

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 54.12	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 See Spec. Regs. 1 and 2.	D.R., Chapter 142 KZC.	None	10'	0'	0'	80%	2 stories above abutting right-of-way.	B	D	If a medical, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per 300 sq. ft. of gross floor area.	1. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: <ol style="list-style-type: none"> <li>a. The assembled or manufactured goods are subordinate to and are dependent upon this use.</li> <li>b. The outward appearance and impacts of this use with ancillary assembly or manufacturing must be no different from other office uses.</li> </ol> 2. The following regulations apply to veterinary offices only: <ol style="list-style-type: none"> <li>a. May only treat small animals on the subject property.</li> <li>b. Outside runs and other outside facilities for the animals are not permitted.</li> <li>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.</li> <li>d. A veterinary office is not permitted if the subject property contains dwelling units.</li> </ol>
.020	Restaurant or Tavern See Spec. Reg. 1.										1 for each 100 sq. ft. of gross floor area.	1. Gross floor area for this use may not exceed 10,000 square feet. 2. Drive-in or drive-through facilities are prohibited.

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USE ZONE CHART

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.030	Any Retail Establishment, other than those specifically listed in this zone and prohibited by Spec. Reg. 1, selling goods and providing services including banking and other financial services. See Spec. Regs. 2 and 3.	D.R., Chapter 142 KZC.	None	10'	0'	0'	80%	2 stories above abutting right-of-way.	B	D	1 per each 300 sq. ft. of gross floor area.	<ol style="list-style-type: none"> <li>The following uses and activities are prohibited:                             <ol style="list-style-type: none"> <li>Entertainment or recreational activities;</li> <li>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;</li> <li>Retail establishments providing storage services unless accessory to another permitted use;</li> <li>Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses;</li> <li>Outdoor storage of bulk commodities, except in the following circumstances:                                     <ol style="list-style-type: none"> <li>If the square footage of the storage area is less than 20 percent of the retail structure; or</li> <li>If the commodities represent growing stock in connection with horticultural nurseries, whether the stock is in open ground, pots, or containers.</li> </ol> </li> </ol> </li> <li>Floor area for this use may not exceed 10,000 square feet.</li> <li>Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:                             <ol style="list-style-type: none"> <li>The assembled or manufactured goods are subordinate to and are dependent upon this use, and are available for purchase and removal from the premises.</li> <li>The outward appearance and impacts of this use with ancillary assembly or manufacturing must be no different from other retail uses.</li> </ol> </li> </ol>
.040	Vehicle Service Station See Spec. Reg. 1.		22,500 sq. ft.	40' See Spec. Reg. 2.	15' on each side See Spec. Reg. 2.	15' See Spec. Reg. 2.			A	E	See KZC 105.25.	<ol style="list-style-type: none"> <li>May not be more than two vehicle service stations at any intersection.</li> <li>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.</li> </ol>

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.050	Automotive Service Center See Spec. Regs. 1, 2, 3, 5 and 6.	D.R., Chapter 142 KZC.	None	10'	0'	0'	80%	2 stories above abutting right-of-way.	A	D	1 per each 250 sq. ft. of gross floor area. See Spec. Reg. 4.	<ol style="list-style-type: none"> <li>Gross floor area for this use may not exceed 10,000 square feet.</li> <li>This use specifically excludes new or used vehicle or boat sales or rentals, and any vehicle or boat body work.</li> <li>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.</li> <li>Ten 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.</li> <li>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.</li> <li>Site must be designed so noise from this use 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. A certification to this effect, stamped by an Acoustical Engineer, must be submitted with the development permit application.</li> </ol>
.060	Private Lodge or Club See Spec. Reg. 1.								B		1 per each 300 sq. ft. of gross floor area.	<ol style="list-style-type: none"> <li>Gross floor area for this use may not exceed 10,000 square feet.</li> </ol>
.070	Stacked Dwelling Unit See Spec. Regs. 1 and 2.			Same as regulations for the ground floor use.				5 stories above abutting right-of-way.	Same as regulations for the ground floor use.	A	See KZC 105.25.	<ol style="list-style-type: none"> <li>This use may not be located on the ground floor of a structure.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
.080	Church See Spec. Reg. 1.			10'	0'	0'	80%	30' above average building elevation.	C	B	1 for every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 2.	<ol style="list-style-type: none"> <li>May include accessory living facilities for staff persons.</li> <li>No parking is required for day-care or school ancillary to this use.</li> </ol>

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.090	School or Day-Care Center See Spec. Regs. 2, 5, and 7.	D.R., Chapter 142 KZC.	None	10' See Spec. Reg. 3.	0' See Spec. Reg. 3.	0' See Spec. Reg. 3.	80%	2 stories above abutting right-of-way. See Spec. Reg. 1.	D	B	See KZC 105.25. See Spec. Regs. 4 and 6.	<ol style="list-style-type: none"> <li>1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas.</li> <li>2. Hours of operation may be limited to reduce impacts on nearby residential uses.</li> <li>3. Structured play areas must be setback from all property lines as follows:                             <ol style="list-style-type: none"> <li>a. Twenty feet if this use can accommodate 50 or more students or children.</li> <li>b. 10 feet if this use can accommodate 13 to 49 students or children.</li> <li>c. Otherwise, five feet.</li> </ol> </li> <li>4. 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.</li> <li>5. May include accessory living facilities for staff persons.</li> <li>6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.</li> <li>7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).</li> </ol>
.100	Mini-School or Mini-Day-Care See Spec. Regs. 2, 6, and 7.										See KZC 105.25. See Spec. Regs. 4 and 5.	<ol style="list-style-type: none"> <li>1. A six-foot-high fence is required only along the property lines adjacent to the outside play area.</li> <li>2. Hours of operation may be limited to reduce impacts on nearby residential uses.</li> <li>3. Structured play areas must be setback from all property lines by five feet.</li> <li>4. 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.</li> <li>5. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.</li> <li>6. May include accessory living facilities for staff persons.</li> <li>7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).</li> </ol>

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.110	Assisted Living Facility See Spec. Regs. 1 and 2.	D.R., Chapter 142 KZC.	None	Same as regulations for the ground floor use.			5 stories above abutting right-of-way.	Same as regulations for the ground floor use.	A	1 per assisted living unit.	1. This use may be located on the street level floor of a building only if there is a commercial 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 commercial space if the applicant demonstrates that the proposed configuration of the commercial 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. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.				
.120	Convalescent Center or Nursing Home			10'	0'	0'	80%					5 stories above abutting right-of-way.	C	B	1 for each bed.
.130	Public Utility			2 stories above abutting right-of-way.	A	B	See KZC 105.25.					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 the nearby uses.			
.140	Government Facility or Community Facility			C See Spec. Reg. 1.											
.150	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.													