

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 54.36	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	Detached, Attached or Stacked Dwelling Units (Stand Alone or Mixed with Office Uses) See Spec. Regs. 1, 2 and 3.	One dwelling unit none, otherwise D.R., Chapter 142 KZC.	3,600 sq. ft. with a minimum lot area per unit of 1,800 sq. ft.	10'	5' for detached units. For attached or stacked units, 5', but 2 side yards must equal at least 15'. See Spec. Reg. 5.	10' See Spec. Reg. 6.	70%	30' above average building elevation.	One dwelling unit E, otherwise D. See Spec. Reg. 4.	A See Spec. Reg. 4.	1.7 per unit. See Spec. Reg. 4.	1. A veterinary office is not permitted in any development containing dwelling units. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. Chapter 115 KZC contains regulations regarding common recreational space requirements for this use. 4. In a mixed use development: a. Landscape Category B will apply, and b. Sign Category D will apply, and c. Parking requirement determined by KZC 105.25. 5. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet. 6. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.

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.020	Office Uses See Spec. Regs. 1 and 2.	D.R., Chapter 142 KZC.	None	10'	5' but 2 side yards must equal at least 15'	10'	70%	30' above average building elevation.	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.	<ol style="list-style-type: none"> 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 are dependent upon this use. The outward appearance and impacts of this use with ancillary assembly or manufacturing must be no different from other office uses. 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.
.030	Funeral Home or Mortuary								C	B	1 per each 300 sq. ft. of gross floor area.	
.040	Church										1 for every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to the use.

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				REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
USE ↓	REGULATIONS ↑		Front	Side	Rear							
.050	School or Day-Care Center See Spec. Regs. 2, 5, and 7.	D.R., Chapter 142 KZC.	None	10' See Spec. Reg. 3.	5' but 2 side yards must equal at least 15'. See Spec. Reg. 3.	10' See Spec. Reg. 3.	70%	30' above average building elevation. See Spec. Reg. 1.	D	B	See KZC 105.25. See Spec. Regs. 4 and 6.	<ol style="list-style-type: none"> 1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. 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. c. Otherwise, five feet. 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. 5. May include accessory living facilities for staff persons. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
.060	Mini-School or Mini-Day-Care See Spec. Regs. 2, 5, and 7.							E	B See Spec. Reg. 8.		<ol style="list-style-type: none"> 1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. Structured play areas must be setback from all property lines by at least five feet. 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. 5. May include accessory living facilities for staff persons. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 8. Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses. 	

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.070	Assisted Living Facility See Spec. Regs. 1, 2 and 3.	D.R., Chapter 142 KZC.	None	10'	5' but 2 side yards must equal at least 15'.	10'	70%	30' above average building elevation.	D	A	1 per assisted living unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 2. 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. Up to 1 1/2 times the number of stacked dwelling units allowed on the property may be approved if the following criteria are met: 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. 3. The assisted living facility shall provide usable recreation space of at least 100 square feet per unit, in the aggregate, for both assisted living units and independent dwelling units, with a minimum of 50 square feet of usable recreation space per unit located outside.			
.080	Convalescent Center or Nursing Home												C	B	1 for each bed.
.090	Public Utility												A		See KZC 105.25.
.100	Government Facility Community Facility See Spec. Reg. 1.												C See Spec. Reg. 2.		1. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. 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.
.110	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.													

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