

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 17.10	USE ↓ REGULATIONS →	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.010	Detached Dwelling Unit	None	As established on the Zoning Map. See Spec. Reg. 1.	20' See Spec. Reg. 6.	5' each side. See Spec. Reg. 3.	10'	50% See Spec. Reg. 5.	30' 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 RSX 35 zones, the minimum lot size is 35,000 square feet.</li> <li>In RSX 8.5 zones, the minimum lot size is 8,500 square feet.</li> <li>In RSX 7.2 zones, the minimum lot size is 7,200 square feet.</li> <li>In RSX 5.0 zones, the minimum lot size is 5,000 square feet.</li> </ol>                             In RSX 35, 8.5, 7.2 and 5.0 zones, not more than one dwelling unit may be on each lot, regardless of the size of the 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 RSX 35 zones, F.A.R. is 20 percent of lot size.</li> <li>In RSX 12.5 zones, F.A.R. is 35 percent of lot size.</li> <li>In RSX 8.5 zones, F.A.R. is 50 percent of lot size.</li> <li>In RSX 7.2 zones, F.A.R. is 50 percent of lot size.</li> <li>In RSX 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>                                     See KZC 115.42, Floor Area Ratio (F.A.R.) Calculation for Detached Dwelling Units in Low Density Residential Zones, for additional information.                                 </li> </ol> </li> <li>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.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>Residential lots in RSX zones within the Bridle Trails neighborhood north and northeast 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).</li> <li>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.</li> </ol>

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				REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.020	Church	See Spec. Reg. 1.	As established on the Zoning Map. See Spec. Reg. 2.	20'	20' on each side	20'	70%	30' above average building elevation.	C	B	1 for every 4 people based on maximum occupancy load of worship. See Spec. Reg. 4.	<ol style="list-style-type: none"> <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.</li> <li>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 location, land uses within the Master Plan area, parking location, buffering, and landscaping.</li> </ol> </li> <li>Minimum lot size is as follows:                             <ol style="list-style-type: none"> <li>In RSX 35 zones, the minimum lot size is 35,000 square feet.</li> <li>In RSX 12.5 zones, the minimum lot size is 12,500 square feet.</li> <li>In RSX 8.5 zones, the minimum lot size is 8,500 square feet.</li> <li>In RSX 7.2 zones, the minimum lot size is 7,200 square feet.</li> <li>In RSX 5.0 zones, the minimum lot size is 5,000 square feet.</li> </ol> </li> <li>The property must be served by a collector or arterial street.</li> <li>No parking is required for day-care or school ancillary to the use.</li> </ol>
.030	School or Day-Care Center		<p>If this use can accommodate 50 or more students or children, then:</p> <p>50' 50' on 50' each side</p> <p>If this use can accommodate 13 to 49 students or children, then:</p> <p>20' 20' on 20' each side</p>				30' above average building elevation. See Spec. Reg. 12.	D	B See Spec. Reg. 9.	See KZC 105.25.	<ol style="list-style-type: none"> <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.</li> <li>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.</li> </ol> </li> <li>Minimum lot size is as follows:                             <ol style="list-style-type: none"> <li>In RSX 35 zones, the minimum lot size is 35,000 square feet.</li> <li>In RSX 12.5 zones, the minimum lot size is 12,500 square feet.</li> <li>In RSX 8.5 zones, the minimum lot size is 8,500 square feet.</li> <li>In RSX 7.2 zones, the minimum lot size is 7,200 square feet.</li> <li>In RSX 5.0 zones, the minimum lot size is 5,000 square feet.</li> </ol> </li> </ol>	

REGULATIONS CONTINUED ON NEXT PAGE

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			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage				
Front	Side	Rear									
.030	School or Day-Care Center (continued)										<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <ol style="list-style-type: none"> <li>3. May locate on the subject property only if:                             <ol style="list-style-type: none"> <li>a. It will not be materially detrimental to the character of the neighborhood in which it is located; or</li> <li>b. Site and building design minimizes adverse impacts on surrounding residential neighborhoods.</li> <li>c. The property is served by a collector or arterial street.</li> </ol> </li> <li>4. 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>5. Hours of operation and maximum number of attendees at one time may be limited to reduce impacts on nearby residential uses.</li> <li>6. Structured play areas must be setback from all property lines as follows:                             <ol style="list-style-type: none"> <li>a. 20 feet if this use can accommodate 50 or more students or children.</li> <li>b. 10 feet if this use can accommodate 13 to 49 students or children.</li> </ol> </li> <li>7. 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.</li> <li>8. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.</li> <li>9. Electrical signs shall not be permitted except at Lake Washington and Juanita High Schools. One pedestal sign with a readerboard having electronic programming is allowed at each high school only if:                             <ol style="list-style-type: none"> <li>a. It is a pedestal sign (see Plate 12) having a maximum of 40 square feet of sign area per sign face;</li> <li>b. The electronic readerboard is no more than 50 percent of the sign area;</li> <li>c. Moving graphics and text or video are not part of the sign;</li> <li>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;</li> <li>e. The electronic readerboard displays messages regarding public service announcements or school events only;</li> <li>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;</li> </ol> </li> </ol> <p>REGULATIONS CONTINUED ON NEXT PAGE</p>

