

- e. Development must ensure that the City has the ability to access and provide necessary emergency services.

(Ord. 4476 § 2, 2015)

## 15.20 Permitted Uses

### Permitted Uses Table – Low Density Residential Zones (RS, RSX, RSA, WD II, PLA 3C, PLA 6E, PLA 16)

(See also KZC [15.30](#), Density/Dimensions Table, and KZC [15.40](#), Development Standards Table)

Use		<b>Required Review Process:</b> I = Process I, Chapter <a href="#">145</a> KZC IIA = Process IIA, Chapter <a href="#">150</a> KZC IIB = Process IIB, Chapter <a href="#">152</a> KZC None = No Required Review Process NP = Use Not Permitted # = Applicable Special Regulations (listed after the table)						
		RS	RSX	RSA	WD II	PLA 3C	PLA 6E	PLA 16
15.20.010	Attached Dwelling Units	NP	NP	NP	NP	I <a href="#">1</a>	NP	NP
15.20.020	Church	<a href="#">2</a> , <a href="#">4c</a>	<a href="#">2</a> , <a href="#">4c</a>	<a href="#">2</a> , <a href="#">4c</a> , <a href="#">13</a>	NP	IIA <a href="#">4c</a>	<a href="#">2</a> , <a href="#">4c</a>	IIA
15.20.030	Commercial Equestrian Facility	NP	NP	NP	NP	NP	NP	IIB <a href="#">5</a>
15.20.040	Commercial Recreation Area and Use	NP	NP	NP	NP	NP	NP	IIB <a href="#">6</a>
15.20.050	Community Facility	<a href="#">2</a> , <a href="#">4b</a>	<a href="#">2</a> , <a href="#">4b</a>	<a href="#">2</a> , <a href="#">4b</a>	IIA <a href="#">4b</a>	IIA <a href="#">4b</a>	<a href="#">2</a>	IIA
15.20.060	Detached Dwelling Unit	None	None	None <a href="#">8</a> , <a href="#">9</a>	None <a href="#">8</a> , <a href="#">11</a>	None	None <a href="#">8</a>	None <a href="#">7</a> , <a href="#">8</a>
15.20.070	Golf Course	IIA <a href="#">4b</a> , <a href="#">12</a>	IIA <a href="#">4b</a> , <a href="#">12</a>	IIA <a href="#">4b</a> , <a href="#">12</a> , <a href="#">13</a>	NP	NP	NP	NP
15.20.080	Government Facility	<a href="#">2</a> , <a href="#">4b</a>	<a href="#">2</a> , <a href="#">4b</a>	<a href="#">2</a> , <a href="#">4b</a>	IIA <a href="#">4b</a>	IIA <a href="#">4b</a>	<a href="#">2</a>	IIA

Use		<b>Required Review Process:</b> I = Process I, Chapter <a href="#">145</a> KZC IIA = Process IIA, Chapter <a href="#">150</a> KZC IIB = Process IIB, Chapter <a href="#">152</a> KZC None = No Required Review Process NP = Use Not Permitted # = Applicable Special Regulations (listed after the table)						
		RS	RSX	RSA	WD II	PLA 3C	PLA 6E	PLA 16
15.20.090	Mini-School or Mini-Day-Care Center	I <a href="#">4a, 4b, 14, 15, 16, 18</a>	I <a href="#">4a, 4b, 14, 15, 16, 18</a>	I <a href="#">4a, 4b, 13, 14, 15, 16, 18</a>	NP	I <a href="#">4a, 4b, 14, 15, 16, 18</a>	None <a href="#">15, 16, 17, 18, 19</a>	None <a href="#">15, 16, 17, 18, 19</a>
15.20.100	Piers, Docks, Boat Lifts and Canopies Serving Detached Dwelling Unit	NP	NP	I <a href="#">10</a>	<a href="#">10</a>	NP	NP	NP
15.20.110	Public Park	Development standards will be determined on a case-by-case basis. See KZC <a href="#">45.50</a> .						
15.20.120	Public Utility	<a href="#">2, 4b</a>	<a href="#">2, 4b</a>	<a href="#">2, 4b</a>	IIA <a href="#">4b</a>	IIA <a href="#">4b</a>	<a href="#">2</a>	IIA
15.20.130	School or Day-Care Center	<a href="#">2, 4, 14, 16, 18, 20</a>	<a href="#">2, 4, 14, 16, 18, 20</a>	<a href="#">2, 4, 13, 14, 16, 18, 20</a>	NP	IIA <a href="#">4, 14, 16, 18, 20</a>	<a href="#">2, 4, 14, 16, 18, 20</a>	IIA <a href="#">16, 17, 18, 19, 20</a>

