



USE ZONE CHART

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

Section 52.12	 	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	Vehicle Service Station. See Spec. Reg. 1.	D.R., Chapter 142 KZC.	22,500 sq. ft.	0'	0'	0'	80%	30' above average building elevation.	A	E	See KZC 105.25.	<ol style="list-style-type: none"> 1. May not be more than two vehicle service stations at any intersection. 2. Gas pump islands must be setback at least 20 feet from all property lines. Canopies and covers over gas pump islands may not be closer than 10 feet to any property line. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations. 	
.020	Automotive Service Center See Spec. Reg. 1.		None	0'	0'	0'						<ol style="list-style-type: none"> 1. This use specifically excludes new or used vehicle sales or rentals. 2. No openings (i.e., doors, windows which open, etc.) shall be permitted in any facade of the building adjoining a residential use. Windows are permitted if they are triple-paned and unable to be opened. 3. Ten (10) percent of the required parking spaces on site must have a minimum dimension of 10 feet wide by 30 feet long for motor home/travel trailer use. 4. Storage of used parts and tires must be conducted entirely within an enclosed structure. Outdoor vehicle parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations. 5. Prior to occupancy of the structure, documentation must be provided and stamped by a licensed professional verifying that the expected noise to be emanating from the site adjoining to any residential use complies with the standards set forth in WAC 173-60-040(1) for a Class B source property and a Class A receiving property. 	
.030	Retail Establishment providing boat sales, service, or repair. See Spec. Reg. 1.										See KZC 105.25.	<ol style="list-style-type: none"> 1. Boat rental and used boat sales are allowed as part of this use. 2. Storage of parts must be conducted entirely within an enclosed structure. 3. Outdoor boat parking and storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations. 	
.040	Restaurant or Tavern										D	1 per each 100 sq. ft. of gross floor area.	<ol style="list-style-type: none"> 1. For restaurants with drive-in or drive through facilities: <ol style="list-style-type: none"> a. These facilities are permitted only if they do not compromise the pedestrian orientation of the development. The location and specific design of the facilities require Planning Official approval. b. Access for drive-through facilities shall be approved by the Public Works Department. Drive-through facilities shall be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served. c. One outdoor waste receptacle shall be provided for every eight parking stalls. d. Landscape Category B shall apply.

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.060	A Retail Establishment providing entertainment, recreational, or cultural activities	D.R., Chapter 142 KZC.	None	0'	0'	0'	80%	30' above average building elevation.	D	E	See KZC 105.25.	
.070	A Retail Establishment other than those specifically listed in this zone, selling goods or providing services, including banking and related financial services. See Spec. Regs. 1 and 4.								D See Spec. Reg. 3.		1 per each 300 sq ft. of gross floor area.	<ol style="list-style-type: none"> The following uses are not permitted in this zone: <ol style="list-style-type: none"> Retail establishments providing storage services unless accessory to another permitted use. Automobile sales and/or rental facilities. Outdoor storage of bulk commodities, except in the following circumstances: <ol style="list-style-type: none"> If the square footage of the storage area is less than 20 percent of the total square footage of the retail structure, or; If the commodities represent growing stock in connection with horticultural nurseries, whether the stock is in open ground, pots, or containers. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses. Drive-in and drive-through facilities are permitted only if these facilities do not compromise the pedestrian orientation of the development. The location and specific design of the facilities required Planning Official approval. Landscape Category B will be required if the use includes drive-through facilities. 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 are 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.

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.080	Office Use	D.R., Chapter 142 KZC.	None	0'	0'	0'	80%	30' above average building elevation.	D	D	If a Medical, Dental or Veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	1. 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 development permit application. A veterinary office is not permitted if the subject property contains dwelling units. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: <ol style="list-style-type: none"> The ancillary assembled or manufactured goods are subordinate to and dependent on this use; and The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
.090	Attached or Stacked Dwelling Unit See Special Regulation 1.								A	1.7 per unit.	1. This use may not be located on the ground floor of a structure within 120 feet of 98th Avenue NE, NE 120th Place, or Juanita Drive NE. 2. The development must be designed to limit potential impacts from surrounding commercial uses on residents of the subject property. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.	
.100	Church								B	1 per every four people based on maximum occupancy load of any area of worship. See Special Regulation 2.	1. May include accessory living facilities for staff persons. 2. No parking is required for day-care or school ancillary to the use.	
.110	Hotel or Motel								E	1 per each room. See Special Regulation 2.	1. May include ancillary meeting and convention facilities. 2. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis.	

