



**DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS**

Section 60.172	USE ↕ 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 Property Line	Shoreline Setback							
.010	Detached Dwelling Unit	Process I, Chapter 145 KZC.	5,000 sq. ft.	30' See also Spec. Reg. 1.	5', but 2 side yard must equal at least 15'.	See Chapter 83 KZC.	80%	30' above average building elevation.	E	A	2.0 per unit.	<ol style="list-style-type: none"> <li>The required 30-foot front yard may be reduced one foot for each one foot of this yard that is developed as a public use area if:                             <ol style="list-style-type: none"> <li>Within 30 feet of the front property line, each portion of a structure is set back from the front property line by a distance greater than or equal to the height of that portion above the front property line; and</li> <li>Substantially, the entire width of this yard (from north to south property lines) is developed as a public use area; and</li> <li>The design of the public use area is specifically approved by the City.</li> </ol> </li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>An applicant may propose a development containing residential uses and moorage facilities using this use listing only if the use of the moorage facilities is limited to the residents of the subject property.</li> </ol>	
.020	Attached or Stacked Dwelling Units	Process IIB, Chapter 152 KZC.	7,200 sq. ft. with at least 3,600 sq. ft. per unit	30' See also Spec. Regs. 3 and 4.	5', but 2 side yards must equal at least 15'.	See Chapter 83 KZC.		30' above average building elevation. See Spec. Reg. 5.	D	A	2.0 per unit.	<ol style="list-style-type: none"> <li>No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For regulations regarding moorages and public access piers, see the specific listings in this zone.</li> <li>Must provide public pedestrian access as required under Chapter 83 KZC.</li> <li>The required 30-foot front yard may be reduced one foot for each one foot of this yard that is developed as a public use area if:                             <ol style="list-style-type: none"> <li>Within 30 feet of the front property line, each portion of a structure is set back from the front property line by a distance greater than or equal to the height of that portion above the front property line; and</li> <li>Substantially, the entire width of this yard, from north to south property lines, is developed as a public use area; and</li> <li>The design of the public use area is specifically approved by the city.</li> </ol> </li> <li>The required front yard for any portion of the structure over 30 feet in height above average building elevation shall be 35 feet. This required front yard cannot be reduced under Special Regulation 3 above for a public use area.</li> <li>Structure height may be increased to 40 feet above average building elevation if:                             <ol style="list-style-type: none"> <li>Obstruction of views from existing development lying east of Lake Washington Boulevard is minimized; and</li> </ol> </li> </ol>	
.025	Office		None	The minimum dimension of any yard, other than those listed, is 5'. See Spec. Reg. 10.						D	If medical or dental office, then one per each 200 sq. ft. of gross floor area. Otherwise, one per each 300 sq. ft. of gross floor area.		

REGULATIONS FOR THESE USES  
CONTINUED ON THE NEXT PAGE

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		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				
Front	Side Property Line	Shoreline Setback									
.020	Attached or Stacked Dwelling Units (continued)										REGULATIONS CONTINUED FROM PREVIOUS PAGE  b. Maximum lot coverage is 80 percent, but shall not include any structure allowed within the required front yard under the General Regulations in KZC 60.170; and c. Maximum building coverage is 50 percent, but shall not include any structure allowed within the required front yard under the General Regulations in KZC 60.170 or any structure below finished grade; and d. A waterfront area developed and open for public use shall be provided with the location and design specifically approved by the City. Public amenities shall be provided, such as nonmotorized watercraft access or a public pier. A public use easement document shall be provided to the City for the public use area, in a form acceptable to the City. The City shall require signs designating the public use area; and e. The required public pedestrian access trail from Lake Washington Boulevard to the shoreline shall have a trail width of at least six feet and shall have a grade separation from the access driveway; and f. No roof top appurtenances, including elevator shafts, roof decks or plantings, with the exception of ground cover material on the roof not to exceed four inches in height, shall be on the roof of the building or within the required view corridors. 6. A transportation demand management plan shall be provided and implemented for the subject property, including provisions for safe pedestrian crossing and vehicle turning movements to and from the subject property to Lake Washington Boulevard, and bus stop improvements if determined to be needed by METRO. The City shall review and approve the plan. 7. The design of the site must be compatible with the scenic nature of the waterfront. 8. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 9. An applicant may propose a development containing residential uses and moorage facilities using this use listing only if the use of the moorage facilities is limited to the residents of the subject property. 10. Any required yard, other than the front required 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 shall provide the minimum required yard.
.025	Office (continued)										