### Permitted Uses (PU) Special Regulations:

PU-1. a. No more than two units may be attached to each other.

- b. Attached dwelling units must be designed to look like a detached single-family house using such techniques as limiting the points of entry on each facade, providing pitched roofs and covered porches.

PU-2. 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.

PU-3. Reserved.

PU-4. May locate on the subject property only if:

- a. It will not be materially detrimental to the character of the neighborhood in which it is located.
- b. Site and building design minimizes adverse impacts on surrounding residential neighborhoods.
- c. The property is served by a collector or arterial street (does not apply to existing school sites).

- PU-5. a. This use may include arenas, stables, roaming and grazing areas, club house and ancillary equestrian facilities.
- b. This use must comply with KZC 80.30 through 80.45.
- c. An improved public equestrian access trail through the subject property and appropriate public signing must be provided. The trail must be located and designed to allow for an eventual connection between NE 60th Street and Bridle Trails State and King County Parks.
- PU-6. a. This use may include activities such as: indoor and outdoor tennis courts, club house, swimming pool, other sport court games and ancillary commercial recreation activities.
- b. Hours of operation may be limited by the City to reduce impacts on residential uses.
- c. Vehicular and pedestrian circulation to and from the property shall be coordinated with the other properties in the vicinity to the maximum extent possible.
- PU-7. If lot size is less than 35,000 square feet, then Process IIB, Chapter 152 KZC.
- PU-8. For this use, only one dwelling unit may be on each lot regardless of the size of the lot, unless the lot is being developed pursuant to the cottage, carriage, or two/three-unit homes regulations in Chapter 113 KZC.
- PU-9. Residential uses abutting Lake Washington may have an associated private shoreline park that is commonly or individually owned and used by residents and guests.
- PU-10. See Chapter 141 KZC for additional procedural requirements in addition to those in Chapter 145 KZC.
- PU-11. At the northern terminus of the 5th Avenue West vehicular access easement, the average parcel depth shall be measured from the ordinary high water mark to the public pedestrian access easement providing access to Waverly Beach Park.
- PU-12. a. May not include miniature golf.
- b. The following accessory uses are specifically permitted as part of this use:
- 1) Equipment storage facilities.
  - 2) Retail sales and rental of golf equipment and accessories.
  - 3) A restaurant.

- PU-13. This use is not permitted on properties within the jurisdiction of the Shoreline Management Act.
- PU-14. Hours of operation and maximum number of attendees may be limited by the City to reduce impacts on nearby residential uses.
- PU-15. Structured play areas must be set back from all property lines by five feet.
- PU-16. May include accessory living facilities for staff persons.
- PU-17. May locate on the subject property if:
- It will serve the immediate neighborhood in which it is located; or
  - It will not be materially detrimental to the character of the neighborhood in which it is located.
- PU-18. A six-foot-high fence is required along the property lines adjacent to the outside play areas.
- PU-19. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.
- PU-20. Structured play areas must be set back from all property lines as follows:
- 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.

(Ord. 4811 § 1, 2022; Ord. 4749 § 1, 2021; Ord. 4506 § 2, 2015; Ord. 4476 § 2, 2015)

### 15.30 Density/Dimensions

**Density/Dimensions Table – Low Density Residential Zones (RS, RSX, RSA, WD II, PLA 3C, PLA 6E, PLA 16)**

(Refer to KZC [15.20](#), Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC [15.40](#), Development Standards Table)

Use		Minimum Lot Size	REQUIRED YARDS <sup>1</sup> (See Ch. 115 KZC)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
			Front	Side	Rear		
15.30.010	Attached Dwelling Units	<u>2, 3</u>	20' <sup>4</sup>	10' <sup>5</sup>	10' <sup>5</sup>	50%	25' above ABE.

