



Section 20.10

Zone
RM, RMA

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
Section 20.10	USE ↓ REGULATIONS ↑	Required Review Process	Lot Size	MINIMUMS			Lot Coverage	MAXIMUMS Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				REQUIRED YARDS (See Ch. 115)									
				Front	Side	Rear							
.010	Detached Dwelling Units	None	5,000 sq. ft. in an RM and RMA 5.0. Otherwise, 3,600 sq. ft.	20' See Gen. Reg. 11.	5', but 2 side yards must equal at least 15'.	10'	60%	RM zone: If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation. See Spec. Reg. 8. RMA zone: 35' above average building elevation.	E	A	2.0 per unit.	<ol style="list-style-type: none"> 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. 3. No structures, other than moorage structures or public access piers, may be waterward of the ordinary high water mark. See Chapter 83 KZC. 	
				<ol style="list-style-type: none"> 1. Minimum amount of lot area per dwelling unit is as follows: <ol style="list-style-type: none"> a. In RM 5.0 and RMA 5.0 zones, the minimum lot area per unit is 5,000 sq. ft. b. In RM 3.6 and RMA 3.6 zones, the minimum lot area per unit is 3,600 sq. ft. c. In RM 2.4 and RMA 2.4 zones, the minimum lot area per unit is 2,400 sq. ft. d. In RM 1.8 and RMA 1.8 zones, 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. 3. Chapter 115 KZC contains regulations regarding common recreational space requirements for this use. 4. 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. 5. Development located in the RM 3.6 zone in North Rose Hill, lying between Slater Avenue NE and 124th Avenue NE, and NE 108th Place (extended) and approximately NE 113th Place (extended) shall comply with the following: <ol style="list-style-type: none"> a. Each development shall incorporate at least two acres; and b. Significant vegetation that provides protection from I-405 shall be retained to the maximum extent feasible. 									
.020	Detached, Attached or Stacked Dwelling Units Stacked Dwelling Units are not permitted in RM and RMA 5.0.	Within the NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, none.	3,600 sq. ft. with a density as established on the Zoning Map. See Spec. Reg. 1.	20' See Gen. Reg. 11.	5', but 2 side yards must equal at least 15'.	10' See Spec. Reg. 7.	60%	RM zone: If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation. See Spec. Reg. 8. RMA zone: 35' above average building elevation.	D See Spec. Regs. 4 and 9.	A	1.7 per unit.	<ol style="list-style-type: none"> 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. 3. No structures, other than moorage structures or public access piers, may be waterward of the ordinary high water mark. See Chapter 83 KZC. 	
				See Gen. Reg. 10.									<ol style="list-style-type: none"> 1. Minimum amount of lot area per dwelling unit is as follows: <ol style="list-style-type: none"> a. In RM 5.0 and RMA 5.0 zones, the minimum lot area per unit is 5,000 sq. ft. b. In RM 3.6 and RMA 3.6 zones, the minimum lot area per unit is 3,600 sq. ft. c. In RM 2.4 and RMA 2.4 zones, the minimum lot area per unit is 2,400 sq. ft. d. In RM 1.8 and RMA 1.8 zones, 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. 3. Chapter 115 KZC contains regulations regarding common recreational space requirements for this use. 4. 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. 5. Development located in the RM 3.6 zone in North Rose Hill, lying between Slater Avenue NE and 124th Avenue NE, and NE 108th Place (extended) and approximately NE 113th Place (extended) shall comply with the following: <ol style="list-style-type: none"> a. Each development shall incorporate at least two acres; and b. Significant vegetation that provides protection from I-405 shall be retained to the maximum extent feasible.

REGULATIONS CONTINUED ON NEXT PAGE

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Section 20.10	 	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (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	Detached, Attached or Stacked Dwelling Units (continued)										REGULATIONS CONTINUED FROM PREVIOUS PAGE 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. 8. Where the 25-foot height limitation results solely from an adjoining low density zone occupied by a school that has been allowed to increase its height to at least 30 feet, then a structure height of 30 feet above average building elevation is allowed. 9. When a low density use adjoins a detached dwelling unit in a low density zone, Landscape Category E applies. 10. Residential uses may have an associated private shoreline park that is commonly owned and used by residents and guests. 11. No structures, other than moorage structures or public access piers, may be waterward of the ordinary high water mark. See Chapter 83 KZC.	
.030	Church	Within the NE 85th Street Sub-area, D.R., Chapter 142 KZC. Otherwise, Process IIA, Chapter 150 KZC.	7,200 sq. ft.	20' See Gen. Reg. 11.	20'	20'	70%	RM zone: If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation. RMA zone: 35' above average building elevation.	C See Spec. Reg. 3.	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. 3. 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.

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			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side Property Line	Shoreline Setback						
.040	Piers, Docks, Boat Lifts and Canopies Serving Detached, Attached or Stacked Dwelling Units	See Chapter 83 KZC.	None	See Chapter 83 KZC.			-	Landward of the ordinary high water mark: RM zone: 30' above average building elevation. RMA zone: 35' above average building elevation.	B	B	None	1. Refer to Chapter 83 KZC for additional regulations.