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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 (continued)														<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>g. The electronic readerboard is turned off between 10:00 p.m. and 6:00 a.m.;</p> <p>h. It is located to have the least impact on surrounding residential properties.</p> <p>If it is determined that the electronic readerboard constitutes a traffic hazard for any reason, the Planning Director may impose additional conditions.</p> <p>10. May include accessory living facilities for staff persons.</p> <p>11. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).</p> <p>12. For school use, structure height may be increased, up to 35 feet, if:</p> <p>a. The school can accommodate 200 or more students; and</p> <p>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</p> <p>c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.</p> <p>d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements.</p>

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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	Process I, Chapter 145 KZC.	As established on the Zoning Map. See Spec. Reg. 1.	20'	5' but 2 side yards must equal at least 15'.	10'	50%	30' above average building elevation.	E	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 RSX 35 zones, the minimum lot size is 35,000 square feet.</li> <li>In RSX 8.5 zones, the minimum lot size is 8,500 square feet.</li> <li>In RSX 12.5 zones, the minimum lot size is 12,500 square feet.</li> <li>In RSX 7.2 zones, the minimum lot size is 7,200 square feet.</li> <li>In RSX 5.0 zones, the minimum lot size is 5,000 square feet.</li> </ol> </li> <li>May locate on the subject property 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 design must minimize adverse impacts on surrounding residential neighborhoods.</li> </ol> </li> <li>A six-foot-high fence is required along the property line adjacent to the outside play areas.</li> <li>Hours of operation and the maximum number of attendees may be limited by the City to reduce impacts on nearby residential uses.</li> <li>Structured play areas must be setback from all property lines by five feet.</li> <li>An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.</li> <li>The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.</li> <li>Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses.</li> <li>May include accessory living facilities for staff persons.</li> <li>These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).</li> </ol>
.050	(Reserved)											
.060	Golf Course	Process IIA, Chapter 150 KZC.	1 acre	50'	50' on each side	50'	50%	30' above average building elevation.	E	B	See KZC 105.25.	<ol style="list-style-type: none"> <li>Site design must minimize adverse impacts on surrounding residential neighborhoods.</li> <li>May not include miniature golf.</li> <li>The following accessory uses are specifically permitted as part of this use.                             <ol style="list-style-type: none"> <li>Equipment storage facilities.</li> <li>Retail sales and rental of golf equipment and accessories.</li> <li>A restaurant.</li> </ol> </li> </ol>



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				Front	Side	Rear						
.070	Public Utility	See Spec. Reg. 2.	None	20'	20' on each side	20'	70%	30' above average building elevation.	A	B	See KZC 105.25.	<ol style="list-style-type: none"> <li>1. Site design must minimize adverse impacts on surrounding residential neighborhoods.</li> <li>2. The required review process is as follows:                             <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol> </li> <li>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.</li> <li>4. One pedestal sign with a readerboard having electronic programming is allowed at a fire station only if:                             <ol style="list-style-type: none"> <li>a. It is a pedestal sign (see Plate 12) having a maximum of 40 square feet of sign area per sign face;</li> <li>b. The electronic readerboard is no more than 50 percent of the sign area;</li> <li>c. Moving graphics and text or video are not part of the sign;</li> <li>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;</li> <li>e. The electronic readerboard displays messages regarding public service announcements or City events only;</li> <li>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;</li> <li>g. The electronic readerboard is turned off between 10:00 p.m. and 6:00 a.m. except during emergencies;</li> <li>h. It is located to have the least impact on surrounding residential properties.</li> </ol> </li> </ol> <p>If it is determined that the electronic readerboard constitutes a traffic hazard for any reason, the Planning Director may impose additional conditions.</p>
.080	Government Facility Community Facility			10' on each side	10'	C See Spec. Reg. 3.						

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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.										