



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

Section 35.30	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	Process I, Chapter 145 KZC.	22,500 sq. ft.	40'	15' on each side. See also Special Regulation 2b.	15'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	A	E	See KZC 105.25.	<ol style="list-style-type: none"> May include as accessory uses, a dry cleaners and a drug store. The gross floor area of these accessory retail uses may not exceed 20 percent of the gross floor area of the development. The following regulations apply to vehicle service stations only: <ol style="list-style-type: none"> May not be more than two vehicle service stations at any intersection, 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	None	20'	10' on each side	10'			B		1 per each 100 sq. ft. of gross floor area.	<ol style="list-style-type: none"> May include as accessory uses, a dry cleaners and a drug store. The gross floor area of these accessory retail uses may not exceed 20 percent of the gross floor area of the development. For restaurants with drive-in or drive-through facilities: <ol style="list-style-type: none"> One outdoor waste receptacle shall be provided for every eight parking stalls. 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. Landscape Category A shall apply.
.030	Hotel or Motel										1 per each room. See also Special Regulation 2b.	<ol style="list-style-type: none"> May include as accessory uses, a dry cleaners and a drug store. The gross floor area of these accessory retail uses may not exceed 20 percent of the gross floor area of the development. The following regulation applies only to hotels and motels: <ol style="list-style-type: none"> May include meeting and convention facilities. 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. The following regulation applies to retail establishments providing banking and related financial services: <ol style="list-style-type: none"> Gross floor area of this use may not exceed 4,000 square feet. 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.
.040	A Retail Establishment providing banking and related financial services										1 per each 300 sq. ft. of gross floor area.	

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.060	A Retail Establishment selling groceries and related items	None	None	20'	10' on each side	10'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	B	E	1 per each 300 sq. ft. of gross floor area.	<ol style="list-style-type: none"> May include as accessory uses, a dry cleaners and a drug store. The gross floor area of these accessory retail uses may not exceed 20 percent of the gross floor area of the development. Gross floor area for the use may not exceed 3,000 square feet. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if: <ol style="list-style-type: none"> The seating and associated circulation area does not exceed more than 10 percent of the gross floor area of the use; and It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.
.070	Any Retail Establishment other than those listed in this zone providing goods and services to the freeway traveler. See Special Regulation 1.		Must be part of a development with a site area of at least 35,000 sq. ft.	Will be determined on a case-by-case basis based on the nature and impacts of the proposed use. The City will use the requirements of other uses in this zone as a guide.						See KZC 105.25.	<ol style="list-style-type: none"> A particular use or development may be approved under this listing if: <ol style="list-style-type: none"> The use or development is principally geared towards serving the freeway traveler; and It is reasonable to anticipate that the use or development will be patronized by sufficient freeway travelers to support it. 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. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if: <ol style="list-style-type: none"> The seating and associated circulation area does not exceed more than 10 percent of the gross floor area of the use; and It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded. 	

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.080	Office Use	None	None	20'	5', but 2 side yards must equal at least 15'.	10'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 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, 1 per each 300 sq. ft. of gross floor area.	<ol style="list-style-type: none"> May include as accessory uses, a dry cleaners and a drug store. The gross floor area of these accessory retail uses may not exceed 20 percent of the gross floor area of the development. The following regulations apply to veterinary offices only: <ol style="list-style-type: none"> May only treat small animals on the subject property. Outside runs and other outside facilities for the animals are not permitted. 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. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: <ol style="list-style-type: none"> The ancillary assembled or manufactured goods are subordinate to and dependent on this use. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
.090	School or Day-Care Center			If this use can accommodate 50 or more students or children, then: 50' 50' on 50' each side If this use can accommodate 13 to 49 students or children, then: 20' 20' on 20' each side					D	B	See KZC 105.25.	<ol style="list-style-type: none"> A six-foot-high fence is required only along the property lines adjacent to the outside play areas. Hours of operation may be limited to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines as follows: <ol style="list-style-type: none"> 20 feet if this use can accommodate 50 or more students or children. 10 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. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).

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.100	Mini-School or Mini-Day-Care	None	None	20'	5' but 2 side yards must equal at least 15'.	10'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	E	B	See KZC 105.25.	<ol style="list-style-type: none"> 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. 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. 5. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 6. May include accessory living facilities for staff persons. 7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 		
.110	Public Utility				10' on each side				A					
.120	Government Facility Community Facility								C See Spec. Reg. 1			<ol style="list-style-type: none"> 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	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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