

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 30.15	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 Property Line	Shoreline Setback						
.010	Detached Dwelling Units	None	3,600 sq. ft./unit, except 1,800 sq. ft./unit for up to 2 dwelling units if the public access provisions of KZC 83.420 are met.	30'	5', but two side yards must equal at least 15'.  The minimum dimension of any yard, other than those listed, is 5'. See General Regulations.	See Chapter 83 KZC.	80%	30' above average building elevation. This provision may not be varied.	E	A	2.0 per unit.	<ol style="list-style-type: none"> <li>No structures, other than moorage structures or public access piers, may be waterward of the ordinary high water mark. For the regulations regarding piers or docks serving detached dwelling units, refer to the specific listings in this zone and Chapter 83 KZC.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
.020	Detached, Attached or Stacked Dwelling Units	Process I, Chapter 145 KZC	3,600 sq. ft. per unit.	30'	5', but two side yards must equal at least 15'.  See General Regulations and Spec. Reg. 5.	See Chapter 83 KZC.		30' above average building elevation. See also Spec. Reg. 3.	D			<ol style="list-style-type: none"> <li>No structures, other than moorage structures or public access piers, may be waterward of the ordinary high water mark. For the regulations regarding moorage and public access piers, see the specific listings in this zone and Chapter 83 KZC.</li> <li>Chapter 83 KZC contains regulations regarding shoreline setbacks, view corridors, and public pedestrian walkways.</li> <li>Structure height may be increased to 35 feet above average building elevation if:                             <ol style="list-style-type: none"> <li>The increase does not impair views of the lake from properties east of Lake Washington Boulevard; and</li> <li>The increase is offset by a view corridor that is superior to that required by the General Regulations.</li> </ol> </li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>Any required yard, other than the front yard or shoreline setback, 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 shall provide the minimum required yard.</li> </ol>
.030	Public Access Pier, Boardwalk, or Public Access Facility	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.	<ol style="list-style-type: none"> <li>Refer to Chapter 83 KZC for additional regulations.</li> </ol>

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.040	Piers, Docks, Boat Lifts and Canopies Serving Detached Dwelling Unit	See Chapter 83 KZC.	None	See Chapter 83 KZC.			-	See Chapter 83 KZC.	See Chapter 83 KZC.	See Chapter 83 KZC.	None	1. Refer to Chapter 83 KZC for additional regulations.
.050	Piers, Docks, Boat Lifts and Canopies Serving Detached, Attached, or Stacked Dwelling Units											
.055	Marina			Landward of the Ordinary High Water Mark  30' 5', but 2 side yards must equal at least 15'. See Gen. Regs. Chapter 83 KZC.	Waterward of the Ordinary High Water Mark: See Chapter 83 KZC.	80%	Landward of the ordinary high water mark, 30' above average building elevation. See also Spec. Reg. 2.	B	B	1 per each 2 slips.	1. Refer to Chapter 83 KZC for additional regulations. 2. Structure height may be increased to 35 feet above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Boulevard; and a. The increase is offset by a view corridor that is superior to that required by the General Regulations. 3. The following accessory components are allowed if approved through Process IIB, Chapter 152 KZC: a. Boat and motor sales leasing. b. Boat and motor repair and service if: 1) This activity is conducted on dry land and either totally within a building or totally sight screened from adjoining property and the right-of-way; and 2) All dry land motor testing is conducted within a building. c. Meeting and special events rooms. d. 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 gas and oil spills. May have an overwater shed that is not more than 50 square feet and 10 feet high as measured from the deck.	

