





DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
Section 50.17	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	Rear							
.010	A Retail Establishment, other than those specifically listed, limited, or prohibited in this zone, selling goods or providing services, including banking and related financial services	D.R., Chapter 142 KZC.	None	0'	0'	0'	100%	28' above the abutting right-of-way measured at the midpoint of the frontage of the subject property on each right-of-way.	D	E	One per each 350 sq. ft. of gross floor area. See KZC 50.60.	<ol style="list-style-type: none"> <li>1. The following provisions, which supersede any conflicting provisions of this chapter, apply only if the subject property is within 200 feet of or includes a portion of Lake Washington:                             <ol style="list-style-type: none"> <li>a. Chapter 83 KZC contains regulations regarding shoreline setbacks and public pedestrian walkways.</li> <li>b. No structure, other than moorage structures, may be waterward of the ordinary high water mark. For regulation regarding moorages, see the moorage listings in this zone and Chapter 83 KZC.</li> </ol> </li> <li>2. The following uses are not permitted in this zone:                             <ol style="list-style-type: none"> <li>a. Vehicle service stations.</li> <li>b. The sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers; provided, that motorcycle sales, service, or rental is permitted if conducted indoors.</li> <li>c. Drive-in facilities and drive-through facilities.</li> </ol> </li> <li>3. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:                             <ol style="list-style-type: none"> <li>a. The assembled or manufactured goods are directly related to and dependent upon this use, and are available for purchase and removal from the premises.</li> <li>b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.</li> </ol> </li> <li>4. The parking requirement for hotel or motel use does not include parking requirements for ancillary meetings and convention facilities. Additional parking requirements for ancillary uses shall be determined on a case-by-case basis.</li> </ol>	
.020	Entertainment, Cultural and/or Recreational Facility												See KZC 50.60 and 105.25.
.030	Hotel or Motel												One for each room. See Spec. Reg. 4 and KZC 50.60.
.040	Restaurant or Tavern												One per each 125 sq. ft. of gross floor area. See KZC 50.60.

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USE ZONE CHART

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.050	School, Day-Care Center, or Mini School or Day-Care Center	D.R., Chapter 142 KZC.	None	0'	0'	0'	100%	28' above the abutting right-of-way measured at the midpoint of the frontage of the subject property on each right-of-way.	D	E	See KZC 50.60 and 105.25.	1. The following provisions, which supersede any conflicting provisions of this chapter, apply only if the subject property is within 200 feet of or includes a portion of Lake Washington: <ol style="list-style-type: none"> <li>Chapter 83 KZC contains regulations regarding shoreline setbacks and public pedestrian walkways.</li> <li>No structure, other than moorage structures, may be waterward of the ordinary high water mark. For regulations regarding moorages, see the moorage listings in this zone and Chapter 83 KZC.</li> </ol> 2. A six-foot-high fence is required along all property lines adjacent to outside play areas.                     3. Structured play areas must be set back from all property lines by at least five feet.                     4. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.                     5. 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.                     6. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).



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.060	Assisted Living Facility See Spec. Reg. 4.	D.R., Chapter 142 KZC.	None	0'	0'	0'	100%	28' above the abutting right-of-way measured at the midpoint of the frontage of the subject property on each right-of-way.	D	A	1.7 per independent unit. 1 per assisted living unit. See KZC 50.60.	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 use is included, the following parking standard shall apply to the nursing home portion of the facility: a. One parking stall shall be provided for each bed. 3. The following provisions, which supersede any conflicting provisions of this chapter, apply only if the subject property is within 200 feet of or includes a portion of Lake Washington: a. Chapter 83 KZC contains regulations regarding shoreline setbacks and public pedestrian walkways. b. No structure, other than moorage structures, may be waterward of the ordinary high water mark. For regulations regarding moorages, see the moorage listings in this zone and Chapter 83 KZC. 4. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension.

