

| DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS | | | | | | | | | | | | |
|---|---|-------------------------|----------|------------------------------|------|----------|--------------------------|---------------------------------------|-----------------------------|---------------------------------------|--|--|
| Section 50.27 | 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 | Entertainment, Cultural, and/or Recreational Facility | D.R., Chapter 142 KZC. | None | 20' See Spec. Reg. 4. | 0' | 0' | 80% See Spec. Reg. 4. | 41' above average building elevation. | D See Spec. Reg. 3. | E | See KZC 105.25. | <ol style="list-style-type: none"> 1. Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other alternative exists. 2. 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. 3. Landscape Category B is required if the subject property is adjacent to Planned Areas 6C, 6D, or 6J. 4. The required front yard for this use shall be zero feet for one story at street level. No parking may encroach into the required 20-foot front yard. If this use provides a zero-foot front yard, the lot coverage for the entire property shall be 100 percent. |
| .020 | Hotel or Motel | | | | | | | | | | One for each room. See Spec. Reg. 2. | |
| .030 | Restaurant or Tavern | | | | | | | | | | One per each 125 sq. ft. of gross floor area. | |

Section 50.27

Zone
CBD-3

USE ZONE CHART

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| | | | Lot Size | REQUIRED YARDS (See Ch. 115) | | | Lot Coverage | | | | | Height of Structure |
| | | | | Front | Side | Rear | | | | | | |
| .040 | Any 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 | 20' See Spec. Reg. 5. | 0' | 0' | 80% See Spec. Reg. 5. | 41' above average building elevation. | D See Spec. Reg. 4. | E | One per each 350 sq. ft. of gross floor area. | <ol style="list-style-type: none"> 1. The following uses are not permitted in this zone: <ol style="list-style-type: none"> a. Vehicle service stations. 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. c. Drive-in facilities and drive-through facilities. 2. Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other alternative exists. 3. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: <ol style="list-style-type: none"> 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. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. 4. Landscape Category B is required if the subject property is adjacent to Planned Areas 6C, 6D, or 6J. 5. The required front yard for this use shall be zero feet for one story at street level. No parking may encroach into the required 20-foot front yard. If this use provides a zero-foot front yard, the lot coverage for the entire property shall be 100 percent. |

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| | | | | Lot Size | REQUIRED YARDS (See Ch. 115) | | | Lot Coverage | | | | | Height of Structure |
| | | | | | Front | Side | Rear | | | | | | |
| .050 | Private Lodge or Club See Spec. Reg. 3. | D.R., Chapter 142 KZC. | None | 20' See Spec. Reg. 4. | 0' | 0' | 80% | 41' above average building elevation. | D See Spec. Reg. 2. | B | See KZC 105.25. | <ol style="list-style-type: none"> 1. Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other alternative exists. 2. Landscape Category C is required if the subject property is adjacent to Planned Areas 6C, 6D, or 6J. 3. 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 along portions of State Street and Second Avenue South not designated as pedestrian-oriented streets. 4. Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure. | |

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|---------------|---------------------------------|-------------------------|----------|---------------------------------|------|----------|--------------|---------------------------------------|-----------------------------|---------------------------------------|--|--|
| | | | Lot Size | REQUIRED YARDS (See Ch. 115) | | | Lot Coverage | | | | | Height of Structure |
| | | | | Front | Side | Rear | | | | | | |
| .060 | Office Use See Spec. Reg. 5. | D.R., Chapter 142 KZC. | None | 20' See Spec. Regs. 5 and 6. | 0' | 0' | 80% | 41' above average building elevation. | D See Spec. Reg. 4. | D | One per each 350 sq. ft. of gross floor area. | <ol style="list-style-type: none"> Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other alternative exists. 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 D.R. and building permit applications. A veterinary office is not permitted if the subject property contains dwelling units. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: <ol style="list-style-type: none"> The assembled or manufactured goods are directly related to and dependent upon this use, and are available for purchase and removal from the premises. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. Landscape Category C is required if the subject property is adjacent to Planned Areas 6C, 6D, or 6J. 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 (see KZC 50.64 for limited exceptions). 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 along portions of State Street and Second Avenue South not designated as pedestrian-oriented streets. Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure. |

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| | | | | Lot Size | REQUIRED YARDS (See Ch. 115) | | | Lot Coverage | | | | | Height of Structure |
| | | | | | Front | Side | Rear | | | | | | |
| .070 | Stacked or Attached Dwelling Units See Spec. Reg. 1. | D.R., Chapter 142 KZC. | None | 20' See Spec. Reg. 2. | 0' | 0' | 80% | 41' above average building elevation. | D | A | See Spec. Reg. 3. | <ol style="list-style-type: none"> 1. 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 along portions of State Street and Second Avenue South not designated as pedestrian-oriented streets. 2. Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure. 3. This use must provide a minimum of one parking stall per bedroom or studio unit and an average of at least 1.3 parking stalls per unit for each development. In addition, guest parking shall be provided at a rate of 0.1 stalls per bedroom or studio unit with a minimum of two guest parking stalls provided per development. | |
| .080 | Detached Dwelling Units | None | 3,000 sq. ft. | 20' | 5' | 10' | 70% | If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation. | D | A | 2.0 per unit. | <ol style="list-style-type: none"> 1. For this use, only one dwelling unit may be on each lot regardless of size. 2. This use may only be located west of State Street. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. | |

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|---------------|--|-------------------------|----------|------------------------------|------|----------|--------------|---------------------------------------|-----------------------------|---------------------------------------|--|--|
| | | | Lot Size | REQUIRED YARDS (See Ch. 115) | | | Lot Coverage | | | | | Height of Structure |
| | | | | Front | Side | Rear | | | | | | |
| .090 | Church | D.R., Chapter 142 KZC. | None | 20' See Spec. Reg. 4. | 0' | 0' | 80% | 41' above average building elevation. | D See Spec. Reg. 3. | B | One per every four people based on maximum occupancy of any area of worship. See Spec. Reg. 2. | <ol style="list-style-type: none"> 1. Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other alternative exists. 2. No parking is required for day-care or school ancillary to the use. 3. Landscape Category C is required if the subject property is adjacent to Planned Areas 6C, 6D, or 6J. 4. Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure. |
| .100 | School, Day-Care Center, or Mini-School or Day-Care Center | | | 20' See Spec. Reg. 7. | | | | | D | | See KZC 105.25. | <ol style="list-style-type: none"> 1. A six-foot-high fence is required along all property lines adjacent to outside play areas. 2. Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other alternative exists. 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). 7. Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure. |

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| .110 | Assisted Living Facility See Special Regulation 3. | D.R., Chapter 142 KZC. | None | 20' | 0' | 0' | 80% | 41' above average building elevation. | D | A | 1.7 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 use is included, the following parking standard 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. 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 along portions of State Street and Second Avenue South not designated as pedestrian-oriented streets. 4. Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure. |
| .120 | Public Utility | | | 20' See Spec. Reg. 3. | | | | | C See Special 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 nearby uses. 2. Landscape Category C is required if the subject property is adjacent to Planned Areas 6C, 6D, or 6J. 3. Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure. |
| .130 | Government Facility or Community Facility | | | | | | | | D See Special Regs. 1 and 2. | | | |
| .140 | Public Park | Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process. | | | | | | | | | | |