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.060	Restaurant or Tavern	Process IIA, Chapter 150 KZC.	7,200 sq. ft.	30' See Gen. Regs. See also Spec. Reg. 5.  The minimum dimension of any yard, other than those listed, is 5'.	5', but 2 side yards must equal at least 15'.	See Chapter 83 KZC.	80%	30' above average building elevation. See also Spec. Reg. 3.	B	E	1 per each 100 sq. ft. of gross floor area.	<ol style="list-style-type: none"> <li>No structures, other than moorage structures or public access piers, may be waterward of the ordinary high water mark. For the regulations regarding moorages, see the specific listings in this zone and Chapter 83 KZC.</li> <li>Chapter 83 KZC contains regulations regarding shorelines.</li> <li>Structure height may be increased to 35 feet above average building elevation if:                             <ol style="list-style-type: none"> <li>The increase does not impair views of the lake from properties east of Lake Washington Boulevard; and</li> <li>The increase is offset by a view corridor that is superior to that required by the General Regulations.</li> </ol> </li> <li>Outside storage is not permitted.</li> <li>The required yard of a structure abutting Lake Washington Boulevard or Lake Street South must be increased two feet for each one foot that structure exceeds 25 feet above average building elevation.</li> <li>Drive-in or drive-through facilities are prohibited.</li> </ol>
.070	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.									<ol style="list-style-type: none"> <li>This use may include a public access pier, boardwalk, or public access facility. See the specific listing in this zone and Chapter 83 KZC for regulations regarding these uses.</li> <li>This use may include swimming beaches or other public recreational uses. See Chapter 83 KZC for regulations regarding these uses.</li> </ol>	
.080 .090	Public Utility Government Facility Community Facility	Process IIA, Chapter 150 KZC.	None	30' See Gen. Regs.	5', but 2 side yards must equal at least 15'.	See Chapter 83 KZC.	80%	30' above average building elevation. See also Special Regulation 3.	A C See Spec. Reg. 5.	B	See KZC 105.25.	<ol style="list-style-type: none"> <li>No structures, other than moorage structures or public access piers, may be waterward of the ordinary high water mark. For the regulation regarding moorages and public access piers, see the specific listings in this zone and Chapter 83 KZC.</li> <li>Chapter 83 KZC contains regulations regarding shorelines.</li> <li>Structure height may be increased to 35 feet above average building elevation if:                             <ol style="list-style-type: none"> <li>The increase does not impair views of the lake from properties east of Lake Washington Boulevard; and</li> <li>The increase is offset by a view corridor that is superior to that required by the General Regulations.</li> </ol> </li> <li>For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts on the nearby uses.</li> </ol>

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.100	Assisted Living Facility	Process I, Chapter 145 KZC.	3,600 sq. ft.	30' See Gen. Regs. and Spec. Reg. 5. The minimum dimension of any yard, other than those listed, is 5'.	5', but 2 side yards must equal at least 15'.	See Chapter 83 KZC.	80%	30' above average building elevation. See also Special Regulation 7.	D	A	2.0 per independent unit. 1 per assisted living unit.	<ol style="list-style-type: none"> <li>1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility.</li> <li>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 is included, the following parking standards shall apply to the nursing home portion of the facility:               <ol style="list-style-type: none"> <li>a. One parking stall shall be provided for each bed.</li> </ol> </li> <li>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"> <li>a. Project is of superior design, and</li> <li>b. Project will not create impacts that are substantially different than would be created by a permitted multifamily development.</li> </ol> </li> <li>4. No structures, other than moorage structures or public access piers, may be waterward of the ordinary high water mark. For the regulation regarding moorages and public access piers, see the specific listings in this zone and Chapter 83 KZC.</li> <li>5. The required yard of a structure abutting Lake Washington Boulevard or Lake Street South must be increased two feet for each one foot that structure exceeds 25 feet above average building elevation.</li> <li>6. Chapter 83 KZC contains regulations regarding shorelines.</li> <li>7. Structure height may be increased to 35 feet above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Boulevard; and               <ol style="list-style-type: none"> <li>a. The increase is offset by a view corridor that is superior to that required by the General Regulations.</li> </ol> </li> <li>8. 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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.110	Boat Launch (For Non-motorized Boats)	See Chapter 83 KZC.	None	See Chapter 83 KZC.			-	-	-	-	See KZC 105.25.	1. Refer to Chapter 83 KZC for additional regulations.
.120	Water Taxi			Landward of the Ordinary High Water Mark 30' See Gen. Regs. 5', but 2 side yards must equal at least 15'. See Chapter 83 KZC.			80%	Landward of the ordinary high water mark, 30' above average building elevation. See also Spec. Reg. 2.	B	B		1. Refer to Chapter 83 KZC for additional regulations. 2. Structure height may be increased to 35 feet above average building elevation if: a. The increase does not impair views of the lake from properties east of Lake Washington Boulevard; and b. The increase is offset by a view corridor that is superior to that required by the General Regulations.