Section 60.172

Zone  
PLA15A

USE ZONE CHART

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				REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side Property Line	Shoreline Setback						
.030	Public Access Pier, Public Access Facility, or Boardwalk	Process IIB, Chapter 152 KZC. Also see Chapter 83 KZC.	None	See Chapter 83 KZC.			-	See Chapter 83 KZC.	See Chapter 83 KZC.	See Chapter 83 KZC.	See KZC 105.25.	1. Refer to Chapter 83 KZC for additional regulations.
.040	Piers, Docks, Boat Lifts and Canopies Serving Detached Dwelling Unit	See Chapter 83 KZC.								None		
.045	Piers, Docks, Boat Lifts and Canopies Serving Detached, Attached or Stacked Dwelling Units											

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				REQUIRED YARD (See Ch. 115)	Lot Coverage	Height of Structure	Front	Side Property Line				
.050	Marina	Process IIB, Chapter 152 KZC. Also see Chapter 83 KZC.	None	Landward of the ordinary high water mark: 30' See Spec. Reg. 2.	5', but 2 side yards must equal at least 15'.	See Chapter 83 KZC.	80%	Landward of the ordinary high water mark, 30' above average building elevation. See Spec. Reg. 3.	B	B	1 per each 2 slips.	<ol style="list-style-type: none"> <li>1. Refer to Chapter 83 KZC for additional regulations.</li> <li>2. The required 30-foot front yard may be reduced one foot for each one foot of this yard that is developed as a public use area if:                             <ol style="list-style-type: none"> <li>a. Within 30 feet of the front property line, each portion of a structure is set back from the front property line by a distance greater than or equal to the height of that portion above the front property line; and</li> <li>b. Substantially, the entire width of this yard (from north to south property lines) is developed as a public use area; and</li> <li>c. The design of the public use area is specifically approved by the City.</li> </ol> </li> <li>3. Structure height may be increased to 35 feet above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Boulevard; and                             <ol style="list-style-type: none"> <li>a. The increase is offset by a view corridor that is superior to that required by the General Regulations.</li> </ol> </li> <li>4. The following accessory components are allowed if approved through Process IIB, Chapter 152 KZC:                             <ol style="list-style-type: none"> <li>a. Boat and motor sales leasing.</li> <li>b. Boat and motor repair and service if:                                     <ol style="list-style-type: none"> <li>1) The activity is conducted on dry land and either totally within a building or totally sight screened from adjoining property and the right-of-way; and</li> <li>2) All dry land motor testing is conducted within a building.</li> </ol> </li> <li>c. Boat launch ramp if:                                     <ol style="list-style-type: none"> <li>1) It is not for the use of the general public; and</li> <li>2) Is paved with concrete; and</li> <li>3) There is sufficient room on the subject property for maneuvering and parking so that traffic impact on the frontage road will not be significant; and</li> <li>4) Access to the ramp is not directly from the frontage road; and</li> <li>5) The design of the site is specifically approved by the City.</li> </ol> </li> <li>d. Dry land storage. However, stacked storage is not permitted.</li> <li>e. Meeting and special events rooms.</li> <li>f. Gas and oil sale for boats, if:                                     <ol style="list-style-type: none"> <li>1) Storage tanks are underground and on dry land; and</li> <li>2) The use has facilities to contain and clean up gas and oil spills. May have an overwater shed that is not more than 50 square feet and 10 feet high as measured from the pier deck.</li> </ol> </li> </ol> </li> </ol>

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				REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side Property Line	Shoreline Setback						
.055	Tour Boat	See Chapter 83 KZC.	None	30'	5', but 2 side yards must equal at least 15'.	See Chapter 83 KZC.	80%	Landward of the ordinary high water mark, 30' above average building elevation. See Spec. Reg. 3.	B	B	See KZC 105.25.	<ol style="list-style-type: none"> <li>Refer to Chapter 83 KZC for additional regulations.</li> <li>The required 30-foot front yard may be reduced one foot for each one foot of this yard that is developed as a public use area if:                             <ol style="list-style-type: none"> <li>Within 30 feet of the front property line, each portion of a structure is set back from the front property line by a distance greater than or equal to the height of that portion above the front property line; and</li> <li>Substantially, the entire width of this yard (from north to south property lines) is developed as a public use area; and</li> <li>The design of the public use area is specifically approved by the City.</li> </ol> </li> <li>Structure height may be increased to 35 feet above average building elevation if:                             <ol style="list-style-type: none"> <li>The increase does not impair views of the lake from properties east of Lake Washington Boulevard; and</li> <li>The increase is offset by a view corridor that is superior to that required by the General Regulations.</li> </ol> </li> </ol>
.060	Passenger Only Ferry Terminal											
.062	Boat Launch (Motorized Boats)			Landward of the ordinary high water mark, 30' above average building elevation.								
.063	Boat Launch (for Nonmotorized Boats)											

