

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	North Property Line	South Property Line	High Water Line						
.010	Detached Dwelling Unit	None	3,600 sq. ft.	30'	The greater of: a. 15' or b. 1-1/2 times the height of the primary structure above average building elevation minus 10'.	10'	The greater of: a. 15' or b. 15% of the average parcel depth.	80%	30' above average building elevation. This provision may not be varied.	E	A	2.0 per unit.	<ol style="list-style-type: none"> No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For the regulations regarding moorages and public access piers, see the specific listings in this zone. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Attached or Stacked Dwelling Units	Process I, Chapter 145 KZC	3,600 sq. ft. per unit.	30'	The greater of: a. 15' or b. 1-1/2 times the height of the primary structure above average building elevation minus 10'.	10'	The greater of: a. 15' or b. 15% of the average parcel depth.		30' above average building elevation. See also Special Regulation 3.	D			<ol style="list-style-type: none"> No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For the regulations regarding moorage and public access piers, see the specific listings in this zone. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. The City shall require signs designating the public pedestrian access and public use areas. 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"> The increase is offset by a view corridor that is superior to that required by the General Regulations; or The increase is offset by maintaining comparable portions of the structure lower than 30 feet above average building elevation. <p>REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE</p>

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.020	Attached or Stacked Dwelling Units (continued)										<p style="text-align: center;">REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <ol style="list-style-type: none"> 4. The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of that isolation. 5. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 6. Any required yard, other than the front or high water line required 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 shall provide the minimum required yard. 	

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.030	Public Access Pier or Boardwalk	Process I, Chapter 145 KZC.	None	Waterward of the High Waterline -- 10' 10' -- See also Special Regulation 8.	--	Pier decks may not be more than 24' above mean sea level. Diving boards and similar features may not be more than 3' above the deck.	--	See Spec. Reg. 7.	See KZC 105.25.	<ol style="list-style-type: none"> 1. No accessory uses, buildings, or activities are permitted as part of this use. 2. If a structure will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to submittal of a building permit for this use. 3. May not treat a structure with creosote, oil base or toxic substances. 4. Must provide at least one covered and secured waste receptacle. 5. All utility lines must be below the pier deck and, where feasible, underground. 6. Piers must be adequately lit; the source of the light must not be visible from neighboring properties. 7. Structures must display the street address of the subject property. The address must be oriented to the lake with letters and numbers at least four inches high, and visible from the lake. 8. North and south property line yards may be decreased for over-water public use facilities which connect with waterfront public access on adjacent property. 			
.040	Moorage Facility for 1 or 2 boats	None	Waterward of the High Waterline -- 10' 10' -- In addition, no moorage structure may be within— a. 25' of a public park; or b. 25' of another moorage structure not on the subject property. The minimum dimension of any yard, other than those listed, is 5'.	80%			See Spec. Reg. 8.	1 per each 2 slips. Otherwise, None if the moorage is reserved for the exclusive use of an adjoining residential development.	<ol style="list-style-type: none"> 1. No accessory uses, buildings, or activities are permitted as part of this use. Various accessory components are permitted as part of a General Moorage Facility. See that listing in this zone. 2. Moorage structure may not extend waterward beyond a point 150 feet from the high waterline. In addition, piers and docks may not be wider than is reasonably necessary to provide safe access to the boats, but not more than eight feet in width. 3. If the moorage structures will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to submittal of a building permit for this use. 4. May not treat moorage structure with creosote, oil base or toxic substances. 5. Must provide at least one covered and secured waste receptacle. 6. All utility lines must be below the pier deck and, where feasible, underground. 7. Piers must be adequately lit; the source of the light must not be visible from neighboring properties. 8. Moorage structures must display the street address of the subject property. 9. Covered moorage is not permitted. 10. Aircraft moorage is not permitted. 				

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.050	General Moorage Facility	Process IIA, Chapter 150 KZC.	None, but must have at least 100' of frontage on Lake Washington.	Landward of the High Waterline 30' The greater of: See Gen. Regs. a. 15' or b. 1-1/2 times the height of the primary structure above average building elevation minus 10'. Waterward of the High Waterline -- 10' 10' -- No moorage structure may be— a. Within 100' feet of a public park or b. Closer to a public park than a line that starts where the high waterline of the park intersects with the side property line of the park closest to the moorage structure at a 45° angle from the side property line. This setback applies whether or not the subject property abuts the park, but does not extend beyond any intervening over water structure; or (See next page for the rest of the Required Yard Regulations)	10' For moorage structure, 0' For other structures, the greater of a. 15' or b. 15% of the average parcel depth.	80%	Landward of the High Waterline, 30' above average building elevation. See also Spec. Reg. 3. Waterward of the High Waterline, Dock and Pier decks may not be more than 24' above mean sea level.	B	B See Spec. Reg. 13.	1 per each 2 slips. Otherwise, None, if the moorage is reserved for the exclusive use of an adjoining residential development.	<ol style="list-style-type: none"> Except as permitted by Special Regulation 16, no structures, other than each moorage structure or public access pier, may be waterward of the high waterline. For regulations regarding public access piers, see the specific listing in this zone. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas. 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"> The increase is offset by a view corridor that is superior to that required by the General Regulations; or The increase is offset by maintaining comparable portions of the structure lower than 30' above average building elevation. The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of that isolation. The City will determine the maximum allowable number of moorages based on the following factors: <ol style="list-style-type: none"> The ability of the land landward of the high waterline to accommodate the necessary support facilities. The potential for traffic congestion. Moorage structures may not be larger than is necessary to provide safe and reasonable moorage for the boats moored. The City will specifically review size and configuration of moorage structures to insure that: <ol style="list-style-type: none"> The moorage structures are not larger than is necessary to moor the specified number of boats; and The moorage structures will not interfere with the public use and enjoyment of the water or create a hazard to navigation; and The moorage structures will not adversely affect nearby uses; and The moorage structures will not have a significant long term adverse effect on aquatic habitats. If the moorage structure will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to submittal of a Building Permit for this use. 		

