site parking for both uses when operating concurrently. A shared parking arrangement eliminates the need to provide the total number of required parking spaces for each use.
2. *General.*
    a. Shared parking calculations shall be based on the number of required parking spaces for each use. To determine the required parking spaces, see KZC 105.22, or KZC 105.25 if a parking study is required. The parking rates in KZC 105.22 may be modified as allowed for in KZC 105.103(3)(c).
    b. Parking areas that have all parking spaces assigned to individual tenants or occupants are not eligible for shared parking. If only a portion of the spaces are assigned to the individual tenants or occupants, a shared parking arrangement may be pursued for the none-assigned spaces.
    c. Approval of a shared parking arrangement requires a covenant to ensure the sharing of parking and establish the conditions of approval. See also subsection (5) below.
3. *Shared Parking Determination.* Two (2) or more uses may share a parking area if the on-site parking supply is equal or greater than the highest combined parking demand based on code-required spaces. This demand shall be calculated at any given time of day based on the parking demand distribution for each use.
    The Planning Official may approve a request for shared parking if only an applicant can demonstrate compliance with one of the following shared parking arrangements:

a. *Separate Hours of Operation.* Shared parking may be approved if the operating hours for each use are staggered and do not overlap. The parking supply shall be sufficient to supply the maximum number of parking spaces required for each individual use covered under the shared parking arrangement.

b. *Overlapping Hours of Operation.* Shared parking may be approved for uses that have overlapping hours of operation based on the combined peak parking demand for all uses based on a recommendation from the City Transportation Engineer. The time-of-day distribution for both weekday and weekend parking demand shall be based on the most recent edition of the Institute of Transportation Engineers' (ITE) Parking Generation Manual. The combined parking demand for all uses shall not exceed the total parking supply at any time. Evaluation of the shared parking demand shall be based on a study that meets the requirements outlined in subsection (4) below.

c. *Other.* Shared parking arrangements not specified in subsections (a) and (b) above may be approved based on a recommendation from the City Transportation Engineer if an applicant provides a shared parking study demonstrating that the combined parking demand will not exceed the on-site parking supply at any time. See subsection (4) below for parking study requirements.

4. *Parking Study Requirements.* A shared parking study shall be prepared by a licensed transportation engineer. A shared parking study shall be consistent with Public Works Pre-Approved Plans and must include the items listed below, with the final scope of the study to be reviewed and approved by the City Transportation Engineer:

a. *Required Spaces.* Parking space calculations shall be provided for each use based on the requirements in KZC 105.22, except when:

1) The specific use is not listed in KZC 105.22, then the required number of spaces shall be based on the actual parking demand for the use as described in KZC 105.25; or

2) The number of required parking spaces was established based on a parking rate reduction pursuant to KZC 105.103(3)(c).

b. *Time-of-Day Distribution.* The study shall evaluate how parking demand is projected to vary throughout the day and week. The time-of-day distribution data shall consider both weekday and weekend parking distributions based on the operational characteristics of the site and the following sources:

1) Institute of Transportation Engineers' (ITE) time-of-day distributios for parking demand in the most recent edition of the ITE Parking Generation Manual.

2) Time-of-day distributions collected as part of the parking demand study required for reviews under KZC 105.25 or KZC 105.103(3)(c), if applicable.
3) Operational characteristics of the proposed use, including operating days or hours.

c. Other information deemed necessary by the City Transportation Engineer.

~~Two (2) or more uses may share a parking area if the number of parking spaces provided is equal to the greatest number of required spaces for uses operating at the same time. The City may approve the shared parking if a peak demand study demonstrates that the shared facilities are sufficient to fully serve the uses during the peak parking period for the uses. The study shall be prepared by a licensed transportation engineer or other qualified professional and the scope of the study shall be approved by the City traffic engineer.~~

5. *Covenant.* To ensure that a parking area is shared, the property owner(s) must sign a covenant in a form acceptable to the City Attorney~~, committing to the shared use of parking facilities and the conditions under which the City approved the use of shared parking~~. The covenant shall include language regarding the following:

~~1~~a. A guarantee among the property owner(s) for access to and use of the shared parking facilities;~~ and~~

b. The condition under which the City approved the use of shared parking; and

~~2~~c. Acknowledgement that it is a violation of this code to deviate from the conditions under which the City approved the use of shared parking.

The applicant must ~~file~~record this ~~statement~~covenant with the King County Recorder's Office to run with the property(ies).

***

105.103

Modifications.

1. General – The provisions of this section establish under what circumstances the requirements of this chapter may be modified.

2. *Authority to Grant and Duration.*

a. If the proposed development of the subject property requires approval through Process I, IIA, or IIB, described in Chapters 145, 150 and 152 KZC, respectively, a request for a modification will be considered as part of that process under the provisions of this section. The City must find that the applicant meets the criteria listed below in subsection (3) of this section. If granted under Process I, IIA, or IIB, the modification is binding on the City for all development permits issued for that development under the Building Code within five years of the granting of the modification.

b. For projects requiring Design Review described in Chapter 142 KZC, a request to modify the requirements in KZC 105.18 or 105.19 will be considered as part of the Design Review process. The Planning Official must find that the applicant meets the criteria listed below in subsection (3)(b) of this section.

c. If subsection (2)(a) and/or (2)(b) of this section does not apply, the Planning Official may grant a modification in writing under the provisions of this section.