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.070	Private Club or Lodge	D.R., Chapter 142 KZC.	None	0'	0'	0'	100%	28' above the abutting right-of-way measured at the midpoint of the frontage of the subject property on each right-of-way.	D	B	See KZC 50.60 and 105.25.	<ol style="list-style-type: none"> <li>The following provisions, which supersede any conflicting provisions of this chapter, apply only if the subject property is within 200 feet of or includes a portion of Lake Washington:                             <ol style="list-style-type: none"> <li>Chapter 83 KZC contains regulations regarding shoreline setbacks and public pedestrian walkways.</li> <li>No structure, other than moorage structures, may be waterward of the ordinary high water mark. For regulations regarding moorages, see the moorage listings in this zone and Chapter 83 KZC.</li> </ol> </li> <li>Ancillary assembly and manufacture of goods on premises may be permitted as part of an office use if:                             <ol style="list-style-type: none"> <li>The ancillary assembled or manufactured goods are subordinate to and dependent on this office use; and</li> <li>The outward appearance and impacts of this office use with ancillary assembly and manufacturing activities must be no different from other office uses.</li> </ol> </li> <li>This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension. This special regulation shall not apply to properties located south of Second Avenue South.</li> <li>Veterinary offices are not permitted in this zone.</li> </ol>
.080	Office Use See Spec. Reg. 3.									D	One per 350 sq. ft. of gross floor area. See KZC 50.60.	

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.090	Stacked or Attached Dwelling Units	D.R., Chapter 142 KZC. Also see Chapter 83 KZC.	None	0'	0'	0'	100%	28' above the abutting right-of-way measured at the midpoint of the frontage of the subject property on each right-of-way.	D	A	1.7 per unit. See KZC 50.60.	1. The following provisions, which supersede any conflicting provisions of this chapter, apply only if the subject property is within 200 feet of or includes a portion of Lake Washington: <ol style="list-style-type: none"> <li>Chapter 83 KZC contains regulations regarding shoreline setbacks and public pedestrian walkways.</li> <li>No structure, other than moorage structures, may be waterward of the ordinary high water mark. For regulations regarding moorages, see the moorage listings in this zone and Chapter 83 KZC.</li> </ol> 2. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension.
.100	Public Access Pier, Boardwalk, or Public Access Facility			Landward of the ordinary high water mark 0' 0' 0'			-	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.
.110	Piers, Docks, Boat Lifts and Canopies Serving Detached Dwelling Unit			Landward of the ordinary high water mark 0' 0' 0'							None	
.115	Piers, Docks, Boat Lifts and Canopies Serving Detached, Attached or Stacked Dwelling Units			0'	0'	0'						

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.120	Marina	D.R., Chapter 142 KZC. Also see Chapter 83 KZC.	None	0'	0'	0'	100%	Landward of the ordinary high water mark, 28' above the abutting right-of-way measured at the midpoint of the frontage of the subject property on each right-of-way.	See Spec. Reg. 3.	B	See KZC 50.60 and 105.25.	<ol style="list-style-type: none"> <li>Refer to Chapter 83 KZC for additional regulations.</li> <li>The following accessory components are allowed if approved through Process IIB, Chapter 152 KZC:                             <ol style="list-style-type: none"> <li>Gas and oil sale for boats, if:                                     <ol style="list-style-type: none"> <li>Storage tanks are underground and on dry land; and</li> <li>The use has facilities to contain and clean up oil and gas spills.</li> </ol> </li> <li>An overwater shed, which is no more than 50 square feet and not more than 10 feet high as measured from the deck, accessory to oil and gas sale for boats.</li> <li>Boat and motor sales and leasing.</li> <li>Boat or motor repair and service if:                                     <ol style="list-style-type: none"> <li>This activity is conducted on dry land and either totally within a building or totally sight screened from the adjoining property and the right-of-way; and</li> <li>All dry land motor testing is conducted within a building.</li> </ol> </li> <li>Meeting and special events rooms.</li> </ol> </li> <li>The City may require the applicant to install a buffer between the subject property and adjoining property. The City will use the requirements of Chapter 95 KZC as a guide for requiring a buffer.</li> </ol>	
.122	Tour Boat								See Spec. Reg. 2.			<ol style="list-style-type: none"> <li>Refer to Chapter 83 KZC for additional regulations.</li> <li>The City may require the applicant to install a buffer between the subject property and adjoining property. The City will use the requirements of Chapter 95 KZC as a guide for requiring a buffer.</li> </ol>	
.124	Passenger Only Ferry Terminal												
.126	Water Taxi												
.128	Boat Launch (motorized boats)												

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.130	Public Utility	D.R., Chapter 142 KZC.	None	0'	0'	0'	100%	28' above the abutting right-of-way measured at the midpoint of the frontage of the subject property on each right-of-way.	D	B	See KZC 50.60 and 105.25.	1. May be permitted only if locating this use in the immediate area of subject property is necessary to permit efficient service to the area or the City as a whole. 2. No structures, other than moorage structures, may be waterward at the ordinary high water mark. For regulations regarding moorages, see the moorage listings in this zone and Chapter 83 KZC.
.140	Government Facility											
.150	Community Facility											
.160	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.										