

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

| Section 50.32 | 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 | Restaurant or Tavern | D.R., Chapter 142 KZC. | None | 0' | 0' | 0' | 100% | 54' above average building elevation or existing grade. | D See Spec. Reg. 3. | E | One per each 125 sq. ft. of gross floor area. | 1. No aspect or component of this use, including open dining areas, may be oriented towards Second Avenue South. 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. Landscape Category B is required if subject property is adjacent to Planned Area 6C. 4. Drive-in or drive-through facilities are prohibited. | |
| .020 | Entertainment, Cultural or Recreational Facility | | | | | | | | | | D See Spec. Reg. 4. | See KZC 50.60 and 105.25. | 1. No aspect or component of this use, including hotel/motel rooms and open dining areas, may be oriented toward Second Avenue South. 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. |
| .030 | Hotel or Motel | | | | | | | | | | One for each room. See Spec. Reg. 3. | 3. 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. 4. Landscape Category B is required if subject property is adjacent to Planned Area 6C. | |
| .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 | | | | | | | | | | One per each 350 sq. ft. of gross floor area. | 1. The following uses are not permitted in this zone: 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: 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 subject property is adjacent to Planned Area 6C. | |

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| | | | | Front | Side | Rear | | | | | | | | |
| .050 | Private Lodge or Club | D.R., Chapter 142 KZC. | None | 10' | 0' | 0' | 100% | 54' above average building elevation or existing grade. | D See Spec. Reg. 2. | B | See KZC 105.25. | <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. Landscape Category C is required if subject property is adjacent to Planned Area 6C. | | |
| .060 | Office Use | | | | | | | | D See Spec. Reg. 4. | D | | | One per each 350 sq. ft. of gross floor area. | <ol style="list-style-type: none"> 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 premises may be permitted as part of an office use if: <ol style="list-style-type: none"> The ancillary assembled or manufactured goods are subordinate to and dependent on this office use; and The outward appearance and impacts of this office use with ancillary assembly and manufacturing activities must be no different from other office uses. Primary vehicle 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. Landscape Category C is required if subject property is adjacent to Planned Area 6C. |
| .070 | Church | | | | | | | | D See Spec. Reg. 3. | B | | | | |



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| | | | | Front | Side | Rear | | | | | | | |
| .080 | Stacked or Attached Dwelling Units | D.R., Chapter 142 KZC. | None | 10' | 0' | 0' | 100% | 54' above average building elevation or existing grade. | D | A | See Spec. Reg. 2. | 1. Landscape Category C is required if subject property is adjacent to Planned Area 6C. 2. 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. | |
| .090 | School, Day-Care or Mini-School or Day-Care Center | | | | | | | | D | B | See KZC 105.25. | | 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). |
| .100 | Assisted Living Facility | | | | | | | | D | A | 1.7 per independent unit. 1 per assisted living unit. | | |
| .110 | Detached Dwelling Units | None | 3,600 sq. ft. | 20' | 5' | 10' | 60% | If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above building elevation. | E | A | 2.0 per unit. | 1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. | |

Section 50.32

Zone
CBD-4

USE ZONE CHART

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| | | | | Front | Side | Rear | | | | | | |
| .120 | Public Utility, Government Facility, or Community Facility | D.R., Chapter 142 KZC. | None | 10' | 0' | 0' | 100% | 54' above average building elevation of existing grade. | D See Spec. Reg. 1 | B | See KZC 105.25. | 1. Landscape Category C is required if subject property is adjacent to Planned Area 6C. Landscape Category A or B may be required depending on the type of use on the subject property and impacts associated with the use on nearby uses. |
| .130 | Public Park | Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process. | | | | | | | | | | |