3. Modifications – A modification to improvement requirements of this chapter may be required or granted if the applicant demonstrates on submitted plans and/or in writing that the following criteria have been met for modifications to the applicable sections:

a. For a modification to KZC 105.10 for vehicular access easements or tracts and for KZC 105.60(3) and 105.97 for parking area design, the requirements may be modified if:

1) The modifications will not affect the ability to provide any property with police, fire, emergency medical, or other essential services; and

2) One (1) of the following requirements is met:

a) The modification is necessary because of a preexisting physical condition; or

b) The modification will produce a site design superior to that which would result from adherence to the adopted standard.

3) Exception: KZC 105.10(2)(g) relating to screening for access easements or tracts will use the modification criteria in subsection (3)(h) of this section.

b. For a modification to KZC 105.18 or 105.19 the requirements for pedestrian access may be modified if:

1) The modification is necessary because of the size, configuration, topography or location of the subject property;

2) The modification will provide for equal or improved pedestrian and bicycle safety and convenience; and

3) The modification will not have any substantial detrimental effect on nearby properties and the City as a whole.

c. For a modification to KZC 105.2~~0~~2 ~~and 105.45~~, a decrease in the required number of spaces may be granted if the number of spaces proposed is documented by an adequate and thorough peak parking demand and utilization study to be sufficient to fully serve the use. The study shall be prepared by a licensed transportation engineer ~~or other qualified professional,~~ and shall analyze the operational characteristics of the proposed use which justify a parking reduction based on the peak parking demand. The scope of the study shall be proposed by the transportation engineer and approved by the City Transportation Engineer. The scope of the study shall be consistent with the Public Works Pre-Approved Plans. ~~The study shall provide at least two (2) days of data for morning, afternoon and evening hours, or as otherwise approved or required by the City Transportation Engineer.~~ Approval of a parking reduction shall be solely at the discretion of the City. ~~A decrease in the minimum required number of spaces may be based in whole or part on the provision of nationally accepted TDM (transportation demand management) measures. Data supporting the effectiveness of the TDM measures shall be provided as part of the parking demand and utilization study and approved by the City Transportation Engineer.~~

~~For multifamily parking modifications in zones outside of the Totem Lake Urban Center, the parking demand rate result shall be increased by fifteen (15) percent and~~

~~the resultant total shall then be subject to the visitor parking requirements in KZC 105.20(3).~~

For multifamily parking modifications~~, in TL zones within the Totem Lake Urban Center, the parking demand rate total shall be subject to the visitor parking requirements in KZC 105.20(3), and~~ the applicant must submit a Transportation Management Plan (TMP) for review and approval of the City Transportation Engineer. At a minimum, requirements for the TMP include:

1) A parking management plan for all stalls associated with the development; and

2) Confirmation that parking charges will be unbundled from the leases for the development.

The Planning Official shall not approve or deny a modification to decrease the number of parking spaces without first providing notice of the modification request to the owners and residents of property within 300 feet of the subject property and providing opportunity for comment. The Planning Official shall use mailing labels provided by the applicant, or, at the discretion of the Planning Official, by the City. Said comment period shall not be less than seven (7) calendar days.

Properties located in the CBD 1A, 1B, 2, and 8 zones that receive parking modification approval under this section are not eligible to utilize the special parking provisions in KZC ~~50.60(3)(a)~~105.23(2), Certain Floor Area Exempt from Parking Requirements.

d. For a modification to KZC 105.40, the requirements for parking area location may be modified if:

1) The proposed parking area will have no adverse impacts on adjacent properties;

2) It is reasonable to expect that the proposed parking area will be used by the subject use; and

3) A safe pedestrian and/or shuttle connection exists, or will be created, between the subject use and the proposed parking area.

e. For a modification to the landscape and buffer requirements for parking and driving areas, see Chapter 95 KZC.

f. For a modification to KZC 105.60(1) for parking area design, the requirements may be modified if the reduced dimensions are supported by an adequate and thorough parking design and operational study demonstrating functional and user-friendly parking operations. The study shall be prepared by a licensed transportation engineer ~~or other qualified professional~~ and shall analyze the operational characteristics of the proposed parking, including parking maneuvers, queuing, turnover frequency, safety, and traffic volumes. The scope of the study shall be proposed by the transportation engineer and approved by the City Tra~~ffic~~nsportation Engineer. Approval of reduced dimensions shall be solely at the discretion of the City.

g. For a modification to KZC 105.77, the curbing requirement for parking areas and driveways may be modified if:

1) The modification would result in superior landscaping and/or increased retention of significant natural vegetation;

2) The modification will not result in increased hazards for pedestrians or vehicles; and

3) The modification will not result in increased erosion of unpaved areas onto the parking area, driveway, or rights-of-way.

h. For a modification to KZC 105.10(2)(g), the screening requirements for access easements or tracts may be modified if:

1) The existing topography of or adjacent to the subject property decreases or eliminates the need for visual screening; or

2) The modification will be of more benefit to the adjoining property by causing less impairment of view or sunlight; or

3) The modification will provide a visual screen that is comparable or superior to the buffer required by KZC 105.10(2)(g).

i. For a modification to KZC 105.100, the surface material requirement for parking areas and driveways may be modified if:

1) The surfacing material will not enter into the drainage system, or onto public or other private property; and

2) The material will provide a parking surface which is usable on a year-round basis.

j. For a modification to 105.30, a decrease in the required number of bicycle parking spaces may be granted if the number of spaces proposed is documented by a study prepared by a licensed transportation engineer to be sufficient to fully serve the use. The scope of the study shall consider vehicle and person trip generation, the City's mode share goal, the characteristics of the use, including trip duration and location, and other factors as approved by the City Transportation Engineer. Lack of existing bicycle and pedestrian activity shall not be considered as sufficient criteria to provide less than the minimum required amount of bicycle parking.

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CITY OF KIRKLAND
PLANNING AND BUILDING
123 Fifth Avenue, Kirkland, WA 98033
425-587-3000

MEMORANDUM

To: Planning Commission

From: Adam Weinstein, AICP, Planning and Building Director
Allison Zike, AICP, Deputy Planning and Building Director
Scott Guter, AICP, Senior Planner
Nick Lucchetto, Graduate Planning Intern

Date: August 11, 2026

Subject: **Affordable Housing on Faith-Owned Land Zoning Code Amendments Public Hearing – File No. CAM26-00037**

RECOMMENDATION

Hold a public hearing to receive public testimony on proposed amendments to the Kirkland Zoning Code (KZC) Chapters 5 and 112 to facilitate affordable housing development on property owned by faith-based organizations. At the conclusion of the public hearing, the Planning Commission (PC) should deliberate and make a recommendation to City Council (Council) on the proposed code amendments.

EXECUTIVE SUMMARY

- State law requires the City to adopt regulations that facilitate affordable housing development on property owned by faith-based organizations.
- The proposed zoning code amendments:
  - Enable affordable housing on faith owned properties through a by-right, administratively approved process using adapted existing zoning standards.
  - Provide incremental upzones, height bonuses, and flexible setbacks and lot coverage to increase feasibility while maintaining simplicity and objectivity.
  - Incorporate Council, Planning Commission, and stakeholder feedback, including streamlined permitting and development assistance via A Regional Coalition for Housing (ARCH) and City-supported services.
- The PC will hold a public hearing on these zoning code amendments on August 27, 2026 and forward a recommendation to City Council for action on September 15, 2026.

BACKGROUND

State law requires the City of Kirkland to adopt regulations that facilitate affordable housing development by providing development bonuses on property owned by faith-based organizations. The statute provides broad direction, but does not prescribe a specific regulatory approach. Adopting regulations to expand housing opportunities for properties owned by faith-

based organizations is a task on the adopted 2026-2028 Planning Work Program that is scheduled to be completed in 2026.

On May 5, 2026, staff briefed Council on this issue with regard to State requirements, best practices, and examples from nearby jurisdictions.[1] Council directed staff to prepare zoning standards to enable affordable housing development on faith owned properties via an administratively-approved (i.e., staff-approved) process, rather than through a process that would require Council approval for individual projects.

Staff initially recommended a pilot program that would offer zoning incentives to a limited set of early projects. These projects would help test the new code and guide potential future amendments. However, Council determined that a pilot was unnecessary, noting that zoning code amendments could be undertaken at any time based on lessons learned from the adopted code.

On May 14, 2026, the PC, following Council's guidance, advised staff to develop draft standards based on adapting existing zoning regulations, providing context sensitive development bonuses, and maintaining simple and objective processes.[2] Commissioners supported using tools such as height limits, setbacks, and transitions to guide building capacity rather than relying solely on density. They endorsed modest increases in lower density areas and additional flexibility related to mixed uses, frontage activation, reduced administrative requirements, open space preservation, and aligning affordability levels with project feasibility. The PC emphasized keeping the standards straightforward, and presenting clear options at a public hearing. In response, staff prepared draft zoning standards for stakeholder and Council review ahead of a PC public hearing.

On August 5, 2026, staff briefed Council on the proposed KZC amendments.[3] Councilmembers expressed broad support for the proposed zoning code amendments to facilitate affordable housing development on faith-based properties. Council generally favored applying the affordable housing set aside exchange ratios as part of the base bonus and supported the concept and upper limits of the additional height bonus, while requesting clearer qualification criteria for the additional bonus. Councilmembers appreciated the code's simplicity, alignment with underlying zoning, and responsiveness to stakeholder input, especially from affordable housing developers. Council encouraged continued engagement with both developers and faith-based property owners, recommending that faith-based organizations be invited to provide feedback at the upcoming PC public hearing. Overall, Council's comments affirmed the direction of the draft amendments and highlighted areas for refinement related to bonus eligibility and developer feasibility of proposed exchange ratios.