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.050	General Moorage Facility (continued)			c. Closer to a lot containing a detached dwelling unit than a line that starts where the high waterline of the lot intersects the side property line of the lot closest to the moorage structure and runs waterward toward the moorage structure at a 30° angle from that side property line. This setback applies whether or not the subject property abuts the lot, but does not extend beyond any intervening over-water structure; or d. Within 25' of another moorage structure not on the subject property. The minimum dimension of any yard, other than those listed, is 5'. See previous page for the rest of this column.								8. May not treat moorage structure with creosote, oil base or toxic substance. 9. Must provide at least two covered and secured waste receptacles. 10. All utility and service lines must be below the pier deck and, where feasible, underground. 11. Must provide public restrooms unless moorage is only available for residents of dwelling units on the subject property. 12. Piers must be adequately lit. The source of light must not be visible from neighboring properties. 13. Moorage structures must display the street address of the subject property. The address must be oriented to the lake with letters and numbers at least four inches high. 14. Covered moorage is not permitted. 15. Aircraft moorage is not permitted. 16. 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. Boat launching ramp if: 1) It is not for use of the general public; and 2) Is paved with concrete; and 3) There is sufficient room on the subject property for maneuvering and parking so that traffic impact on the frontage road will not be significant; and 4) Access to the ramp is not directly from the frontage road; and 5) The design of the site is specifically approved by the City. d. Dry land storage. However, stacked storage is not permitted. e. Meeting and special events rooms. f. 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 cleanup gas and oil spills. May have an over-water shed that is not more than 50 square feet and 10 feet high as measured from the deck. 17. At least one pump-out facility shall be provided for use by the general public. This facility must be easily accessible to the general public and clearly marked for public use.	

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.060	Restaurant or Tavern	Process IIA, Chapter 150 KZC.	7,200 sq. ft.	30' See Gen. Regs.	The greater of: a. 15' or b. 1-1/2 times the height of the primary structure above average building elevation minus 10'.	10'	The greater of: a. 15' or b. 15% of the average parcel depth.	80%	30' above average building elevation. See also Special Regulation 3.	B	E	1 per each 100 sq. ft. of gross floor area.	<ol style="list-style-type: none"> No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For the regulations regarding moorages, see the moorage listings in this zone. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas. 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"> The increase is offset by a view corridor that is superior to that required by the General Regulations; or The increase is offset by maintaining comparable portions of the structure lower than 30 feet above average building elevation. The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design, and landscaping must mitigate the impacts of that isolation. Outside storage is not permitted. 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. Drive-in or drive-through facilities are prohibited.



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.070	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"> The provisions of Chapter 90 KZC, limiting development in and around wetlands, do not apply to a public park, if the development is approved as part of a Master Plan. This use may include a public access pier or boardwalk. See KZC 30.15.030 for regulations regarding these uses. 	
.080 .090	Public Utility Government Facility Community Facility	Process IIA, Chapter 150 KZC.	None	30' See Gen. Regs.	The greater of: a. 15' or b. 1-1/2 times the height of the primary structure above average building elevation minus 10'.	10'	The greater of: a. 15' or b. 15% of the average parcel depth.	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"> No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For the regulation regarding moorages and public access piers, see the specific listings in this zone. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from the adjoining property. The City shall require signs designating the public pedestrian access and public uses areas. 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"> The increase is offset by a view corridor that is superior to that required by the General Regulations; or The increase is offset by maintaining comparable portions of the structure lower than 30 feet above average building elevation. The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design, and landscaping must mitigate the impacts of that isolation. 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.

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.100	Assisted Living Facility	Process I, Chapter 145 KZC.	3,600 sq. ft.	30' See Gen. Regs.	The greater of: a. 15' or b. 1-1/2 times the height of the primary structure above average building elevation minus 10'.	10'	The greater of: a. 15' or b. 15% of the average parcel depth.	80%	30' above average building elevation. See also Special Regulation 6.	D	A	2.0 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. 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"> a. One parking stall shall be provided for each bed. 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. No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For the regulation regarding moorages and public access piers, see the specific listings in this zone. 5. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from the adjoining property. The City shall require signs designating the public pedestrian access and public uses areas. 6. 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"> a. The increase is offset by a view corridor that is superior to that required by the General Regulations; or b. The increase is offset by maintaining comparable portions of the structure lower than 30 feet above average building elevation. 7. The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design, and landscaping must mitigate the impacts of that isolation. 8. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.