

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 55.99	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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.010	Attached or Stacked Dwelling Units	None	3,600 sq. ft. per unit	20'	5', but 2 side yards must equal at least 15'. See Spec. Reg. 3.	10' See Spec. Reg. 4.	70%	If adjoining a low density zone, 25' above average building elevation. Otherwise, 40' above average building elevation.	D	A	1.7 per unit.	<ol style="list-style-type: none"> <li>If the subject property contains four or more units, then it must contain at least 200 sq. ft. per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:                             <ol style="list-style-type: none"> <li>For four to 20 units, the open space must be in one or more pieces each having at least 800 sq. ft. and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> </ol>                             The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment, a recreation building and/or a trail around the wetland are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.                         </li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>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>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>

Section 55.99

Zone  
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USE ZONE CHART

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			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.020	School or Day-Care Center	None	7,200 sq. ft.	If this use can accommodate 50 or more students or children, then: 50' 50' on 50' each side  If this use can accommodate 13 to 49 students or children, then: 20' 20' on 20' each side	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation. See Spec. Reg. 10.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> <li>No structure, roadway or land surface modification is allowed on any regulated slope.</li> <li>Only one access point to NE 124th Street is permitted. This access must be aligned with an access point adjacent to the north.</li> <li>Vehicular circulation on the subject property must be designed to mitigate traffic impacts. The City may require on- and off-site traffic control devices, roadway improvements, or limit development, if necessary, to further reduce traffic impacts.</li> <li>A six-foot-high fence is required only along the property lines adjacent to the outside play areas.</li> <li>Structured play areas must be set back from all property lines as follows:                             <ol style="list-style-type: none"> <li>Twenty feet if this use can accommodate 50 or more students or children.</li> <li>Ten feet if this use can accommodate 13 to 49 students or children.</li> </ol> </li> <li>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 any nearby residential uses.</li> <li>May include accessory living facilities for staff persons.</li> <li>The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.</li> <li>These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).</li> <li>For school use, structure height may be increased up to 35 feet, if:                             <ol style="list-style-type: none"> <li>The school can accommodate 200 or more students; and</li> <li>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>The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.</li> <li>The increased height will not result in a structure that is incompatible with surrounding uses or improvements.</li> </ol> </li> </ol>		

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			Lot Size	REQUIRED YARD (See Ch. 115)									
				Front	Side	Rear							
.030	Mini-School or Mini-Day-Care	None	3,600 sq. ft.	20'	5', but 2 side yards must equal at least 15'	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> <li>1. No structure, roadway or land surface modification is allowed on any regulated slope.</li> <li>2. Only one access point to NE 124th is permitted. This access must be aligned with an access point adjacent to the north.</li> <li>3. Vehicular circulation on the subject property must be designed to mitigate traffic impacts. The City may require on- and off-site traffic control devices, roadway improvements, or limit development, if necessary, to further reduce traffic impacts.</li> <li>4. A six-foot-high fence is required along the property lines adjacent to the outside play area.</li> <li>5. Structured play areas must be set back from all property lines by five feet.</li> <li>6. 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>7. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.</li> <li>8. May include accessory living facilities for staff persons.</li> <li>9. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).</li> </ol>	
.040	Convalescent Center or Nursing Home		7,200 sq. ft.		10' each side				C	D	1 for each bed.	<ol style="list-style-type: none"> <li>1. No structure, roadway, or land surface modification is allowed on any regulated slope.</li> <li>2. Only one access point to NE 124th Street is permitted. This access must be aligned with an access point adjacent to the north.</li> <li>3. Vehicular circulation on the subject property must be designed to mitigate traffic impacts. The City may require on- and off-site traffic control devices, roadway improvements, or limit development, if necessary, to further reduce traffic impacts.</li> </ol>	
.050	Public Utility		None		20' each side	20'		25' above average building elevation.	A	B	See KZC 105.25.	<ol style="list-style-type: none"> <li>1. No structure, roadway, or land surface modification is allowed on any regulated slope.</li> <li>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.</li> </ol>	
.060	Government Facility or Community Facility				10' each side	10'			C See Spec. Reg. 2.				
.070	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.											