Use		Minimum Lot Size	REQUIRED YARDS <sup>1</sup> (See Ch. 115 KZC)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
			Front	Side	Rear		
15.30.020	Church	<b>RS, RSX, RSA:</b> <a href="#">7</a> <b>PLA 3C:</b> 12,500 sq. ft. <b>PLA 6E:</b> 7,200 sq. ft. <b>PLA 16:</b> 35,000 sq. ft.	20'	20'	20'	70% <b>RSA:</b> 70% <a href="#">6</a> <b>PLA 3C:</b> 50%	<b>RS, PLA 3C, PLA 6E:</b> 25' above ABE. <b>RSX, RSA, PLA 16:</b> 30' above ABE.
15.30.030	Commercial Equestrian Facility	3 acres	20'	20'	20'	80%	<a href="#">8a</a>
15.30.040	Commercial Recreation Area and Use	1 acre	20'	20'	20'	80%	38' above ABE. <a href="#">8a</a> , <a href="#">b</a>
15.30.050	Community Facility	None	20'	10'	10'	70% <b>RSA:</b> 70% <a href="#">6</a> <b>PLA 3C:</b> 50%	<b>RS, WD II, PLA 3C, PLA 6E:</b> 25' above ABE. <b>RSA, RSX, PLA 16:</b> 30' above ABE.
			<b>WD II:</b> <a href="#">10</a>				
15.30.060	Detached Dwelling Unit	<b>RS, RSX:</b> <a href="#">11</a> , <a href="#">12</a> , <a href="#">13</a> <b>RSA:</b> <a href="#">11</a> , <a href="#">17</a> , <a href="#">18</a> , <a href="#">19</a> <b>WD II:</b> 12,500 sq. ft. <b>PLA 3C:</b> 12,500 sq. ft. <a href="#">2</a> , <a href="#">27</a> <b>PLA 6E:</b> 5,000 sq. ft. <a href="#">28</a> <b>PLA 16:</b> 35,000 sq. ft. <a href="#">13</a> , <a href="#">29</a> , <a href="#">30</a>	<b>RS:</b> 20' <a href="#">14</a> , <a href="#">16</a> <b>RSX:</b> 20' <a href="#">15</a> , <a href="#">16</a> <b>RSA:</b> 20' <a href="#">15</a> , <a href="#">16</a> , <a href="#">20</a> <b>WD II:</b> <a href="#">14</a> , <a href="#">22</a> , <a href="#">32</a> <b>PLA 3C, PLA 6E, PLA 16:</b> 20' <a href="#">4</a>	5' <a href="#">15</a> <a href="#">9</a> <b>RSX:</b> 5' <a href="#">15</a> <b>RSA:</b> 5' <b>WD II:</b> <a href="#">23</a> , <a href="#">24</a>	10' <b>RS, RSX:</b> 10' <a href="#">16</a>	50% <b>RSA:</b> 50% <a href="#">6</a>	<b>RS, PLA 3C, PLA 6E:</b> 25' above ABE. <b>RSX, PLA 16:</b> 30' above ABE. <b>RSA:</b> 30' above ABE. <a href="#">21</a> <b>WD II:</b> 25' above ABE. <a href="#">25</a> , <a href="#">26</a>
15.30.070	Golf Course	1 acre	50'	50'	50'	50% <b>RSA:</b> 50% <a href="#">6</a>	<b>RS:</b> 25' above ABE. <b>RSA, RSX:</b> 30' above ABE.
15.30.080	Government Facility	None	20'	10'	10'	70% <b>RSA:</b> 70% <a href="#">6</a> <b>PLA 3C:</b> 50%	<b>RS, WD II, PLA 3C, PLA 6E:</b> 25' above ABE. <b>RSA, RSX, PLA 16:</b> 30' above ABE.
			<b>WD II:</b> <a href="#">10</a>				
15.30.090	Mini-School or Mini-Day-Care Center	<b>RS, RSX, RSA:</b> <a href="#">7</a> <b>PLA 3C:</b> 12,500 sq. ft. <b>PLA 6E:</b> 3,600 sq. ft. <b>PLA 16:</b> 35,000 sq. ft.	20'	5' <a href="#">15</a> <a href="#">9</a>	10' <b>PLA 3C:</b> 20'	50% <b>RSA:</b> 50% <a href="#">6</a> <b>PLA 6E:</b> 60%	<b>RS, PLA 3C, PLA 6E:</b> 25' above ABE. <b>RSX, RSA, PLA 16:</b> 30' above ABE.

