

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 60.67	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' See Spec. Regs. 3 and 5.	5', but 2 side yards must equal at least 15'.	10'	50%	25' above average building elevation.	E	A	2.0 per unit.	<ol style="list-style-type: none"> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Floor Area Ratio (F.A.R.) allowed for the subject property is 60 percent of lot size. See KZC 115.42, Floor Area Ratio (F.A.R.) Calculation for Detached Dwelling Units in Low Density Residential Zones, for additional information.</li> <li>On corner lots with two required front yards, one may be reduced to the average of the front yards for the two adjoining properties fronting the same street as the front yard to be reduced. The applicant may select which front yard will be reduced (see Plate 24).</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>Garages shall comply with the requirements of KZC 115.43, including required front yard. These requirements are not effective within the disapproval jurisdiction of the Houghton Community Council.</li> </ol>
.020	Church	See General Regulations.	8,500 sq ft.	20'	20' on each side	20'	70%		C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 2.	<ol style="list-style-type: none"> <li>The property must be served by a collector or arterial street.</li> <li>No parking is required for day-care or school ancillary to this use.</li> </ol>

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.030	School or Day-Care Center	See General Regulations.	8,500 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%	25' above average building elevation. See Spec. Reg. 10.	D	B See Spec. Reg. 7.	See KZC 105.25.	<ol style="list-style-type: none"> <li>1. May locate on the subject property only if:                             <ol style="list-style-type: none"> <li>a. It will serve the immediate neighborhood in which it is located; or</li> <li>b. It will not be detrimental to the character of the neighborhood in which it is located.</li> <li>c. The property is served by a collector or arterial street.</li> </ol> </li> <li>2. A six-foot-high fence is required only along the property lines adjacent to the outside play areas.</li> <li>3. Hours of operation and maximum number of attendees at one time may be limited to reduce impacts on nearby residential uses.</li> <li>4. Structured play areas must be setback from all property lines as follows:                             <ol style="list-style-type: none"> <li>a. 20 feet if this use can accommodate 50 or more students or children.</li> <li>b. 10 feet if this use can accommodate 13 to 49 students or children.</li> </ol> </li> <li>5. 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>6. May include accessory living facilities for staff persons.</li> <li>7. Electrical signs are not permitted.</li> <li>8. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.</li> <li>9. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).</li> <li>10. For school use, structure height may be increased, up to 35 feet, if:                             <ol style="list-style-type: none"> <li>a. The school can accommodate 200 or more students; and</li> <li>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</li> <li>c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.</li> <li>d. 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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				Front	Side	Rear						
.040	Mini-School or Mini-Day-Care	Process I, Chapter 145 KZC.	5,000 sq. ft.	20'	5', but 2 side yards must equal at least 15'.	10'	50%	25' above average building elevation.	E	B See Spec. Reg. 7.	See KZC 105.25.	<ol style="list-style-type: none"> <li>1. May locate on the subject property if:                             <ol style="list-style-type: none"> <li>a. It will serve the immediate neighborhood in which it is located; or</li> <li>b. It will not be detrimental to the character of the neighborhood in which it is located.</li> </ol> </li> <li>2. A six-foot-high fence is required only along the property lines adjacent to the outside play areas.</li> <li>3. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.</li> <li>4. Structured play areas must be setback from all property lines by five feet.</li> <li>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.</li> <li>6. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.</li> <li>7. Electrical signs are not permitted. Size of signs may be limited to be compatible with 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>
.050	(Reserved)											
.060	Public Utility	See General Regulations.	None	20'	20' on each side	20'	70%	25' above average building elevation.	A	B	See KZC 105.25.	<ol style="list-style-type: none"> <li>1. 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>
.070	Government Facility or Community Facility				10' on each side	10'			C See Spec. Reg. 1.			

Section 60.67

Zone  
PLA6C

USE ZONE CHART

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.080	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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