

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
USE ↓ REGULATIONS →	Required Review Process	MINIMUMS			MAXIMUMS		Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (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 Unit	None	As established on the Zoning Map. See Spec. Reg. 1.	20' See Spec. Regs. 3 and 6.	5', but 2 side yards must equal at least 15 feet.	10'	50% See Spec. Reg. 5.	25' above average building elevation.	E	A	2.0 per dwelling unit.	<ol style="list-style-type: none"> <li>Minimum lot size per dwelling unit is as follows:                             <ol style="list-style-type: none"> <li>In RS 35 zones, the minimum lot size is 35,000 square feet.</li> <li>In RS 12.5 zones, the minimum lot size is 12,500 square feet.</li> <li>In RS 8.5 zones, the minimum lot size is 8,500 square feet.</li> <li>In RS 7.2 zones, the minimum lot size is 7,200 square feet.</li> <li>In RS 6.3 zones, the minimum lot size is 6,300 square feet.</li> <li>In RS 5.0 zones, the minimum lot size is 5,000 square feet.</li> </ol>                             In RS 35, 12.5, 8.5, 7.2, 6.3 and 5.0 zones, not more than one (1) dwelling unit may be on each lot, regardless of the size of each lot.                         </li> <li>Floor Area Ratio (F.A.R.) allowed for the subject property is as follows:                             <ol style="list-style-type: none"> <li>In RS 35 zones, F.A.R. is 20 percent of lot size.</li> <li>In RS 12.5 zones, F.A.R. is 35 percent of lot size.</li> <li>In RS 8.5 zones, F.A.R. is 50 percent of lot size.</li> <li>In RS 7.2 zones, F.A.R. is 50 percent of lot size.</li> <li>In RS 6.3 zones, F.A.R. is 50 percent of lot size.</li> <li>In RS 5.0 zones, F.A.R. is 50 percent of lot size; provided, that F.A.R. may be increased up to 60 percent of lot size for the first 5,000 square feet of lot area if the following criteria are met:                                     <ol style="list-style-type: none"> <li>The primary roof form of all structures on the site is peaked, with a minimum pitch of four feet vertical: 12 feet horizontal; and</li> <li>A setback of at least 7.5 feet is provided along each side yard.</li> </ol> <i>This special regulation is not effective within the disapproval jurisdiction of the Houghton Community Council.</i>                                     See KZC 115.42, Floor Area Ratio (F.A.R.) Calculation for Detached Dwelling Units in Low Density Residential Zones, for additional information.                                     A reduced F.A.R. may be required pursuant to subdivision design requirements in Chapter 22.28 KMC.                                 </li> </ol> </li> <li>On corner lots with two required front yards, one (1) may be reduced to the average of the front yards for the two adjoining properties fronting the same street as the front yard to be reduced. The applicant may select which front yard will be reduced (see Plate 24).</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>

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			Front	Side	Rear						
.010	Detached Dwelling Unit (continued)								REGULATIONS CONTINUED FROM PREVIOUS PAGE		
									5. Residential lots in RS 35 zones within the Bridle Trails neighborhood north of Bridle Trails State Park must contain a minimum area of 10,000 permeable square feet, which shall comply with Special Regulation 6 for large domestic animals in KZC 115.20(4) (chart). 6. Garages shall comply with the requirements of KZC 115.43, including required front yard. These requirements are not effective within the disapproval jurisdiction of the Houghton Community Council.		

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.020	Church	See Spec. Reg. 3.	As established on the Zoning Map. See Spec. Reg. 1.	20'	20' on each side	20'	70%	25' above average building elevation.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 4.	1. Minimum lot size is as follows: a. In RS 35 zones, the minimum lot size is 35,000 square feet. b. In RS 12.5 zones, the minimum lot size is 12,500 square feet. c. In RS 8.5 zones, the minimum lot size is 8,500 square feet. d. In RS 7.2 zones, the minimum lot size is 7,200 square feet. e. In RS 6.3 zones, the minimum lot size is 6,300 square feet. f. In RS 5.0 zones, the minimum lot size is 5,000 square feet. 2. The property must be served by a collector or arterial street. 3. The required review process is as follows: a. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process IIA, Chapter 150 KZC; provided, however, that within the jurisdiction of the Houghton Municipal Corporation, the required review process is Process IIB, Chapter 152 KZC. b. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is five or more acres, a Master Plan, approved through Process IIB, Chapter 152 KZC, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and landscaping. 4. No parking is required for day-care or school ancillary to the use.