Use		Minimum Lot Size	REQUIRED YARDS <sup>1</sup> (See Ch. 115 KZC)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
			Front	Side	Rear		
15.30.100	Piers, Docks, Boat Lifts and Canopies Serving Detached Dwelling Unit	None	See Chapter <a href="#">83</a> KZC.			–	See Chapter <a href="#">83</a> KZC.
15.30.110	Public Park	Development standards will be determined on a case-by-case basis.					
15.30.120	Public Utility	None	20'	20'	20'	70%  RSA: 70% <sup>6</sup> PLA 3C: 50%	RS, WD II, PLA 3C, PLA 6E: 25' above ABE. RSA, RSX, PLA 16: 30' above ABE.
			WD II: <a href="#">10</a>				
15.30.130	School or Day-Care Center	RS, RSX, RSA: <a href="#">7</a> PLA 3C: 12,500 sq. ft. PLA 6E: 7,200 sq. ft. PLA 16: 35,000 sq. ft.	If this use can accommodate 50 or more students or children, then:			70%  RSA: 70% <sup>6</sup> PLA 3C: 50%	RS: 25' above ABE. <a href="#">31</a> RSX, RSA, PLA 16: 30' above ABE. <a href="#">31</a> PLA 3C: 25' above ABE. <a href="#">6</a> PLA 6E: 25' above ABE. <a href="#">31</a>
			50'	50'	50'		
			If this use can accommodate 13 to 49 students or children, then:				
			20'	20'	20'		

**Density/Dimensions (DD) Special Regulations:**

DD-1. In the WD II zone, for shoreline setbacks see Chapter [83](#) KZC.

DD-2. a. Maximum dwelling units per acre is six dwelling units. Not more than one dwelling unit may be on each lot regardless of the size of the lot.

b. Within a subdivision or short plat the minimum lot size is 5,000 square feet.

c. Road dedication and vehicular access easements or tracts may not be included in the density calculation or in the minimum lot size per dwelling unit.

DD-3. For lots containing less than 7,200 square feet, the floor area ratio (F.A.R.) requirements of KZC [115.42](#) shall apply. The maximum floor area ratio is 50 percent of the lot size; provided, that F.A.R. may be increased to 60 percent if, with the exception of accessory features, all roof forms consist of ridgelines peaked near the center of the structure, with a minimum pitch of four feet vertical to 12 feet horizontal.

See KZC [115.42](#), Floor Area Ratio (F.A.R.) Calculation for Detached Dwelling Units in Low Density Residential Zones, for additional information.

DD-4. 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](#)).

