

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

Section 60.187	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 Dwelling Unit	None	7,200 sq. ft.	20'	5' each side. See Spec. Reg. 2.	10'	60%	30' above average building elevation.	E	A	2.0 per dwelling unit.	<ol style="list-style-type: none"> For this use, only one dwelling unit may be on each lot regardless of lot size. On corner lots, only one front yard must be a minimum of 20 feet. All other front yards shall be regulated as a side yard (minimum five-foot yard). The applicant may select which front yard shall meet the 20-foot requirement. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Attached or Stacked Dwelling Units	Process IIA, Chapter 150 KZC.	3,600 sq. ft. per unit, with a minimum lot size of 2 acres.	20'	5', but 2 side yards must equal at least 15'. See Spec. Reg. 10.	10' See Spec. Reg. 11.			D	A	1.7 per unit. See Spec. Reg. 9.	<ol style="list-style-type: none"> Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 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"> 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. 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. The required common recreational open space may be reduced to 150 sq. ft. per unit if permanent outdoor furniture, pool, cooking facilities, play-ground equipment, and/or a recreation building 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. If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation. West of Forbes Lake, site design should provide for the continuation of a bicycle or pedestrian path which generally follows the alignment of Slater Avenue NE and extending south to NE 90th Street. Adjacent to Forbes Lake, new development should provide for public access to the lake in appropriate locations. Public access should be limited to passive uses, such as walking trails or viewpoints. No vehicular connection through this subarea to NE 90th Street is permitted.

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.020	Attached or Stacked Dwelling Units (continued)										REGULATIONS CONTINUED FROM PREVIOUS PAGE	
.030	Church	See Spec. Reg. 1.	7,200 sq. ft.	20'	20' on each side	20'	70%	30' above average building elevation.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 3.	
											7. Viewpoints and interpretive information around streams and wetlands should be provided where possible. These features shall be permitted only where protection of natural features can be reasonably assured. 8. Lands upland of the ordinary high waterline only may be included in the calculation of lot area. 9. The parking area shall also include a designated location and facilities to serve on-site residents as they wash or otherwise service their personal vehicles. These facilities shall be so located, improved, and furnished to prevent surface water contaminants, such as detergents, oils and debris, from entering the lake or wetlands. 10. 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. 11. 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.	
											1. The required review process is as follows: a. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process IIA, Chapter 150 KZC. b. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is five or more acres, a Master Plan, approved through Process IIB, Chapter 152 KZC, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering and landscaping. 2. The property must be served by a collector or arterial street. 3. No parking is required for day-care or school ancillary to the use. 4. No vehicular connection through this subarea to NE 90th Street is permitted.	

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.040	School or Day-Care Center	See Spec. Reg. 1.	7,200 sq. ft.	If this use can accommodate 50 or more students or children, then: 50' 50' on each side 50' If this use can accommodate 13 to 49 students or children, then: 20' 20' on each side 20'	70%	30' above average building elevation. See Spec. Reg. 11.	D	B	See KZC 105.25.	1. The required review process is as follows: a. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process IIA, Chapter 150 KZC. b. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is five or more acres, a Master Plan, approved through Process IIB, Chapter 152 KZC, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering and landscaping. 2. May locate on the subject property only if: a. It will serve the immediate neighborhood in which it is located; b. It will not be detrimental to the character of the neighborhood in which it is located. 3. 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. 4. Hours of operation and maximum number of attendees at one time may be limited to reduce impacts on nearby residential uses. 5. Structured play areas must be setback from all property lines as follows: 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. 6. 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 any nearby residential uses. 7. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 8. May include accessory living facilities for staff persons. 9. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 10. No vehicular connection through this subarea to NE 90th Street is permitted. 11. For school use, structure height may be increased, up to 35 feet, if: a. The school can accommodate 200 or more students; and 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		

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.040	School or Day-Care Center (continued)										REGULATIONS CONTINUED FROM PREVIOUS PAGE c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements.	
.050	Mini-School or Mini-Day-Care	Process I, Chapter 145 KZC.	7,200 sq. ft.	20'	5', but 2 side yards must equal at least 15'.	10'	60%	30' above average building elevation.	E	B	See KZC 105.25. 1. May locate on the subject property only if: a. It will serve the immediate neighborhood in which it is located; or b. It will not be detrimental to the character of the neighborhood in which it is located. 2. A six-foot-high fence is required along the property line adjacent to the outside play areas. 3. Hours of operation and maximum number of attendees may be limited by the City to reduce impacts on nearby residential uses. 4. Structured play areas must be setback from all property lines by five feet. 5. 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. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 7. May include accessory living facilities for staff persons. 8. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 9. No vehicular connection through this subarea to NE 90th Street is permitted.	
.060	Assisted Living Facility	Process IIA, Chapter 150 KZC.	2 acres						D	A	1.7 per independent unit. 1 per assisted living unit. See Spec. Reg. 12. 1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses. 3. 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. Through Process IIB, Chapter 152 KZC, up to 1 1/2 times the number of Stacked Dwelling Units allowed on the subject property may be approved if the following criteria are met: REGULATIONS CONTINUED ON NEXT PAGE	

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.060	Assisted Living Facility (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE
												<ol style="list-style-type: none"> 3. 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. 4. The assisted living facility shall provide usable recreational 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 recreational space per unit located outside. 5. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 6. If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation. 7. West of Forbes Lake, site design should provide for the continuation of a bicycle or pedestrian path which generally follows the alignment of Slater Avenue NE and extending south to NE 90th Street. 8. Adjacent to Forbes Lake, new development should provide for public access to the lake in appropriate locations. Public access should be limited to passive uses, such as walking trails or viewpoints. 9. No vehicular connection through this subarea to NE 90th Street is permitted. 10. Viewpoints and interpretive information around streams and wetlands should be provided where possible. These features shall be permitted only where protection of natural features can be reasonably assured. 11. Lands upland of the ordinary high waterline only may be included in the calculation of lot area. 12. The parking area shall also include a designated location and facilities to serve on-site residents as they wash or otherwise service their personal vehicles. These facilities shall be so located, improved, and furnished to prevent surface water contaminants, such as detergents, oils and debris, from entering the lake or wetlands.

Section 60.187

Zone
PLA17

USE ZONE CHART

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.080	Golf Course See Special Regulations 2 and 3.	Process IIA, Chapter 150 KZC.	1 acre	50'	50' on each side	50'	60%	30' above average building elevation.	E	B	See KZC 105.25.	<ol style="list-style-type: none"> 1. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. May not include miniature golf. 3. The following accessory uses are specifically permitted as part of this use: <ol style="list-style-type: none"> a. Equipment storage facilities. b. Retail sales and rental of golf equipment and accessories. c. A restaurant. 4. No vehicular connection through this subarea to NE 90th Street is permitted. 5. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.
.090	Convalescent Center or Nursing Home		7,200 sq. ft.	20'	10' on each side	10'	70%		C		1 for each bed.	
.100	Public Utility	See Spec. Reg. 1.	None		20' on each side	20'			A		See KZC 105.25.	<ol style="list-style-type: none"> 1. The required review process is as follows: <ol style="list-style-type: none"> a. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process IIA, Chapter 150 KZC. b. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is five or more acres, a Master Plan, approved through Process IIB, Chapter 152 KZC, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering and landscaping. 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. 3. No vehicular connection through this subarea to NE 90th Street is permitted.
.110	Government Facility or Community Facility				10' on each side	10'				C See Spec. Reg. 2.		
.120	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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