



USE ZONE CHART

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

Section 30.35	USE ↓ REGULATIONS ↑	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		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)	Lot Coverage	Height of Structure	Front	Side Property Line				
.010	Detached Dwelling Unit	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' See also Spec. Reg. 2.	5', but 2 side yards must equal at least 15'.	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"> No structures, other than moorage structures or public access piers, may be waterward of the ordinary high water mark. For the regulations regarding moorages and public access piers, see the specific listings in this zone and Chapter 83 KZC. Chapter 83 KZC contains regulations regarding shoreline setbacks, view corridors, and public pedestrian walkways. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. The required yard of a structure abutting Lake Washington Blvd. must be increased two feet for each one foot that structure exceeds 25 feet above the adjacent centerline of Lake Washington Blvd.
.020	Attached or Stacked Dwelling Units	Process I, Chapter 145 KZC.	3,600 sq. ft. per unit	30'	5', but 2 side yards must equal at least 15'. See General Regulations.	See Chapter 83 KZC.		30' above average building elevation. See also Spec. Reg. 3.	D			<ol style="list-style-type: none"> No structures, other than moorage structures or public access piers, may be waterward of the ordinary high water mark. For the regulations regarding moorages and public access piers, see the specific listings in this zone and Chapter 83 KZC. Chapter 83 KZC contains regulations regarding shoreline setbacks, view corridors, and public pedestrian walkways. 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 Chapter 83 KZC. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. Any required yard, other than the front required 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.
.030	Public Access Pier or 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.	1. Refer to Chapter 83 KZC for additional regulations.
.040	Piers, Docks, Boat Lifts and Canopies Serving Detached Dwelling Unit										None	

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				REQUIRED YARDS (See Ch. 115)	Lot Coverage	Height of Structure	Front	Side Property Line				
.050	Piers, Docks, Boat Lifts and Canopies Serving Detached, Attached or Stacked Dwelling Units	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.
.060	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.									1. 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. 2. This use may include swimming beaches or other public recreational uses. See Chapter 83 KZC for regulations regarding these uses.	
.070	Public Utility	Process IIA, Chapter 150 KZC.	None	30'	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	B	See KZC 105.25.	1. No structures, other than moorage structures or public access piers, may be waterward of the ordinary high water mark. For regulations regarding moorages and public access piers, see the specific listings in this zone and Chapter 83 KZC. 2. Chapter 83 KZC contains regulations regarding shoreline setbacks, view corridors, and public pedestrian walkways. 3. 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 Chapter 83 KZC. 4. 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.
.080	Government Facility Community Facility								C See Spec. Reg. 4.			

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			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side Property Line	Shoreline Setback						
.090	Assisted Living Facility	Process I, Chapter 145 KZC.	3,600 sq. ft.	30'	5', but 2 side yards must equal at least 15'.	See Chapter 83 KZC.	80%	30' above average building elevation. See also Spec. Reg. 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 and Chapter 83 KZC. 5. Chapter 83 KZC contains regulations regarding shoreline setbacks, view corridors, and public pedestrian walkways. 6. Structure height may be increased to 35 feet above average building elevation if: <ol style="list-style-type: none"> 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 Chapter 83 KZC. 7. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
.100	Boat Launch (for nonmotorized boats)	See Chapter 83 KZC.	None	See Chapter 83 KZC.							None	<ol style="list-style-type: 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 Property Line	Shoreline Setback						
.110	Water Taxi	See Chapter 83 KZC.	None	Landward of the Ordinary High Water Mark			80%	Landward of the ordinary high water mark, 30' above average building elevation.	B	B	See KZC 105.25.	1. Refer to Chapter 83 KZC for additional regulations.
				30' See Gen. Regs.	5', but 2 side yards must equal at least 15'.	See Chapter 83 KZC.						