

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS														
Section 52.22	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	Office Use	D.R., Chapter 142 KZC.	None	0'	0'	0'	80%	26' above average building elevation.	C	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"> a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. 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. d. 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"> a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use; and b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses. 		
.020	Detached, Attached or Stacked Dwelling Unit		3,600 sq. ft. with a minimum of 2,400 sq. ft. per unit						D	A			1.7 per unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.030	Church		None						C	B			1 per every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 2.	1. May include accessory living facilities for staff persons. 2. No parking is required for day-care or school ancillary to the use.

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.040	School or Day-Care Center	D.R., Chapter 142 KZC.	None	0'	0'	0'	80%	26' above average building elevation.	D	B	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 area 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). 6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
.050	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 5 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. 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). 	

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.060	Assisted Living Facility	D.R., Chapter 142 KZC.	3,600 sq. ft.	0'	0'	0'	80%	26' 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. 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 subject 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. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
.070	Convalescent Center or Nursing Home		None						C	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.
.080	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 the nearby uses.

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.090	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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