DISCUSSION/ANALYSIS

Summary of Proposed Zoning Code Amendments

There are 64 faith owned parcels in Kirkland, owned by approximately 37 organizations. Most of these parcels are located in low density zones, and many contain critical areas. The

[1] May 5, 2026 Council Meeting Business Agenda Item 9.c Staff Memorandum: www.kirklandwa.gov/files/sharedassets/public/v/1/city-council/agenda-documents/2026/may-5-2026/9c_business.pdf
[2] May 14, 2026 Planning Commission Study Session Agenda Item 5.a Staff Memorandum: https://kirklandwa.primegov.com/Portal/Meeting?meetingTemplateId=8094
[3] August 5, 2026 Council Meeting Business Agenda Item 9.c Staff Memorandum: www.kirklandwa.gov/files/sharedassets/public/v/1/city-council/agenda-documents/2026/august-5-2026/9c_business.pdf

proposed code amendments have been drafted for these conditions, with tailored alternative standards that provide a reasonable development capacity: offering enough flexibility to add affordable housing in locations where new development must work around existing buildings and the constraints created by critical areas and their buffers.

For faith-owned or -controlled properties in commercial or institutional zones which are proposing affordable housing at the State's minimum thresholds (see Table 1, below), the proposed amendments provide either an incremental upzone in low- and medium-density zones, or offer height bonuses.[4] For example, a property in a low-density zone would be allowed to use the equivalent of medium-density development standards, and a property in a medium-density zone would be afforded high-density standards. One benefit of this incremental upzone approach is that it uses zoning standards that already exist in the Zoning Code (i.e., new setbacks, building height/lot coverage allowances are not being created – they are simply being applied to different zoning districts). Another benefit is that low-density and medium-density zones are often located adjacent to one another (as are medium-density zones and high-density zones), reducing the potential for design incompatibilities.

Table 1: Zoning Standards Comparison Table

Underlying Zoning Standards Related to Faith-Based Facilities and Residential Uses**	**Proposed Alternative Zoning Standards For Affordable Housing on Faith-Owned Properties**
Low-Density Zones: 70% Maximum Lot Coverage 30 ft. Maximum Building Height	*Medium-Density Zones Equivalent:* 70% Maximum Lot Coverage 35 ft. Maximum Building Height
Medium-Density Zones: 70% Maximum Lot Coverage 35 ft. Maximum Building Height	*High-Density Zones Equivalent:* 80% Maximum Lot Coverage 40 ft. Maximum Building Height
All Other Zones: [varying maximum lot coverage and maximum building height, depending on zone]	*All Other Zones:* Residential development would be given an additional 15 ft. above the maximum building height for Faith-Based Facility uses in the applicable zone.
Alternative required yard standards for all zones are crafted to allow for infill development.	

**** Note**: "Underlying" and "Alternative" maximum lot coverage are based on the allowed lot coverage for Faith-Based Facility use. "Underlying" and "Alternative" maximum building heights are based on the maximum allowed for residential uses.

[4] State minimum affordable housing requirements require at least 50 percent of the units are reserved for low-income households (earning at or below 80 percent of median household income), or at least 20 percent are reserved for very low-income households (earning at or below 50 percent of median household income), with housing costs not exceeding 30 percent of household income.

Consistent with Council direction, qualifying projects would be permitted by right and exempt from design review. The retention of faith-based uses is supported through lot coverage exemptions for existing or rebuilt facility footprints and added setback flexibility. Additional development capacity is available to projects that provide at least 5% more affordable housing than the required base amount. Reflecting Council feedback and public testimony received at the August 5 meeting, the amendments also relocate and broaden the application of exchange ratios, clarify eligibility criteria for additional height bonuses, and introduce the development agreement option to offer flexibility beyond the Director's deviation authority. Staff refined language to ensure deviations cannot increase building height beyond allowed limits, updated the affordable housing set aside exchange ratios aligned with the ratios provided in the NE 85th Station Area, and adjusted setback provisions for faith owned sites that border multiple zones. These revisions have been prepared for stakeholder review ahead of the PC public hearing. It should be noted that as of publication of this memo, staff is still awaiting feedback from A Regional Coalition for Housing (ARCH) on potential minor refinements to the proposed exchange ratios. If such refinements are identified, they will be presented at the public hearing.

Key Stakeholder Outreach

In July, staff conducted an online survey and in-person interview outreach to get feedback on the draft code amendments from seven total respondents, most of whom are local faith leaders or represent local faith-owned organizations. This sample of stakeholders conveyed general positivity about the draft code amendments. Those surveyed also informed staff of their concerns regarding the complexity of engaging in housing development and the importance of the code addressing this concern.

Several survey respondents stated that their ability to utilize the draft code amendments would be improved if the city adopted simpler permit requirements for faith-owned organizations. The aforementioned by-right approval, exemption from design review, exemption of existing faith facilities from lot coverage limits, and setback flexibility in the draft code amendments responds directly to the feedback staff received.