- DD-5. The side or rear yard may be reduced to zero feet if the side or rear of the dwelling unit is attached to a dwelling unit on an adjoining lot within the short plat or subdivision.
- DD-6. Except 30 percent for RSA 1 zone. See RSA General Regulation 1 (KZC [15.10.030\(1\)](#)) and KZC [15.05.020\(3\)](#).
- DD-7. As established on the Zoning Map. Minimum lot size is as follows:
- a. In RS 35 and RSX 35 zones, the minimum lot size is 35,000 square feet.
  - b. In RS 12.5 and RSX 12.5 zones, the minimum lot size is 12,500 square feet.
  - c. In RS 8.5 and RSX 8.5 zones, the minimum lot size is 8,500 square feet.
  - d. In RS 7.2 and RSX 7.2 zones, the minimum lot size is 7,200 square feet.
  - e. In RS 6.3 zones, the minimum lot size is 6,300 square feet.
  - f. In RS 5.0 and RSX 5.0 zones, the minimum lot size is 5,000 square feet.
  - g. In RSA 1 zones, newly platted lots shall be clustered and configured in a manner to provide generally equal sized lots outside of the required open space area.
  - h. In RSA 4 zones, the minimum lot size is 7,600 square feet.
  - i. In RSA 6 zones, the minimum lot size is 5,100 square feet.
  - j. In RSA 8 zones, the minimum lot size is 3,800 square feet.
- DD-8. a. Structures exceeding 25 feet above average building elevation must have the ground floor placed below existing grade to the extent possible and screened by a vegetative earthen berm.
- b. Structures can be placed at existing grade if the structures are located on lower ground than adjacent properties and if the adjacent properties are developed and do not contain residential use.
- DD-9. Five feet, but two side yards must equal at least 15 feet.
- DD-10. The dimension of any required yard, other than as specifically listed, will be determined on a case-by-case basis. The City will use the setback for this use in RS zones as a guide.
- DD-11. As established on the Zoning Map. Minimum lot size per dwelling unit is as follows:
- a. In RS 35 and RSX 35 zones, the minimum lot size is 35,000 square feet.
  - b. In RS 12.5 zones, the minimum lot size is 12,500 square feet.

- c. In RS 8.5 and RSX 8.5 zones, the minimum lot size is 8,500 square feet.
- d. In RS 7.2 and RSX 7.2 zones, the minimum lot size is 7,200 square feet.
- e. In RS 6.3 zones, the minimum lot size is 6,300 square feet.
- f. In RS 5.0 and RSX 5.0 zones, the minimum lot size is 5,000 square feet.
- g. In RS 35, RSX 35, RS 12.5, RS 8.5, RSX 8.5, RS 7.2, RSX 7.2, RS 6.3, RS 5.0 and RSX 5.0 zones, not more than one dwelling unit may be on each lot, regardless of the size of each lot.
- h. In RSA 1 zones, newly platted lots shall be clustered and configured in a manner to provide generally equal sized lots outside of the required open space area.
- i. In RSA 4 zones, the minimum lot size is 7,600 square feet.
- j. In RSA 6 zones, the minimum lot size is 5,100 square feet.
- k. In RSA 8 zones, the minimum lot size is 3,800 square feet.

DD-12. Floor Area Ratio (F.A.R.) allowed for the subject property is as follows:

- a. In RS 35 and RSX 35 zones, F.A.R. is 20 percent of lot size.
- b. In RS 12.5 and RSX 12.5 zones, F.A.R. is 35 percent of lot size.
- c. In RS 8.5 and RSX 8.5 zones, F.A.R. is 50 percent of lot size.
- d. In RS 7.2 and RSX 7.2 zones, F.A.R. is 50 percent of lot size.
- e. In RS 6.3 zones, F.A.R. is 50 percent of lot size.
- f. In RS 5.0 and RSX 5.0 zones, F.A.R. is 50 percent of lot size; provided, that F.A.R. may be increased up to 60 percent of lot size for the first 5,000 square feet of lot area if the following criteria are met:
  - 1) With the exception of accessory features, all roof forms consist of ridgelines peaked near the center of the structure, with a minimum pitch of four feet vertical to 12 feet horizontal; and
  - 2) A setback of at least 7.5 feet is provided along each side yard.

See KZC [115.42](#), Floor Area Ratio (F.A.R.) Calculation for Detached Dwelling Units in Low Density Residential Zones, for additional information.

A reduced F.A.R. may be required pursuant to subdivision design requirements in Chapter [22.28](#) KMC.



- DD-13. Residential lots in the RS 35, RSX 35 and PLA 16 zones within the Bridle Trails neighborhood north and northeast of Bridle Trails State Park must contain a minimum area of 10,000 permeable square feet, and shall comply with regulations for horses in KZC [115.20\(5\)](#).
- DD-14. 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](#)).
- DD-15. 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.
- DD-16. On lots with two front yards that are essentially parallel to one another, only one front yard must be a minimum of 20 feet. The other will be regulated as a rear yard (minimum 10 feet). The front yard shall be the yard adjacent to the front facade of the dwelling unit.
- DD-17. Maximum units per acre is as follows:
- In RSA 1 zones, the maximum units per acre is one dwelling unit.
  - In RSA 4 zones, the maximum units per acre is four dwelling units.
  - In RSA 6 zones, the maximum units per acre is six dwelling units.
  - In RSA 8 zones, the maximum units per acre is eight dwelling units.

