



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

Section 53.59	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	Accessory parking for commercial use located in RH 5A fronting on NE 85th Street	None	None	20'	15'	10'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 35' above average building elevation. See Spec. Reg. 1.	See Spec. Reg. 2.	E See Spec. Reg. 9.	See KZC 105.25.	<ol style="list-style-type: none"> 1. No new above-grade structures are permitted. 2. Prior to issuance of construction permits, the applicant shall submit to the Planning Official for approval, a plan indicating compliance with the following standards: <ol style="list-style-type: none"> a. Either a 25-foot- or 15-foot-wide landscape buffer planted along the boundary next to residential properties. If a 15-foot-wide buffer is chosen, a six-foot-high solid fence is required and shall be allowed to meander through the buffer or otherwise be placed so as to minimize impacts on adjoining property. b. The landscape buffer shall be planted with two rows of trees spaced eight feet on center along the entire length of the buffer. c. Shrubs, 18 inches high, shall be planted to attain a coverage of at least 60 percent of the buffer area within two years. d. The landscape buffer shall be contained within an easement and the easement language shall prohibit relocation, alteration, or relinquishment of the easement without a majority affirming vote of the City Council. e. Trees within the north and east buffers shall be 10 to 12 feet in height at the time of planting; and f. The planting strip between the parking area and 124th Avenue NE shall be at least 10 feet wide; and g. The east property line landscape buffer shall include raised topography, either in the form of fill or a berm at least three feet in height, but taller if feasible, if the raised topography: <ol style="list-style-type: none"> (1) Is approved in writing by Seattle City Light; and (2) Does not worsen existing drainage conditions; and (3) Does not, in and of itself, result in the loss of on-site significant trees; and h. Landscape islands shall be provided in the parking lot interior and designed and oriented to help shield surrounding properties from light and glare; and i. The large conifer tree adjacent to the north property line shall be retained. 3. Along 124th Avenue NE, no new driveways are permitted. Widening or relocation of the existing driveway located on subject property in RH 5A may occur if such widening or relocation is consistent with City-adopted engineering standards. 4. Changes to the existing site topography shall be minimized.

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.010	Accessory parking for commercial use located in RH 5A fronting on NE 85th Street (continued)									REGULATIONS CONTINUED FROM PREVIOUS PAGE 5. Prior to issuance of construction permits, the applicant shall submit to the Public Works Official for approval a plan demonstrating through appropriate civil engineering drawings and data that the project will comply with City-adopted standards for storm water runoff control and treatment. Storm water control should at a minimum accomplish the following: a. Collect all new storm water runoff from newly introduced impervious surfaces in on-site catch basins; b. Detain collected storm water runoff on-site; REGULATIONS CONTINUED ON NEXT PAGE		

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.010	Accessory parking for commercial use located in RH 5A fronting on NE 85th Street (continued)									REGULATIONS CONTINUED FROM PREVIOUS PAGE c. Treat collected storm water runoff through approved filtration device; d. Release detailed and treated storm water runoff into the City system in 124th Avenue NE; and e. Demonstrate that the existing drainage along the east edge of the subject parcel will not be reduced, increased, or redirected. 6. Prior to issuance of construction permits, the applicant shall submit a noise study stamped by an independent acoustical consultant verifying that the noise expected to emanate from the site adjoining to any residential-zoned property complies with the standards specified in KZC 115.95(1) and (2) and WAC 173-60-040(1) for a Class B source property and a Class A receiving property. 7. Prior to occupancy of a commercial use adjoining a residential zone, the applicant shall submit an exterior lighting plan for approval by the Planning Official pursuant to the requirements in KZC 115.85, except that lights shall be turned off no later than 10:00 p.m. Monday through Friday and no later than 8:00 p.m. on Saturday and Sunday. In addition, existing sources of light shall be removed or replaced with new fixtures where such lighting would effectively reduce off-site light intrusion. 8. Parts must be stored entirely within an enclosed structure. 9. Only internal private traffic directional signs shall be permitted on the property subject to KZC 100.115.		
.020	Detached Dwelling Unit	None	7,200 sq. ft.	20'	5' each side	10'	50%	30' above average building elevation.	E	A	2.0 per dwelling unit. 1. Minimum lot size per dwelling unit is 7,200 square feet. 2. Floor area ratio (F.A.R.) allowed for the subject property is 50 percent of lot size. See KZC 115.42, Floor Area Ratio (F.A.R.) Calculation for Detached Dwelling Units in Low Density Residential Zones, for additional information. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.	