Another common request among survey respondents was for a mechanism in which development partners and on-demand expertise would be available to assist faith organizations seeking to develop housing. In a follow-up conversation between staff and a stakeholder who was surveyed, the stakeholder remarked that development assistance from ARCH, and described in more detail below, would help fill the gap of expertise for those engaging in development for the first time. Following this initial round of outreach, staff plans to continue reaching out to local stakeholders for feedback. Staff are additionally researching opportunities to host educational sessions for developers and faith organization leaders on the draft code amendments following its anticipated adoption.

Proposed Development Assistance

To address the limited experience many faith-organizations have to manage complex development processes, staff proposes pairing these code amendments with development assistance available through ARCH's Special Projects Manager. This position is already funded in ARCH's budget through increased contributions from all member cities, including Kirkland, and does not require any additional Council action. The Special Projects Manager provides introductory guidance, conducts preliminary property research, supports early decision-making, assists with feasibility work, provides technical assistance, connects organizations with external

resources, and helps navigate partnerships and procurement processes. Throughout each phase, the role serves as a consistent point of contact to support faith organizations as they enter an unfamiliar development environment.

In addition, staff recommends offering City-supported services such as free pre-submittal conferences, dedicated project staffing, and expedited permit review for qualifying projects. Staff will specifically seeks PC and Council's concurrence with these staff recommendations for implementation.

CODE AMMENDMENT PROCESS AND SUMMARY

Pursuant to KZC 160.60 and KZC 135.25, the City may amend the text of the Zoning Code only if it finds that:

1. The proposed amendment is consistent with the applicable provisions of the Comprehensive Plan;
2. The proposed amendment bears a substantial relation to public health, safety, or welfare;
3. The proposed amendment is in the best interest of the residents of Kirkland; and
4. When applicable, the proposed amendment is consistent with the Shoreline Management Act and the City's adopted shoreline master program.

The proposed Zoning Code amendments are consistent with the Comprehensive Plan because they would enable a wider variety of affordable housing options within residential zones. This increased number of affordable housing options would directly benefit the health, safety, and welfare of Kirkland residents by improving access to affordable housing.

PUBLIC NOTICE AND TESTIMONY

In accordance with KZC 160.40, public notice was distributed 14 calendar days before the public hearing. Notice of the Zoning Code amendments was published in the official newspaper, posted on the City's official notification boards, and posted on the City's website.

The public may provide verbal testimony to the PC on the Zoning Code amendments, either virtually or in-person, at the August 27, 2026 public hearing, or submit written comments to the PC prior to the hearing.

As of the publication date of this memo, no public comments have been received. Any comments received after publication will be shared with the PC.

STATE ENVIRONMENTAL POLICY ACT (SEPA)

A SEPA Addendum to the City of Kirkland 2035 Comprehensive Plan Update and Totem Lake Planned Action Ordinance Final Environmental Impact Statement (EIS), the NE 85th St Station Area Planned Action Final Supplemental EIS, and the 2044 Comprehensive Plan Update Final Supplemental EIS was issued on July 29, 2026. Records of the SEPA Addendum are contained in the official files in the Planning and Building Department. The SEPA Addendum compares the difference in impacts between the existing and revised Zoning Code amendments and concludes that the proposed amendments would not result in new adverse impacts beyond those identified in the previous environmental review documents.

SUBMITTAL OF DRAFT PLANS TO THE DEPARTMENT OF COMMERCE

Under RCW 36.70A.106, the City is required to submit a Notice of Intent to Adopt along with the proposed amendments to the Washington Department of Commerce (DOC) at least sixty days prior to final adoption. DOC reviews the draft plans to confirm that they are consistent with the

GMA, and with multi-regional and region planning policies. The City submitted the Intent to Adopt forms and the Draft Plans on June 24, 2026, 83 days prior to anticipated final adoption on September 15, 2026.

NEXT STEPS

Following the public hearing, the PC should deliberate and make a recommendation to the Council. The PC recommendation for the KZC amendments is scheduled to be considered by the Council on September 15, 2026.

ATTACHMENTS:

1. Proposed Zoning Code Amendments – Chapters 5 and 112

Proposed Zoning Amendments to KZC Chapters 5 and 112

Note: Amendments of new text are shown in underline, deletions shown in ~~strikethrough~~, and the intentional omission of unchanged sections or parts of tables indicated with three asterisks (***).

5.10 Definitions.

***

5.10.299.7 Faith-based organization.

The federally protected practice of a recognized religious assembly, school, or institution that owns or controls real property, which has the same meaning as "religious organization" as defined in RCW 35A.63.300, now or as hereafter amended.

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112.20 Basic Affordable Housing Incentives

1. Approval Process. Unless otherwise specified in this section, ~~The~~ the City will use the underlying permit process to review and decide upon an application utilizing the affordable housing incentives identified in this section.