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			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.050	School or Day-Care Center	Within the NE 85th Street Sub-area, D.R., Chapter 142 KZC. Otherwise, Process IIA, Chapter 150 KZC.	7,200 sq. ft.	<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> <p>See Gen. Reg. 11.</p>	70%	<p>RM zone: If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation. See Spec. Reg. 8.</p> <p>RMA zone: 35' above average building elevation.</p>	D	B	See KZC 105.25.	<ol style="list-style-type: none"> May locate on the subject property only if: <ol style="list-style-type: none"> It will not be materially detrimental to the character of the neighborhood in which it is located. Site and building design must minimize adverse impacts on surrounding residential neighborhoods. A six-foot-high fence is required only along the property line adjacent to the outside play areas. Structured play areas must be set back from all property lines as follows: <ol style="list-style-type: none"> Twenty feet if this use can accommodate 50 or more students or children. Ten feet if this use can accommodate 13 to 49 students or children. 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. May include accessory living facilities for staff persons. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). For school use, structure height may be increased, up to 35 feet, if: <ol style="list-style-type: none"> The school can accommodate 200 or more students; and 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 The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and The increased height will not result in a structure that is incompatible with surrounding uses or improvements. <p><i>This special regulation is not effective within the disapproval jurisdiction of the Houghton Community Council.</i></p> 		

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				REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.060	Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, Beauty Shop or Shoe Repair Shop See Spec. Reg. 9.	Process IIA, Chapter 150 KZC. Also see Chapter 83 KZC for properties in shoreline jurisdiction.	7,200 sq. ft.	20' See Gen. Reg. 11.	5' but 2 side yards must equal at least 15'.	10'	60%	RM zone: If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation. RMA zone: 35' above average building elevation.	B	E	1 per each 300 sq. ft. of gross floor area.	<ol style="list-style-type: none"> This use may be permitted only if it is specifically consistent with the Comprehensive Plan in the proposed location. May only be permitted if placement, orientation, and scale indicate this use is primarily intended to serve the immediate residential area. Must be located on a collector arterial or higher volume right-of-way. Placement and scale must indicate pedestrian orientation. Must mitigate traffic impacts on residential neighborhood. Gross floor area may not exceed 3,000 square feet. May not be located above the ground floor of a structure. Hours of operation may be limited to reduce impacts on nearby residential uses. This use is not permitted in an RM zone located within the NE 85th Street Subarea.
.070	Mini-School or Mini-Day-Care	Within the NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, none.	3,600 sq. ft.						D	B	See KZC 105.25.	<ol style="list-style-type: none"> May locate on the subject property if: <ol style="list-style-type: none"> It will not be materially detrimental to the character of the neighborhood in which it is located. Site design must minimize adverse impacts on surrounding residential neighborhoods. A six-foot-high fence is required along the property line adjacent to the outside play areas. Structured play areas must be set back from all property lines by five feet. 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. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated. May include accessory living facilities for staff persons. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).

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			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.080	Assisted Living Facility (Not permitted in RM 5.0 or RMA 5.0)	Within the NE 85th Street Sub-area, D.R., Chapter 142 KZC. Otherwise, none.	3,600 sq. ft.	20' See Gen. Reg. 11.	RM zone: 5' but 2 side yards must equal at least 15'. RMA zone: 5'.	10'	60%	RM zone: If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation. RMA zone: 35' above average building elevation.	D See Spec. Reg. 6.	A	1.7 per independent unit. 1 per assisted living unit.	<ol style="list-style-type: none"> 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 property may be approved if the following criteria are met: <ol style="list-style-type: none"> 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. 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. 5. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 6. 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.
.090	Convalescent Center or Nursing Home	Within the NE 85th Street Sub-area, D.R., Chapter 142 KZC. Otherwise, Process IIA, Chapter 150 KZC.	7,200 sq. ft.	10' on each side			70%		C See Spec. Reg. 2.	B	1 for each bed.	<ol style="list-style-type: none"> 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. 2. 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.

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				REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.100	Public Utility	Within the NE 85th Street Sub-area, D.R., Chapter 142 KZC. Otherwise, Process IIA, Chapter 150 KZC.	None	20'	20' on each side	20'	70%	RM zone: If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation. RMA zone: 35' above average building elevation.	A	B	See KZC 105.25.	<ol style="list-style-type: none"> 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. 3. 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. 4. One pedestal sign with a readerboard having electronic programming is allowed at a fire station only if: <ol style="list-style-type: none"> 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 Director may impose additional conditions. 5. A community facility use is not permitted on properties within the jurisdiction of the Shoreline Management Act. See Chapter 83 KZC.
.110	Government Facility Community Facility			20' See Gen. Reg. 11.					10' on each side			
.120	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.									<ol style="list-style-type: none"> 1. For properties within the jurisdiction of the Shoreline Management Act, this use may include a public access pier or boardwalk. See Chapter 83 KZC. 	