

USE ZONE CHART

Section 55.64	USE ↓ REGULATIONS ↑	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARD (See Ch. 115)	Lot Coverage	Height of Structure	Front	Side				
.010	Detached Dwelling Units	Process IIA, Chapter 150 KZC	5,000 sq. ft.	20'	5'	10'	60%	30' above average building elevation.	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of the size of the lot. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached or Stacked Dwelling Units				5' for detached units. For attached or stacked units, 5', but 2 side yards must equal at least 15'. See Spec. Reg. 3.	10' See Spec. Reg. 4.		Detached dwelling units: 30'  Attached and/or stacked dwelling units: 50' above average building elevation.  See Spec. Reg. 5.	D			
.030	Church	7,200 sq. ft.	20'	20'	70%	30' above average building elevation.	C	B	1 for every 4 people based on maximum occupancy load of worship. See Spec. Reg. 2.	1. The property must be served by a collector or arterial street. 2. No parking is required for day-care or school ancillary to the use.		

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				REQUIRED YARD (See Ch. 115)								
				Front	Side	Rear						
.040	School or Day-Care Center	Process IIA, Chapter 150 KZC	7,200 sq. ft.	If this use can accommodate 50 or more students or children, then:			70%	30' above average building elevation. See Spec. Reg. 8.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> <li>1. May locate on the subject property only if:                             <ol style="list-style-type: none"> <li>a. It will not be materially detrimental to the character of the neighborhood in which it is located.</li> <li>b. Site and building design must minimize adverse impacts on surrounding residential neighborhoods.</li> </ol> </li> <li>2. A six-foot-high fence is required only along the property line adjacent to the outside play areas.</li> <li>3. Structured play areas must be set back 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. Ten feet if this use can accommodate 13 to 49 students or children.</li> </ol> </li> <li>4. 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.</li> <li>5. May include accessory living facilities for staff persons.</li> <li>6. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated.</li> <li>7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).</li> <li>8. For school use, structure height may be increased, up to 35 feet, if:                             <ol style="list-style-type: none"> <li>a. The school can accommodate 200 or more students; and</li> <li>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</li> <li>c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and</li> <li>d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements.</li> </ol> </li> </ol>
				If this use can accommodate 13 to 49 students or children, then:								

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			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.050	Mini-School or Mini-Day-Care	Process IIA, Chapter 150 KZC	3,600 sq. ft.	20'	5', but 2 side yards must equal at least 15'.	10'	60%	30' above average building elevation.	D	B	See KZC 105.25.	1. May locate on the subject property if: <ol style="list-style-type: none"> <li>It will not be materially detrimental to the character of the neighborhood in which it is located.</li> <li>Site design must minimize adverse impacts on surrounding residential neighborhoods.</li> </ol> 2. A six-foot-high fence is required along the property line adjacent to the outside play areas.                     3. Structured play areas must be set back from all property lines by 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. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated.                     6. May include accessory living facilities for staff persons.                     7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
.060	Convalescent Center or Nursing Home		7,200 sq. ft.		10' on each side		70%		C	B	1 for each bed.	
.070	Public Utility		None		20' on each side	20'			A See Spec. Reg. 2.		See KZC 105.25.	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.
.080	Government Facility Community Facility				10' on each side	10'			C See Spec. Reg. 2.			
.090	Public Park	Development standards will be determined on case-by-case basis. See Chapter 49 KZC for required review process.										