

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

Section 60.192	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	5,000 sq. ft.	20'	5' on each side. See Spec. Reg. 2.	10'	70%	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 the size of the lot. 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	D.R., Chapter 142 KZC.	5,000 sq. ft. per unit	20'	5', but 2 side yards must equal at least 15'. See Spec. Reg. 5.	10' See Spec. Reg. 6.	70%	30' above average building elevation.	D	A	1.7 per unit. See Spec. Reg. 4.	<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. Chapter 115 KZC contains regulations regarding common recreational space requirements for this use. The common recreational open space requirements may be waived if the City determines that preservation of environmentally sensitive areas provides a superior open space function. If the subject property contains eight or more units, then 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. Adjacent to NE 90th Street and existing institutional parking lots, the property must include dense landscaping and a fence or screen wall which provide screening for this use. 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. 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.

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.030	Office Use	D.R., Chapter 142 KZC.	7,200 sq. ft. per unit	20'	5' but 2 side yards must equal at least 15'.	10'	80%	30' above average building elevation.	C	D	If medical, dental, or veterinary office, then one per each 200 sq. ft. gross floor area. Otherwise, one per each 300 sq. ft. of gross floor area.	1. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.			
.040	Church		7,200 sq. ft.		20' on each side.							20'	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to the use.
.050	Convalescent Center or Nursing Home				10' on each side.							10'		1 for each bed.	

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.060	School, Day-Care Center, Mini-School or Mini-Day-Care	D.R., Chapter 142 KZC.	7,200 sq. ft.	20'	5' but 2 side yards must equal at least 15'.	10'	80%	30' above average building elevation. See Spec. Reg. 7.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> 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. Structured play areas must be set back from all property lines as follows: <ol style="list-style-type: none"> Twenty feet if this use can accommodate 50 or more students or children. Ten feet if this use can accommodate 13 to 49 students or children. Five feet for mini-school or mini-day-care centers. 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. May include accessory living facilities for staff persons. Hours of operation of the use may be limited and parking and passenger loading areas shall be located to reduce impacts on nearby residential uses. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). For school use, structure height may be increased, up to 35 feet, if: <ol style="list-style-type: none"> The school can accommodate 200 or more students; and 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; The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and The increased height will not result in a structure that is incompatible with surrounding uses or improvements.
.070	Public Utility		None		20' on each side	20'		30' above average building elevation.	A		See KZC 105.25.	<ol style="list-style-type: none"> Outdoor uses are not permitted. 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 or 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.										