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				REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
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.065	Water Taxi	See Chapter 83 KZC.	None	30' See Spec. Reg. 2.	5', but 2 side yards must equal at least 15'.	See Chapter 83 KZC.	80%	Landward of the ordinary high water mark, 30' above average building elevation. See Spec. Reg. 3.	B	B	See KZC 105.25.	<ol style="list-style-type: none"> <li>1. Refer to Chapter 83 KZC for additional regulations.</li> <li>2. The required 30-foot front yard may be reduced one foot for each one foot of this yard that is developed as a public use area if:                             <ol style="list-style-type: none"> <li>a. Within 30 feet of the front property line, each portion of a structure is set back from the front property line by a distance greater than or equal to the height of that portion above the front property line; and</li> <li>b. Substantially, the entire width of this yard (from north to south property lines) is developed as a public use area; and</li> <li>c. The design of the public use area is specifically approved by the City.</li> </ol> </li> <li>3. Structure height may be increased to 35 feet above average building elevation if:                             <ol style="list-style-type: none"> <li>a. The increase does not impair views of the lake from properties east of Lake Washington Boulevard; and</li> <li>b. The increase is offset by a view corridor that is superior to that required by the General Regulations.</li> </ol> </li> </ol>

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			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
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.070	Development containing: Attached or Stacked Dwelling Units; and Restaurant or Tavern; and Marina  See Spec. Reg. 1 for other uses also allowed.	See Spec. Reg. 2.	5 acres with no less than 3,100 sq. ft. per dwelling unit. See also Spec. Regs. 3 and 14.	See Special Regulation 7.					See Spec. Reg. 8.  See KZC 105.25.	<ol style="list-style-type: none"> <li>1. The following uses and components are also allowed:                             <ol style="list-style-type: none"> <li>a. Retail establishment.</li> <li>b. Office use.</li> <li>c. Hotel.</li> <li>d. Boat and motor repair and service if:                                     <ol style="list-style-type: none"> <li>1) This activity is conducted on dry land and either totally within a building or totally sight screened from adjoining property and the right-of-way; and</li> <li>2) All dry land motor testing is conducted within a building.</li> </ol> </li> <li>e. Dry land boat storage. However, stacked storage is not permitted.</li> <li>f. Gas and oil sales or boats if:                                     <ol style="list-style-type: none"> <li>1) Storage tanks are underground and on dry land; and</li> <li>2) The use has facilities to contain and clean up gas and oil spills. May have an overwater shed that is not more than 50 square feet and 10 feet high as measured from the pier deck.</li> </ol> </li> <li>g. Meeting and/or special events rooms.</li> <li>h. Boat launching ramp if it is paved with concrete.</li> <li>i. School or day-care center.</li> <li>j. Mini-school or mini-day-care center, or day-care home.</li> </ol> </li> <li>2. Development must be consistent with an approved Master Plan. The Master Plan must address all properties within PLA-15A and PLA-15B, which are owned by the applicant. The Master Plan will be approved in two stages:                             <ol style="list-style-type: none"> <li>a. The first stage will result in approval of a Preliminary Master Plan using Process IIB, Chapter 152 KZC. The Preliminary Master Plan shall consist of at least the following:                                     <ol style="list-style-type: none"> <li>1) A site plan which diagrammatically shows the general location, shape and use of the major features of development.</li> <li>2) A written description of the planned development which discusses the elements of the site plan and indicates the maximum number of dwelling units and their probable size; the maximum area to be developed with nonresidential uses; the maximum size of moorage facilities and the maximum number of moorage slips; the maximum and minimum number of parking stalls; and the schedule of phasing for the final Master Plan.</li> </ol> </li> </ol> </li> </ol>		

REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

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.070	Development containing: Attached or Stacked Dwelling Units; and Restaurant or Tavern; and Marina (continued)										<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>In approving the Preliminary Master Plan, the City shall determine the appropriate review process for the Final Master Plan. The City may determine that the Final Master Plan be reviewed using Process IIA, Chapter 150 KZC, if the Preliminary Master Plan shows the placement, approximate dimensions and uses of all structures, vehicular and pedestrian facilities, open space and other features of development. Otherwise, the Final Master Plan shall be reviewed using Process IIB, Chapter 152 KZC.</p> <p>b. The second stage will result in approval of a Final Master Plan using Process IIA, Chapter 150 KZC, or Process IIB, Chapter 152 KZC, as established by the Preliminary Master Plan. The Final Master Plan shall set forth a detailed development plan which is consistent with the Preliminary Master Plan. Each phase of the Master Plan shall set forth a schedule for obtaining building permits for and construction of that phase.</p> <p>3. Part of the unit count allowed in Planned Area 15A may be developed in Planned Area 15B. The maximum permitted number of dwelling units on the subject property in Planned Area 15A is computed using the following formula: (The total lot area in square feet divided by 3,100) minus the unit count transferred to Planned Area 15B = the maximum permitted number of dwelling units.</p> <p>4. The maximum amount of allowable floor area for nonresidential use is computed using the following formula: (The maximum number of dwelling units allowed on the subject property - the number of dwelling units proposed) x the average square footage of the dwelling units = amount of square footage available for nonresidential use.</p> <p>5. Development must provide opportunities for public access to, use of and views of the waterfront by including all of the following elements: a. A public pedestrian access trail along the entire waterfront of the subject property within connections to Lake Washington Boulevard at or near either end; b. Waterfront areas developed and open for public use; c. Improvements to and adjacent to Lake Washington Boulevard which are open for public use; and d. Corridors which allow unobstructed views of Lake Washington from Lake Washington Boulevard. In addition, obstruction of views from existing development lying east of Lake Washington Boulevard must be minimized.</p> <p>REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE</p>

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.070	Development containing: Attached or Stacked Dwelling Units; and Restaurant or Tavern; and Marina (continued)									REGULATIONS CONTINUED FROM PREVIOUS PAGE		
										<ol style="list-style-type: none"> <li>6. All nonresidential uses, except office uses, must be located and designed to have substantial waterfront orientation and accessibility from waterfront public use areas.</li> <li>7. The City will determine required yards, lot coverage, structure height and landscaping based on the compatibility of development with adjacent uses and the degree to which public access, use and views are provided. Also see Chapter 83 KZC for required shoreline setback.</li> <li>8. All signs must be approved as part of a Comprehensive Design Plan in accordance with KZC 100.80.</li> <li>9. Must comply with General Regulations and Special Regulations 6 – 16 for the use listing in this zone entitled “General Moorage Facility.”</li> <li>10. Must provide pumping facilities to remove effluent from boat holding tanks.</li> <li>11. Must provide a waste oil tank.</li> <li>12. Vehicular circulation on the subject property must be designed to mitigate traffic impacts on Lake Washington Boulevard and Lakeview Drive. Access points must be limited, with primary access located at the intersection of Lake Washington Boulevard and Lakeview Drive. The City may require traffic control devices and right-of-way realignment or limit development if necessary to further reduce traffic impacts.</li> <li>13. The regulations for this use may not be modified with a Planned Unit Development.</li> <li>14. Subsequent subdivision of an approved Master Plan into smaller lots is permitted; provided, that the required minimum acreage is met for the Master Plan.</li> <li>15. Restaurant uses with drive-in or drive-through facilities are not permitted in this zone.</li> </ol>		

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				Front	Side Property Line	Shoreline Setback						
.080	Public Utility	Process IIA, Chapter 150 KZC.	None	30'	5', but 2	See Chapter 83 KZC.	80%	30' above average building elevation. See Spec. Reg. 4.	A	B	See KZC 105.25.	<ol style="list-style-type: none"> <li>1. No structures, other than moorage structures or public access piers, may be waterward of the ordinary high water mark. For the regulations regarding moorages, see the specific listings in this zone and Chapter 83 KZC.</li> <li>2. Chapter 83 KZC contains regulations regarding shoreline setbacks, view corridors, and public pedestrian walkways.</li> <li>3. The required 30-foot front yard may be reduced one foot for each one foot of this yard that is developed as a public use area if:                             <ol style="list-style-type: none"> <li>a. Within 30 feet of the front property line, each portion of a structure is set back from the front property line by a distance greater than or equal to the height of that portion above the front property line; and</li> <li>b. Substantially, the entire width of this yard, from north to south property lines, is developed as a public use area; and</li> <li>c. The design of the public use area is specifically approved by the City.</li> </ol> </li> <li>4. Structure height may be increased to 35 feet above average building elevation if:                             <ol style="list-style-type: none"> <li>a. The increase does not impair views of the lake from properties east of Lake Washington Boulevard; and</li> <li>b. The increase is offset by a view corridor that is superior to that required by the General Regulations.</li> </ol> </li> <li>5. 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>
.090	Government Facility Community Facility			30' See Spec. Reg. 3.	yards must equal at least 15'.							
.100	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										