***

5. Housing on Faith-Based Property.

a. Purpose and Intent. This section is intended to increase affordable housing by enabling residential development on property owned or controlled by faith-based organizations and by offering flexible development standards to support such projects. It aims to maximize the development opportunities of limited residential land, encourage production of income restricted housing, and allow faith-based organizations to provide community-supporting uses. Developments using this section should strive to balance the public benefits in providing affordable housing, supporting neighborhood compatibility, and upholding fair housing principles while applying the incentives offered in this section.

b. Residential development including new construction, rehabilitation, conversion, or alteration, located on real property owned or controlled by a faith-based organization is an allowed use. Such development is eligible for the alternative standards of this section, provided that the following affordable housing set aside is included:

1) At least 50 percent of housing units are reserved for, or occupied exclusively by, households with incomes at or below 80 percent of AMI; or

2) At least 20 percent of the housing units are set aside for, or occupied exclusively by, households with incomes at or below 50 percent of AMI.

c. As an alternative to the affordable housing set aside described in in subsections b(1) and b(2) a residential development may provide affordable housing units at the equivalency ratios shown below:

Renter-Occupied: Exchange Ratio (50% AMI: Equivalent AMI Unit)	
≤30% AMI	2:1
≤40% AMI	1.5:1
≤60% AMI	1:1.13
≤70% AMI	1:1.1.7

Owner-Occupied: Exchange Ratio (80% AMI: Equivalent AMI Unit)	
≤90% AMI	1:1.3
≤100% AMI	1:2.1

When calculating the number of affordable units required for any of the alternate affordability levels, any fraction of a unit shall be rounded up to the next whole number.

d. All residential developments that meet the requirements of this section are exempt from design review and from the design regulations of Chapter 92 KZC and are subject only to building permit review.

e. All residential developments that meet the requirements of this section are exempt from the applicable density, minimum lot size, and floor area ratio standards of the underlying zone.

f. Residential developments that meet the requirements of this section may include the following additional uses as part of the development:

1) Faith-Based Facilities;
2) Community Facilities;
3) Day-Care Center;
4) Day-Care Operation; or
5) Ancillary Office Uses.

g. The following alternative dimension standards will apply to all residential developments that meet the requirements of this section.

Alternative Dimensions Table

Zone	Use	Required Yards			Maximum Lot Coverage	Maximum Height of Structure
		Front	Side	Rear		
Low Density Zones	Detached, Attached or Stacked	10ft. (Zero with front	5ft. (Zero if attached)	10ft. (Zero if attached)	70%	35ft. above ABE

Medium Density Zones	Dwelling Units and other uses identified in section 5.e.	entry porch)			80%	40ft. above ABE
All other zones		Same as the underlying zone for Faith-Based Facility uses, but never more than 10 ft.			Same as the underlying zone for Faith-Based Facility uses	An additional 15ft above the maximum height of structures for Faith-Based Facility uses.

1) A front required yard may be reduced to zero feet when a front entry porch is provided, so long as the porch complies with all of the following design standards:
    i) The porch must be open on at least three sides.
    ii) The porch must have a minimum depth of 5 feet measured perpendicular from the building façade to which it is attached.
    iii) The finished floor elevation of the ground floor entry porch may be no more than 4 feet above finished grade.
    iv) Upper story porches are permitted, provided that they meet the design standards of i. and ii. and no upper story porch projects into the required yard farther than the ground floor porch, excluding steps leading to the ground floor porch.
    v) The roof form of the uppermost porch must be compatible with the roof form of the building to which it is attached.
2) The building footprint of the primary structures associated with an existing, retained, or rebuilt Faith-Based Facility are exempt from lot coverage requirements.
3) A residential development is eligible for an added height bonus if it provides affordable housing set aside at least five percent above the minimum required in subsections b and c. Additional affordable units may be provided at the required affordability levels in subsection b or the equivalent ratios in subsection c. These units may be located anywhere within the development.

    Eligible developments in this subsection may reach the following maximum building heights:

    - Up to 50 feet in low density zones
    - Up to 60 feet in medium density zones
    - Up to 25 feet above the maximum height otherwise permitted for Faith Based Facility uses in all other zones

4) For developments utilizing the height bonus described above, the following additional yard requirements apply only to a structure abutting a property line shared with a low density or medium density zone:

- Low density zones: Required yards along property lines abutting low density zones must be increased by one foot for every two feet of building height above 35 feet.
- Medium density zones: Required yards along property lines abutting medium density zones must be increased by one foot for every two feet of building height above 40 feet.
- All other zones: No increase in required yards is applied along property lines abutting any other zone.

5) For Stacked Dwelling Units see KZC 115.120 for rooftop appurtenance requirements and KZC 115.122 for rooftop amenities and rooftop common room requirements.

h. The following alternative development standards will apply to all residential developments that meet the requirements of this section.