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.120	Development containing two or more of the following uses: – Retail Establishments, including Restaurants and Taverns – Office Uses – Stacked or Attached Dwelling Units See Special Regulations 1 and 2.	If the development exceeds 30' above average building elevation, then Process IIA, Chapter 150 KZC, otherwise D.R., Chapter 142 KZC.	See Spec. Reg. 3	0'	0'	0'	80%	See Spec. Regs. 4 and 12.	See Spec. Reg. 5.	See KZC 105.25.	<ol style="list-style-type: none"> A development which includes two or more of the uses specifically listed in this "use" column may also include one or more of the other uses allowed in this zone. The following uses are not permitted in this zone: <ol style="list-style-type: none"> Retail establishments providing storage services unless accessory to another permitted use. Automobile sales and/or rental facilities. Outdoor storage of bulk commodities, except in the following circumstances: <ol style="list-style-type: none"> If the square footage of the storage area is less than 20 percent of the total square footage of the retail structure; or If the commodities represent growing stock in connection with horticultural nurseries, whether the stock is in open ground, pots, or containers. Storage and operation of heavy equipment, except delivery vehicles associated with retail uses. The minimum lot size for this use is eight acres. Lot size requirements for this use do not require that the entire subject property be under one ownership, as long as the entire development is approved at one time as a Master Plan. The maximum height of structures on the subject property is as follows: <ol style="list-style-type: none"> If the subject property contains at least 11 acres: <ol style="list-style-type: none"> On the northern portion of the site, structures may not exceed 78 feet above average building elevation; and On the southern portion of the site, structures may not exceed 30 feet above average building elevation. If the subject property contains more than eight acres, but less than 11 acres: <ol style="list-style-type: none"> On the northern portion of the site, structures may not exceed 52 feet above average building elevation; and On the southern portion of the site, structures may not exceed 30 feet above average building elevation. Chapter 95 KZC applies to the development of the subject property. The City will determine required buffers for the proposed development as part of the approval process based on the following: <ol style="list-style-type: none"> The buffering should integrate development of the subject property with compatible development on adjoining property to provide a unified appearance to the business district. 	

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.120	Development containing two or more of the following uses: – Retail Establishments, including Restaurants and Taverns – Office Uses – Stacked or Attached Dwelling Units (continued)										<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <ul style="list-style-type: none"> b. The buffering should provide some separation and visual relief for present or reasonably anticipated residential use on adjoining property. c. The buffering should provide a linkage to Juanita Beach Park, rather than a separation from the park. <ul style="list-style-type: none"> 6. Any development approved under this provision must include a master sign plan for all signs on the subject property. 7. If the development contains restaurant, tavern, or retail use, then sign category E applies. Otherwise, sign category D applies. 8. Drive-in and drive-through facilities are permitted only if these facilities do not compromise the pedestrian orientation of the development. The location and specific design of the facilities requires Planning Official approval. 9. Restaurants, taverns, and retail establishments selling goods and services should be the predominant use on the ground floor of structures. Other permitted uses, including dwelling units, may be allowed on the ground floor of structure if this does not compromise the desired mixed use character of the development. 10. The subject property must contain landscaped public open space in conjunction with a pedestrian path or series of pedestrian paths that link the East Ridge to the subject property and the subject property to Juanita Beach Park. 11. The subject property must have access points from at least two public rights-of-way. 12. Buildings exceeding 35 feet above average building elevation shall be permitted only if design techniques are used to minimize perceived building mass and achieve superior architectural and human scale from abutting rights-of-way and public open spaces. In meeting this requirement, buildings shall exceed the design requirements of KZC 92.30(3) and (5), and will normally include terracing of upper floors and modulation of front facades. 13. The applicant shall comply with the Special and General Regulations established in this Chapter for the uses that are proposed to be included on the subject property unless the City determines that they conflict with regulations applicable to this use listing. 14. The City may approve the proposed development only if it contains public amenities such as plazas, sculptures, fountains, water fountains, and pocket parks. <p>REGULATIONS CONTINUED ON NEXT PAGE</p>	

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.120	Development containing two or more of the following uses: – Retail Establishments, including Restaurants and Taverns – Office Uses – Stacked or Attached Dwelling Units (continued)										REGULATIONS CONTINUED FROM PREVIOUS PAGE 15. Buildings exceeding 30 feet above average building elevation shall demonstrate compliance with the design regulations of Chapter 92 KZC and the provisions of the Juanita Business District Chapter of the Comprehensive Plan. The City will use Process IIA, Chapter 152 KZC, to determine compliance.	

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.130	Private Lodge or Club	D.R., Chapter 142 KZC.	None	0'	0'	0'	80%	30' above average building elevation.	D	B	1 per each 300 sq. ft. of gross floor area.	
.140	School or Day-Care Center										See KZC 105.25.	<ol style="list-style-type: none"> 1. A six-foot-high fence is required along all property lines adjacent to the outside play areas. 2. Structured play areas must be setback from all property lines as follows: <ol style="list-style-type: none"> a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. 3. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. 4. May include accessory living facilities for staff persons. 5. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
.150	Mini-School or Mini-Day-Care										<ol style="list-style-type: none"> 1. A six-foot-high fence is required along all property lines adjacent to the outside play areas. 2. Structured play areas must be setback from all property lines by five feet. 3. 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. 4. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 5. May include accessory living facilities for staff persons. 6. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 	

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.160	Assisted Living Facility See Special Regulation 3.	D.R., Chapter 142 KZC.	None	0'	0'	0'	80%	30' 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. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses. 3. This use may not be located on the ground floor of a structure within 120 feet of 98th Avenue NE, NE 120th Place, or Juanita Drive NE. 4. The development must be designed to limit potential impacts from surrounding commercial uses on residents of the subject property. 5. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
.170	Convalescent Center or Nursing Home									B	1 for each bed.	<ol style="list-style-type: none"> 1. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.
.180	Public Utility, Government Facility, and Community Facility								D See Spec. Reg. 1.		See KZC 105.25.	<ol style="list-style-type: none"> 1. Landscape Category B or C may be required depending on the type of use on the subject property and the impacts associated with the use on nearby uses.
.190	Public Parks	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

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