

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 55.75	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.010	Attached or Stacked Dwelling Units See Spec. Reg. 1.	D.R., Chapter 142 KZC. See Gen. Reg. 6.	None	20'	5' but 2 side yards must equal at least 15'. See Spec. Reg. 4.	10' See Spec. Reg. 5.	70%	35' to 60' above average building elevation See Gen. Reg. 4 and Spec. Reg. 2.	D	A	1.7 per unit.	<ol style="list-style-type: none"> <li>1. This use is permitted only on parcels located west of the 118th Avenue NE right-of-way alignment (see Plates 36 and 37, Chapter 180).</li> <li>2. Maximum building height may be increased from 35 feet to 60 feet if at least 10 percent of the units provided in new residential developments of four units or greater are affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives.</li> <li>3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>4. 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.</li> <li>5. 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.</li> </ol>

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			Lot Size	REQUIRED YARD (See Ch. 115)									
				Front	Side	Rear							
.020	Manufacturing See Spec. Reg. 1.	D.R., Chapter 142 KZC. See Gen. Reg. 6.	None	20'	0'	0'	70%	35' above average building elevation. See Gen. Reg. 4.	A	C	1 per each 1,000 sq. ft. of gross floor area.	<ol style="list-style-type: none"> <li>The following manufacturing uses are permitted:                             <ol style="list-style-type: none"> <li>Food, drugs, stone, clay, glass, china, ceramic products, electrical equipment, scientific or photographic equipment;</li> <li>Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities;</li> <li>Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations;</li> <li>Packaging of prepared materials;</li> <li>Textile, leather, wood, paper and plastic products from pre-prepared material; and</li> <li>Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes.</li> </ol> </li> <li>Outdoor fabrication is not permitted. Outdoor storage must be located as far as possible from the adjoining residential zones and the freeway.</li> <li>May include as part of this use accessory retail sales, office or service occupying not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.</li> <li>The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20 percent of the existing gross floor area of the building.</li> <li>The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space.</li> <li>Refer to KZC 115.105 for provisions regarding Outdoor Use, Activity and Storage.</li> </ol>	
.030	Warehouse Storage Services												

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			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.040	Wholesale Trade	D.R., Chapter 142 KZC. See Gen. Reg. 6.	None	20'	0'	0'	70%	35' above average building elevation. See Gen. Reg. 4.	A	C	1 per each 1,000 sq. ft. of gross floor area.	<ol style="list-style-type: none"> <li>Outdoor fabrication is not permitted. Outdoor storage must be located as far as possible from the adjoining residential zones and the freeway.</li> <li>May include as part of this use, accessory retail sales, office or service occupying not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.</li> <li>The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20 percent of the existing gross floor area of the building.</li> <li>The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space.</li> <li>Refer to KZC 115.105 for provisions regarding Outdoor Use, Activity and Storage.</li> </ol>
.050	Industrial Laundry Facility											
.060	Wholesale Printing or Publishing											
.070	Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control											
.080	Office Use							40' to 55' above average building elevation. See Spec. Reg. 1 and Gen. Regs. 3 and 4.	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.	<ol style="list-style-type: none"> <li>Maximum building height may be increased from 40 feet to 55 feet above average building elevation on parcels where dedication for the road is provided, pursuant to General Regulations 3 and 4.</li> <li>The following regulations apply only to veterinary offices:                             <ol style="list-style-type: none"> <li>Outdoor runs or other outdoor facilities for the animals must comply with Landscape Category A.</li> <li>Outside runs and other outside facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.</li> </ol> </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 ancillary assembled or manufactured goods are subordinate to and dependent on this use.</li> <li>The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.</li> </ol> </li> </ol>

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			Lot Size	REQUIRED YARD (See Ch. 115)									
				Front	Side	Rear							
.090	High Technology	D.R., Chapter 142 KZC. See Gen. Reg. 6.	None	20'	0'	0'	70%	40' to 55' above average building elevation. See Spec. Reg. 1 and Gen. Regs. 3 and 4.	C See Spec. Reg. 4.	D	If manufacturing, then 1 per each 1,000 sq. ft. of gross floor area. If office, then 1 per 300 sq. ft. of gross floor area. Otherwise, see KZC 105.25.	<ol style="list-style-type: none"> <li>Maximum building height may be increased from 40 feet to 55 feet above average building elevation on parcels where dedication for the road is provided, pursuant to General Regulations 3 and 4.</li> <li>This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors.</li> <li>Refer to KZC 115.105 for provisions regarding outside use, activity and storage.</li> <li>Any outdoor storage area shall be buffered according to Landscape Category A.</li> </ol>	
.100	Mini-Day-Care See Spec. Reg. 8.							35' above average building elevation. See Gen. Reg. 4.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> <li>A six-foot-high fence is required along the property lines adjacent to the outside play area.</li> <li>Hours of operation may be limited to reduce impacts on nearby residential uses.</li> <li>Structured play areas must be set back from all property lines by five feet.</li> <li>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>The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.</li> <li>May include accessory living facilities for staff persons.</li> <li>These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).</li> <li>This use is permitted if accessory to a primary use, and:                             <ol style="list-style-type: none"> <li>It will not exceed 20 percent of the gross floor area of the building; and</li> <li>The use is integrated into the design of the building.</li> </ol> </li> </ol>	

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				Front	Side	Rear						
.110	Church	D.R., Chapter 142 KZC. See Gen. Reg. 6.	None	20'	0'	0'	70%	35' above average building elevation. See Gen. Reg. 4.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Special Regulation 2.	1. May include accessory living facilities for staff persons. 2. No parking is required for day-care or school ancillary to the use.
.120	A retail establishment providing storage services See Spec. Reg. 3.								A	E	See KZC 105.25.	1. May include accessory living facilities for staff persons. 2. Outdoor storage must be located as far as possible from the adjoining residential zones and the freeway. 3. This use is only allowed east of the 118th Avenue NE right-of-way alignment and its future extension to NE 116th Street (see Plate 36).
.130	Public Utility											
.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 proposals.										

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.160	School or Day-Care Center	D.R., Chapter 142 KZC. See Gen. Reg. 6.	None	<p>If this use can accommodate 50 or more students or children, then:</p> <p>50' 50' on each side 50'</p> <p>If this use can accommodate 13 to 49 students or children, then:</p> <p>20' 20' on each side 20'</p> <p>Otherwise:</p> <p>20' 5' but 2 side yards must equal at least 15' 10'</p>	70%	35' above average building elevation. See Gen. Reg. 4.	C	B	See KZC 105.25.	<ol style="list-style-type: none"> <li>1. 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.</li> <li>2. Hours of operation and maximum number of attendees at one time may be limited to reduce impacts on nearby residential uses.</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> <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 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. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.</li> <li>6. Electrical signs shall not be permitted.</li> <li>7. May include accessory living facilities for staff persons.</li> <li>8. 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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