Alternative Development Standards Table

Zone	Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	Required Parking
Low Density	D	B	See KZC 105.22
Medium Density			
All other zones		Same as the underlying zone for Faith-Based Facility uses	

i. The residential development authorized by this chapter does not discriminate against any person who qualifies as a member of an income eligible household on the basis of race, creed, color, national origin, sex, veteran or military status, sexual orientation, or mental or physical disability; or otherwise act in violation of the federal Fair Housing Amendments Act of 1988 (42 U.S.C. Section 3601 et seq.).

j. The Planning and Building Director may approve minor deviations of up to 10 percent from the Alternative Dimensions and Development Standards for residential development when strict compliance with this section is not feasible due to the configuration of existing site improvements. Any approved deviation must enhance visual interest, maintain overall design quality, and not result in adverse impacts to neighboring properties. The Director may grant such deviation when they are the minimum necessary to address the identified site constraint, do not exceed a 10 percent deviation from the development standard, and remain consistent with the purpose and intent of this section. The Director is not authorized to approve any deviation that would result in additional building height beyond what is allowed in subsection g(3).

k. An applicant may enter into a development agreement approved by the City Council pursuant to Chapter 36.70B RCW to allow alternative standards for residential development beyond those the Planning and Building Director may approve under subsection i. The City Council may approve such alternative standards if it finds and concludes in the development agreement that the

resulting project would provide an overall commensurate, or greater, community benefit, than what would be required to utilize the incentives of this section.

~~5~~6. Impact Fee and Permit Fee Calculation.

a. Applicants providing a greater number of Affordable Housing Units or a greater level of affordability than is required by this code may request an exemption from payment of:

1) Traffic impact fees as established by KMC 27.04.050; and

2) Park impact fees as established by KMC 27.06.050.

The allowed exemption shall only apply to those units in excess of the minimum required by code unless the development will be utilizing public assistance targeted for low-income housing.

b. Applicants providing Affordable Housing Units may request an exemption from payment of school impact fees as established by KMC 27.08.050.

c. Applicants providing Affordable Housing Units are eligible for exemption from various planning, building, plumbing, mechanical and electrical permit fees for the bonus units allowed under subsection (2)(c) of this section as established in KMC 5.74.070 and KMC Title 21.

~~6~~7. Property Tax Exemption. A property providing Affordable Housing Units may be eligible for a property tax exemption as established in Chapter 5.88 KMC.

a. Properties within the NMU, CVU, or UF Station Area zones utilizing alternate affordability options in subsection (3)(c) of this section shall not be eligible for the 12-year multifamily tax exemption described in Chapter 5.88 KMC.

City of Kirkland - Planning & Building Department - Public Meeting Calendar

Regular Meeting Times Unless Otherwise Noted:

City Council: Study Session 5:30 PM; Regular Meeting 7:30 PM (1st & 3rd Tuesday)	City Council Webpage	(H) = Hearing
Planning Commission: 6::00 PM (2nd & 4th Thursday)	Planning Commission Webpage	
Hearing Examiner: 9:30 AM (1st & 3rd Thursday)	Hearing Examiner Webpage	(S) = Study Session
Design Review Board: held on a case-by-case basis for each permit, as needed	Design Review Board Webpage	

August 2026

Last Updated: *8/19/26 7:56 AM*

MEETING LOCATION: HYBRID VIA ZOOM (UNLESS NOTED OTHERWISE)

Monday	Tuesday	Wednesday	Thursday	Friday
3	**4**	**5** **City Council** **7:30 PM** Totem Lake SIS Visioning Briefing (Rubardt) Housing on Faith-Owned Land Briefing (SG) Arete Affordable Housing Briefing (AW/DN)	**6** **Hearing Examiner** **10:00 AM** **MEETING CANCELLED**	**7**
10	**11**	**12** **Special Hearing Examiner (Hybrid)** **9:00 AM** SUB25-00183 Appeal (DM/KW) Admin: TG	**13** **Planning Commission** **6:00 PM** Urban Forest Management Plan Update Briefing #2 (AH) Admin: JD	**14**
17	**18** **City Council** **7:30 PM** **MEETING CANCELLED**	**19**	**20** **Hearing Examiner** **10:00 AM** **MEETING CANCELLED** ~~COM25-00103 (DH)~~ ~~COM25-00424 (CE - SLS)~~ ~~COM24-00312 (DH)~~ ~~COM25-00295 (SC)~~ Admin: JD	**21**
24	**25**	**26**	**27** **Planning Commission** **6:00 PM** Public Hearing for Zoning Code Clean-up Amendments for Minimum Parking Requirements (MR) Home Business and Neighborhood Commercial Amendments (LBL) Housing on Faith-Owned Land Public Hearing(SG) Admin: TG	**28**
31				

City of Kirkland - Planning & Building Department - Public Meeting Calendar

Regular Meeting Times Unless Otherwise Noted:

City Council: Study Session 5:30 PM; Regular Meeting 7:30 PM (1st & 3rd Tuesday)	City Council Webpage	(H) = Hearing
Planning Commission: 6:00 PM (2nd & 4th Thursday)	Planning Commission Webpage	
Hearing Examiner: 9:30 AM (1st & 3rd Thursday)	Hearing Examiner Webpage	(S) = Study Session
Design Review Board: held on a case-by-case basis for each permit, as needed	Design Review Board Webpage	

September 2026

Last Updated: *8/19/26 7:56 AM*

MEETING LOCATION: HYBRID VIA ZOOM (UNLESS NOTED OTHERWISE)