Where the maximum number of units results in a fraction, the number shall be rounded up if the fraction is 0.50 or greater. In RSA 1, 4, 6 and 8 zones, not more than one dwelling unit may be on each lot, regardless of the size of the lot.

- DD-18. Road dedication and vehicular access easements or tracts may be included in the density calculation, but not in the minimum lot size per dwelling unit.
- DD-19. Floor Area Ratio (F.A.R.) allowed for the subject property is as follows:
- In RSA 1 zones, F.A.R. is 20 percent of lot size.
  - In RSA 4 zones, F.A.R. is 50 percent of lot size.
  - In RSA 6 zones, F.A.R. is 50 percent of lot size.
  - In RSA 8 zones, F.A.R. is 50 percent of lot size; provided, that F.A.R. may be increased up to 60 percent of lot size for the first 5,000 square feet of lot area if, with the exception of accessory features, all roof forms consist of ridgelines peaked near the center of the structure, with a minimum pitch of four feet vertical to 12 feet horizontal.

F.A.R. is not applicable for properties located within the jurisdiction of the Shoreline Management Act regulated under Chapter [83](#) KZC.

See KZC [115.42](#), Floor Area Ratio (F.A.R.) Calculation for Detached Dwelling Units in Low Density Residential Zones, for additional information.

- DD-20. For properties within the jurisdiction of the Shoreline Management Act that have a shoreline setback requirement as established in Chapter 83 KZC and the setback requirement is met, the minimum required front yard is either: 10 feet or the average of the existing front yards on the properties abutting each side of the subject property. For the reduction in front yard, the shoreline setback is considered conforming if a reduction in the required shoreline setback is approved through KZC 83.380.
- DD-21. Maximum height of structure for properties located within the Juanita Beach Camps Plat (Volume 32, Page 25 of King County Records) or the Carr's Park Plat (Unrecorded) shall be 35 feet above average building elevation.
- DD-22. a. For properties located south of the Lake Avenue West Street End Park, the required front yard may be decreased to the average of the existing front yards on the properties abutting the subject property to the north and south.
- b. The front required yard provisions shall not apply to public street ends located west of Waverly Way, but the required yard shall be regulated as a side yard.
- c. The required yard along the east side of the vehicular access easements known as 5th Avenue West or Lake Avenue West is zero feet.
- d. The required yard along the west side of the vehicular access easements known as 5th Avenue West or Lake Avenue West is either five feet or the average of the existing rear yards on the properties abutting the subject property to the north and south. The garage shall be located to comply with the provisions for parking pads contained in KZC 105.47.
- DD-23. Five feet, but two side yards must equal at least 15 feet or five feet each if Special Regulation DD-24 is met.
- DD-24. The gross floor area of any floor above the first story at street or vehicular access easement level shall be reduced by a minimum of 15 percent of the floor area of the first story, subject to the following conditions:
- a. The structure must conform to the standard shoreline setback requirements established in Chapter 83 KZC, or as otherwise approved under the shoreline setback reduction provisions established in KZC 83.380.
- b. The required floor area reductions shall be incorporated along the entire length of the facade of one or both facades facing the side property lines in order to provide separation between neighboring residences.
- c. Uncovered decks with solid railings located along the side property lines on the upper floors and covered decks shall be included in gross floor area calculation.
- d. This provision shall only apply if a residence has more than one story above the street or vehicular access easement level, as measured at the midpoint of the frontage of the subject property on the abutting right-of-way (Plate 36).
- DD-25. For properties with a minimum of 45 feet of frontage along Lake Washington, 30 feet above average building elevation.
- DD-26. For the increase in height from 25 feet to 30 feet above average building elevation, the structure must conform to the standard shoreline setback requirements established in Chapter 83 KZC, or as otherwise approved under the shoreline setback provisions established in KZC 83.380.