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		Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
			Front	Side	Rear						
.030 School or Day-Care Center	See Spec. Reg. 10.	As established on the Zoning Map. See Spec. Reg. 1.	If this use can accommodate 50 or more students or children, then: 50' 50' on 50' each side			70%	25' above average building elevation. See Spec. Reg. 12.	D	B See Spec. Reg. 8.	See KZC 105.25.	<ol style="list-style-type: none"> <li>Minimum lot size is as follows:                             <ol style="list-style-type: none"> <li>In RS 35 zones, the minimum lot size is 35,000 square feet.</li> <li>In RS 12.5 zones, the minimum lot size is 12,500 square feet.</li> <li>In RS 8.5 zones, the minimum lot size is 8,500 square feet.</li> <li>In RS 7.2 zones, the minimum lot size is 7,200 square feet.</li> <li>In RS 6.3 zones, the minimum lot size is 6,300 square feet.</li> <li>In RS 5.0 zones, the minimum lot size is 5,000 square feet.</li> </ol> </li> <li>May locate on the subject property only if:                             <ol style="list-style-type: none"> <li>It will not be materially detrimental to the character of the neighborhood in which it is located.</li> <li>Site and building design minimizes adverse impacts on surrounding residential neighborhoods.</li> <li>The property is served by a collector or arterial street (does not apply to existing school sites).</li> </ol> </li> <li>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.</li> <li>Hours of operation and maximum number of attendees at one (1) time may be limited to reduce impacts on nearby residential uses.</li> <li>Structured play areas must be setback from all property lines as follows:                             <ol style="list-style-type: none"> <li>20 feet if this use can accommodate 50 or more students or children.</li> <li>10 feet if this use can accommodate 13 to 49 students or children.</li> </ol> </li> <li>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. Car-pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses.</li> <li>The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.</li> <li>Electrical signs shall not be permitted.</li> <li>May include accessory living facilities for staff persons.</li> <li>The required review process is as follows:                             <ol style="list-style-type: none"> <li>If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process IIA, Chapter 150 KZC; provided, however, that within the jurisdiction of the Houghton Municipal Corporation, the required review process is Process IIB, Chapter 152 KZC.</li> </ol> </li> </ol>

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			Front	Side	Rear						
.030	School or Day-Care Center (continued)									REGULATIONS CONTINUED FROM PREVIOUS PAGE	
										b. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is five or more acres, a Master Plan, approved through Process IIB, Chapter 152 KZC, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and landscaping. 11. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 12. 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. <i>This special regulation is not effective within the disapproval jurisdiction of the Houghton Community Council.</i>	
.040	Mini-School or Mini-Day-Care Center	Process I, Chapter 145 KZC.	As established on the Zoning Map. See Special Regulation 1.	20'	5' but 2 side yards must equal at least 15'.	10'	50%	25' above average building elevation.	E	B See Spec. Reg. 8.	See KZC 105.25.
										1. Minimum lot size is as follows: a. In RS 35 zones, the minimum lot size is 35,000 square feet. b. In RS 12.5 zones, the minimum lot size is 12,500 square feet. c. In RS 8.5 zones, the minimum lot size is 8,500 square feet. d. In RS 7.2 zones, the minimum lot size is 7,200 square feet. e. In RS 6.3 zones, the minimum lot size is 6,300 square feet. f. In RS 5.0 zones, the minimum lot size is 5,000 square feet. 2. May locate on the subject property if: 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. 3. A six-foot-high fence is required along the property lines adjacent to the outside play areas.	
										REGULATIONS CONTINUED ON NEXT PAGE	

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		Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure					
			Front	Side	Rear							
.040	Mini-School or Mini-Day-Care Center (continued)										REGULATIONS CONTINUED FROM PREVIOUS PAGE 4. Hours of operation and maximum number of attendees may be limited by the City to reduce impacts on nearby residential uses. 5. Structured play areas must be setback 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. 7. The location of parking and passenger loading areas shall be designated to reduce impacts on nearby residential uses. 8. Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses. 9. May include accessory living facilities for staff persons. 10. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).	
.050	(Reserved)											
.060	Golf Course	Process IIA, Chapter 150 KZC.	1 acre	50'	50' on each side	50'	50%	25' above average building elevation.	E	B	See KZC 105.25.	1. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. May not include miniature golf. 3. The following accessory uses are specifically permitted as part of this use. a. Equipment storage facilities. b. Retail sales and rental of golf equipment and accessories. c. A restaurant.
.070	Public Utility	See Special Regulation 2.	None	20'	20' on each side	20'	70%		A			1. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. The required review process is as follows: a. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process IIA, Chapter 150 KZC; provided, however, that within the jurisdiction of the Houghton Municipal Corporation, the required review process is Process IIB, Chapter 152 KZC. b. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is five or more acres, a Master Plan, approved through Process IIB, Chapter 152 KZC, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and landscaping.
.080	Government Facility Community Facility				10' on each side	10'			C See Spec. Reg. 3.			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.

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				Front	Side	Rear						
.090	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

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