Monday	Tuesday	Wednesday	Thursday	Friday
	1 **City Council** **7:30 PM** ICS Master Plan Amendment (TL) Short Term Rental Briefing (SM) Potential Adoption of Zoning Amendments for Affordable Housing n Low Density Zones (SG) Civil Detention Center Code Amendments Public Hearing and Potential Adoption (DB)	**2**	**3** **Hearing Examiner** **10:00 AM** cancel	**4**
7 **LABOR DAY** **CITY HALL CLOSED** 	**8**	**9**	**10** **Planning Commission** **6:00 PM** *2026 Miscellaneous Code Amendments Public Hearing (DB) (tentative) Admin: TG	**11**
14	**15** **City Council** **7:30 PM** Urban Forest Management Plan Update Briefing #3 (SS) (AH) Adoption of Zoning Code Clean-up Parking Amendments (MR) - consent! HPO LRM (AW)	**16**	**17** **Hearing Examiner** **10:00 AM**	**18**
21	**22**	**23** 	**24** **Planning Commission** **6:00 PM**	**25**
28	**29**	**30**		

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Design Review Board: held on a case-by-case basis for each permit, as needed	Design Review Board Webpage	

October 2026

Last Updated: *8/19/26 7:56 AM*

MEETING LOCATION: HYBRID VIA ZOOM (UNLESS NOTED OTHERWISE)

Monday	Tuesday	Wednesday	Thursday	Friday
			1 **Hearing Examiner** **10:00 AM**	**2**
5	**6** **City Council** **7:30 PM** Potential adoption of Short-Term Rental code amendments (SM) Arbor Day Proclamation (AH)	**7**	**8** **Planning Commission** **6:00 PM**	**9**
12	**13**	**14**	**15** **Hearing Examiner** **Meeting Cancelled** ***(Moved to 10/22/2026)***	**16**
19	**20** **City Council** **7:30 PM**	**21**	**22** **Hearing Examiner** **Special Meeting** **10:00 AM** **Planning Commission** **6:00 PM**	**23**
26	**27**	**28**	**29**	**30**

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Hearing Examiner: 9:30 AM (1st & 3rd Thursday)	Hearing Examiner Webpage	(S) = Study Session
Design Review Board: held on a case-by-case basis for each permit, as needed	Design Review Board Webpage	

November 2026

Last Updated: *8/19/26 7:56 AM*

MEETING LOCATION: HYBRID VIA ZOOM (UNLESS NOTED OTHERWISE)

Monday	Tuesday	Wednesday	Thursday	Friday
2	3 **City Council** **7:30 PM** Urban Forest Management Plan Update Briefing #4 (AH)	4	5 **Hearing Examiner** **10:00 AM**	6
9	10	11 **VETERAN'S DAY** **CITY HALL CLOSED** 	12 **Planning Commission** **6:00 PM**	13
16	17 **City Council** **7:30 PM**	18	19 **Hearing Examiner** **10:00 AM**	20
23	24	25	26 **Planning Commission** **MEETING CANCELLED** **THANKSGIVING HOLIDAY** **CITY HALL CLOSED** 	27 **THANKSGIVING HOLIDAY** **CITY HALL CLOSED**
30				

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Hearing Examiner: 9:30 AM (1st & 3rd Thursday)	Hearing Examiner Webpage	(S) = Study Session
Design Review Board: 7:00 PM (1st & 3rd Monday)	Design Review Board Webpage	

December 2026

Last Updated: *8/19/26 7:56 AM*

MEETING LOCATION: HYBRID VIA ZOOM (UNLESS NOTED OTHERWISE)

Monday	Tuesday	Wednesday	Thursday	Friday
	1 **City Council** **7:30 PM**	2	3 **Hearing Examiner** **10:00 AM**	4
7	8	9	10 **Planning Commission** **6:00 PM** Urban Forest Management Plan Update Briefing #3 (AH)	11
14	15 **City Council** **7:30 PM** 	16	17 **Hearing Examiner** **10:00 AM**	18
21	22 	23	24 **CHRISTMAS EVE HOLIDAY OBSERVED** **Planning Commission** **CANCELLED** **CITY HALL CLOSED HALF DAY** **12:00 PM- 5:00 PM**	25 **CHRISTMAS DAY** **CITY HALL CLOSED** 
28	29	30	31 **NEW YEAR'S EVE HOLIDAY OBSERVED** **CITY HALL CLOSED HALF DAY** **12:00 PM- 5:00 PM**	1 **NEW YEAR'S EVE HOLIDAY OBSERVED** **CITY HALL CLOSED**

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Hearing Examiner: 10:00 AM (1st & 3rd Thursday)	Hearing Examiner Webpage	(S) = Study Session
Design Review Board: held on a case-by-case basis for each permit, as needed	Design Review Board Webpage	

Month Year

Last Updated: *8/19/26 7:56 AM*

MEETING LOCATION: HYBRID VIA ZOOM (UNLESS NOTED OTHERWISE)

Monday	Tuesday	Wednesday	Thursday	Friday
	City Council **7:30 PM**		**Hearing Examiner** **10:00 AM**	
			Planning Commission **6:00 PM**	
	City Council **7:30 PM**		**Hearing Examiner** **10:00 AM**	
			Planning Commission **6:00 PM**	