





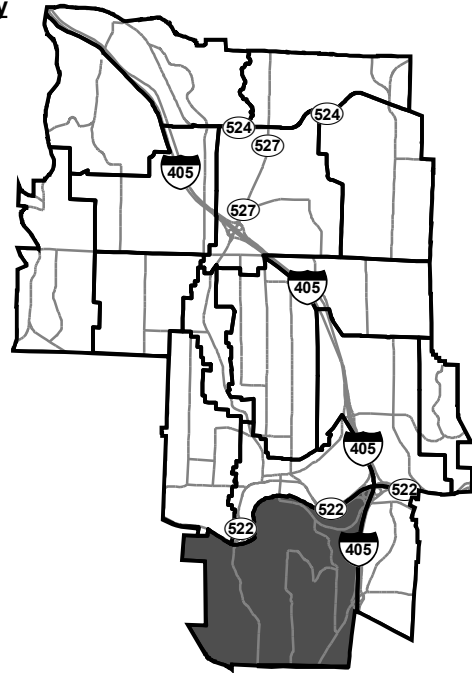


Zoning Classifications

AG	Agriculture
R 40,000	Residential 40,000 sq. ft. minimum lot size
R 9,600	Residential 9,600 sq. ft. minimum lot size
R 8,400	Residential 8,400 sq. ft. minimum lot size
R 7,200	Residential 7,200 sq. ft. minimum lot size
R 5,400d	Residential 5,400 sq. ft. minimum lot size (only detached units permitted)
R 5,400a	Residential 1 dwelling unit per 5,400 sq. ft. of net buildable area (attached or detached units permitted)
R 4,000	Residential 1 dwelling unit per 4,000 sq. ft. of net buildable area
R 2,800	Residential 1 dwelling unit per 2,800 sq. ft. of net buildable area
R-AC	Residential-Activity Center (no specific density: number of units controlled by site and building envelope regulations)
OP	Office-Professional
NB	Neighborhood Business
CB	Community Business
GC	General Commercial
LI	Light Industrial
	Mobile Home Park
	Kenmore Gun Club
	Motor Vehicle Sales Overlay
	Specialized Senior Housing Overlay
	North Creek Protection Area
(LID)	Low Impact Development
	Wildlife Corridor Approximate Location
S M P	Shoreline Master Program

Subarea Key



Downtown Classifications

DC	Downtown Core
DN	Downtown Neighborhood
DT	Downtown Transition
522	SR 522 Corridor
GDC	General Downtown Corridor
SVV	Sunrise/Valley View
C	Campus
PPOS	Park and Public Open Space

Notes:

1. The Planning Area is divided into 17 subareas. Subareas within the City Limits are subject to subarea-specific regulations. Subarea regulations expand upon the zoning classifications depicted on this map. Please refer to the Planning Subareas Map and to the appropriate subarea regulations.
2. The Downtown Subarea includes zoning districts that are not found elsewhere in the City, as indicated in the legend. Please refer to the Downtown Subarea Plan and Regulations for detailed, downtown-specific development regulations.
3. The Shorelines Master Program (SMP) contains regulations which apply to portions of the City within 200 feet of the ordinary high water mark of North Creek and the Sammamish River, plus associated wetlands. Please refer to the Shorelines Master Program.
4. The development potential of any individual property under the zoning classifications of the Bothell Municipal Code shall be based on the net buildable area of that property, and shall be further subject to planned unit development provisions, availability of necessary utilities, critical area regulations, impact mitigation, and other applicable development policies, regulations and standards. Net buildable area as defined in the Code shall mean the gross land area, measured in acres, minus land area in roads and other rights of way, surface stormwater retention / detention / water quality facilities, critical areas, critical area buffers, and land dedicated to the City.
5. Where a district combines multiple zoning classifications (e.g. R 2,800, OP, CB) the most permissive regulations of the individual zoning classifications shall apply, unless specifically provided otherwise.
6. Buffers are required between uses of different intensities or densities. Subarea regulations may specify buffer widths different from those applicable City-wide.