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.030	Church	See Spec. Reg. 3.	7,200 sq. ft.	20'	20' each side	20'	70%	30' above average building elevation.	C	B	1 per every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 4.	<ol style="list-style-type: none"> Minimum lot size per dwelling unit is 7,200 square feet. The property must be served by a collector or arterial street. The required review process is as follows: <ol style="list-style-type: none"> If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process IIA, Chapter 150 KZC. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is five or more acres, a Master Plan, approved through Process IIB, Chapter 152 KZC, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and landscaping. No parking is required for day-care or school ancillary to the use. 						
.040	School, Day-Care Center	See Spec. Reg. 8.		If this use can accommodate 50 students or children, then: <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:33%;">50'</td> <td style="width:33%;">50' on each side</td> <td style="width:33%;">50'</td> </tr> </table> If this use can accommodate 13 to 49 students or children, then: <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:33%;">20'</td> <td style="width:33%;">20' on each side</td> <td style="width:33%;">20'</td> </tr> </table>			50'	50' on each side	50'	20'	20' on each side	20'			D	B See Spec. Reg. 6.	See KZC 105.25.	<ol style="list-style-type: none"> May locate on the subject property only if: <ol style="list-style-type: none"> It will not be materially detrimental to the character of the neighborhood in which it is located. Site and building design minimized adverse impacts on surrounding residential neighborhoods. Property is served by a collector or arterial street. A six-foot-high fence along the side and rear property lines is required only along the property lines adjacent to the outside play areas. Structured play areas must be set back from all property lines as follows: <ol style="list-style-type: none"> Twenty feet if this use can accommodate 50 or more students or children. Ten feet if this use can accommodate 13 to 49 students or children. 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. Hours of operation of the use may be limited and parking and passenger loading areas shall be located to reduce impacts on nearby residential uses. Electrical signs shall not be permitted. May include accessory living facilities for staff persons.
50'	50' on each side	50'																
20'	20' on each side	20'																

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Zone
RH 5C

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.040	School, Day-Care Center (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE 8. The required review process for a School or Day-Care Center is as follows: a. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process IIA, Chapter 150 KZC. b. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is five or more acres, a Master Plan, approved through Process IIB, Chapter 152 KZC, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and landscaping. 9. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 10. For a School use, structure height may be increased, up to 35 feet, if: a. The school can accommodate 200 or more students; and b. The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements.



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.050	Mini-School or Mini-Day-Care Center	Process I, Chapter 145 KZC.	7,200 sq. ft.	20'	5' but 2 side yards must equal at least 15'.	10'	50%	30' above average building elevation.	E	B See Spec. Reg. 6.	See KZC 105.25.	<ol style="list-style-type: none"> May located on the subject property if: <ol style="list-style-type: none"> It will not be materially detrimental to the character of the neighborhood in which it is located. Site design must minimize adverse impacts on surrounding residential neighborhoods. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. Structured play areas must be set back from all property lines by five feet. 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. Hours of operation of the use may be limited and parking and passenger loading areas shall be located to reduce impacts on nearby residential uses. Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses. May include accessory living facilities for staff persons. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
.060	Public Utility	See Spec. Reg. 2.	None	20'	20' on each side	20'	70%	30' above average building elevation.	A	B	See KZC 105.25.	<ol style="list-style-type: none"> Site design must minimize adverse impacts on surrounding residential neighborhoods. The required review process is as follows: <ol style="list-style-type: none"> If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process IIA, Chapter 150 KZC. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is five or more acres, a Master Plan, approved through Process IIB, Chapter 152 KZC, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and landscaping. 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 the nearby uses.
.070	Government Facility Community Facility				10' on each side	10'			C See Spec. Reg. 3.			
.080	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										