- DD-27. Floor Area Ratio (F.A.R.) requirements of KZC 115.42 shall apply. The maximum Floor Area Ratio is 50 percent of the lot size; provided, that on lots containing less than 7,200 square feet, F.A.R. may be increased to 60 percent if:
- With the exception of accessory features, all roof forms consist of ridgelines peaked near the center of the structure, with a minimum pitch of four feet vertical to 12 feet horizontal; and
  - A setback of at least 7.5 feet is provided along each side yard.
- See KZC 115.42, Floor Area Ratio (F.A.R.) calculation for Detached Dwelling Units in Low Density Residential Zones, for additional information.
- DD-28. 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.
- DD-29. Floor Area Ratio (F.A.R.) allowed for the subject property is 20 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.
- DD-30. If a Master Plan is approved for the property, this use may have a lot size of less than 35,000 square feet and must meet the following standards:
- The property must contain at least 16 contiguous acres.
  - Residential lots must contain a minimum area of 14,500 square feet capable of being used as a horse paddock area, which shall comply with KZC 115.20(5) for keeping of horses.
  - The minimum lot size allowed on the property shall be determined and approved as part of the Master Plan. In no case shall the minimum lot size be less than 26,000 square feet.
  - A commercial equestrian facility, including an arena, stables and paddock areas, must be provided on the property. The facility must be available to the public and not exclusively for the residences within the Master Plan. The facility must meet requirements and special regulations as established for the use listing in this zone entitled "Commercial Equestrian Facility."
  - An improved public equestrian access trail and appropriate public signing must be provided. The trail must be located and designed so as to allow for an eventual connection between NE 60th Street and the Bridle Trails State and King County Parks.
  - A coordinated vehicular and pedestrian circulation system for the property as well as other properties in the vicinity shall be provided as part of the Master Site Plan.
- DD-31. For school use, structure height may be increased, up to 35 feet, if:
- 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
- c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and
- d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements.

DD-32. For those properties that conform to the standard shoreline setback requirements established in Chapter 83 KZC, either:

- a. Ten feet; or
- b. The average of the existing front yards on the properties abutting the subject property to the north and south. Otherwise, 20 feet.

(Ord. 4844 § 1, 2023; Ord. 4811 § 1, 2022; Ord. 4703 § 1, 2019; Ord. 4506 § 2, 2015; Ord. 4476 § 2, 2015)

## 15.40 Development Standards

**Development Standards Table – Low Density Residential Zones (RS, RSX, RSA, WD II, PLA 3C, PLA 6E, PLA 16)**

(Refer to KZC 15.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 15.30, Density/Dimensions Table)

Use	Landscape Category (Chapter <u>95</u> KZC)	Sign Category (Chapter <u>100</u> KZC)	Required Parking Spaces (Chapter <u>105</u> KZC)
15.40.010 <u>Attached Dwelling Units</u>	E	A	2.0 per dwelling unit.
15.40.020 <u>Church</u>	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. <sup>1</sup>
15.40.030 <u>Commercial Equestrian Facility</u>	C <sup>2</sup>	B	See KZC <u>105.25</u> .
15.40.040 <u>Commercial Recreation Area and Use</u>	C <sup>2, 3</sup>	B	See KZC <u>105.25</u> .
15.40.050 <u>Community Facility</u>	C <sup>4</sup>	B	See KZC <u>105.25</u> .
15.40.060 <u>Detached Dwelling Unit</u>	E	A	2.0 per dwelling unit.
15.40.070 <u>Golf Course</u>	E <sup>14</sup>	B	See KZC <u>105.25</u> .
15.40.080 <u>Government Facility</u>	C <sup>4</sup>	B RSX, RSA: B <sup>5, 9</sup>	See KZC <u>105.25</u> .
15.40.090 <u>Mini-School or Mini-Day-Care Center</u>	E	B <sup>6</sup> PLA 16: B	See KZC <u>105.25</u> . <sup>7, 8</sup>