A RESOLUTION OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING, AND LAND USE ASSOCIATED WITH THE AMENDMENTS TO THE SHORELINE MASTER PROGRAM, FILE NO. ZON06-00017.

WHEREAS, the City Council has received a recommendation from the Kirkland Planning Commission to amend certain sections of the text of the Kirkland Zoning Code, Ordinance 3719 as amended, all as set forth in that certain report and recommendation of the Planning Commission dated October 14, 2010 and bearing Kirkland Department of Planning and Community Development File No. ZON06-00017; and

WHEREAS, prior to making said recommendation, the Kirkland Planning Commission, following notice thereof as required by RCW 35A.63.070, on September 30, 2010, held a public hearing, on the amendment proposals and considered the comments received at said hearing; and

WHEREAS, pursuant to the State Environmental Policy Act (SEPA), there has accompanied the legislative proposal and recommendation through the entire consideration process, a SEPA Determination of Non-Significance issued by the responsible official pursuant to WAC 197-11-340; and

WHEREAS, in regular public meeting the City Council considered the environmental documents received from the responsible official, together with report and recommendation of the Planning Commission; and

WHEREAS, the City Council wishes to state its intent to adopt the attached proposed Zoning Code text upon approval of the City's amendments to its Shoreline Master Program by the State Department of Ecology; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Kirkland as follows:

Section 1. The City Council hereby approves the proposed Zoning text amendments of Ordinance 3719 as amended, the Kirkland Zoning Ordinance as set forth in Attachment A attached to this resolution and incorporated by reference. The City Council intends to adopt the proposed Zoning text amendments set forth in Attachment A upon the City's final adoption of the amendments to its Shoreline Master Program.

PASSED by majority vote of the Kirkland City Council in open meeting this 16th day of November, 2010

Signed in authentication thereof this <u>16t</u> ay of <u>November</u>, 2010.

Joc Nell Mayor

Attest:

etter Anderson

AMENDMENTS TO OTHER CHAPTERS OF THE ZONING CODE

CHAPTER 18 - SINGLE-PAIMLEY RESIDENTIAL 'A (RISA) ZONES^{S otherwise noted:} R
 M18.05 User Guide.
 M216 Charts in KZC 18.10 contain the basic zoning regulations that apply in each RSA 1, RSA 4, RSA 6 and RSA 8 zones of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.
 Section 18.08 Section 18.08 Section 18.08 - GENERAL REGULATIONS



Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property

- Ņ If any portion of a structure is adjoining a detached dwelling unit in a low density zone, then either
- <u>מ</u> ō The maximum horizontal facade shall not exceed 50 feet The height of that portion of the structure shall not exceed 15 feet above average building elevation; or

See KZC 115.30, Distance Between Structures/Adjacency to Institutional Use, for further details (Does not apply to Detached Dwelling Unit and Mini-School or Mini-Day-Care Center uses)

- ω clustering greenbelt protection or open space easement shall be dedicated to the City to protect the designated open space tract resulting from lot acceptable uses within the open space tract. If access to the open space is provided, the access shall be located in a separate tract. A space tracts shall be permanent and shall be dedicated to a homeowner's association or other suitable organization for purposes of All subdivisions and short subdivisions in the RSA-1 zone shall be clustered such that development is located away from critical areas. The maintenance. Passive recreation, with no development of recreational facilities, and natural-surface pedestrian and equestrian trails are open space resulting from such clustering shall be placed in a separate tract that includes at least 50 percent of the subject property. Open
- 4 For properties within the Holmes Point (HP) Overlay Zone, see Chapter 70 KZC for additional regulations
- -For properties with frontage on Lake Washington, the required yard measured from the high waterline shall be the greater of 15 feet or 15 percent of the average parcel depth. No structure other than a moorage structure shall be waterward of the high waterline.
- σ May not use lands waterward of the ordinary high water mark to determine lot size or to calculate allowable density
- -See Plate 39 for areas identified as heron habitat protection areas and KZC 90.127 for regulations that apply to identified heron habitat protection areas
- o For properties within the jurisdiction of the Shoreline Management Act, see Chapter 83 KZC for permitted uses, shoreline setback regulations and other additional regulations.

Kirkland Zoning Code

R-4848 Section 18.08

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						USE		
					Required Review Process			
						Lot Size		
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					Lot	Coverage	M	
						Height of Structure	MAXIMUMS	
						Landscape Category		_
						(See Ch. 95) Sign Category (See Ch. 100)		
					Spaces (See Ch. 105)			
	 to. For this use, only one dwelling unit may be on each lot regardless of the size of the lot. Residential uses abutting Lake Washington may have an associated private shoreline park that is commonly or individually owned and used by residents and guests. 	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 Section 83.380 KZC.	9. 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 kard is either 10° or the success of the existing front word on the	 Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. Maximum height of structure for properties located within the Juanita Beach Camps Plat (Volume 32, Page 35 of King County Records) or the Carr's Park Plat (Unrecorded) shall be 35 feet above average building elevation. 	Special Regulations (See also General Regulations)			

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Moorage Facility for 1 or 2 Boats Piers, Docks, Boat Lifts and Dute Serving Dwelling Unit	₽. RE	도 등	3	
None See Chapter 83 <u>KZC</u>		Process	Required Review	
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See 120- Spec. 12-2 Spec.	Front Side	REQUIRED YARDS (See Ch. 115)	MINIMUMS	
—————————————————————————————————————	Rear	YARDS 115)		
50% *	Lot Cov	verage	M	
<u>See Chapter 83</u> <u>KZC</u> Landward of the high waterline, 25 ⁻ above elevation. Waterline, dock and pier decks may not be boards and boards and b	Structure	Height of	MAXIMUMS	
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Spec		n Category e Ch. 100)		
None	Parking Spaces (See Ch. 105)	Required		
 Refer to Chapter 83 KZC for additional regulations. Moorage must be for the exclusive use of residents of the subject property. Penhing moorage space is not permitted. Moorage structures may not extend waterward beyond a point 150 feet from the high waterline. In addition, piers and docks may not be wider than is reasonably necessary to provide safe access to the boats, but not more than eight feet in width. If the moorage structures will extend waterward beyond a point 150 feet from the high waterline, but a lease from the Washington State Department of Natural Resources prior to proposing the Uashor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources and secured waste receptacle. May not treat moorage structure with creaset, oil base or toxic substances. May not treat moorage structure with creaset, oil base or toxic substances. Morage structures must be bolew the pier deek and, where feasible, underground. Department with the address must be oriented to the lake with letters and number a diense nust be oriented to the lake subject property. The address of the subject property to determine completing the oriented to the lake must he beats. In the moorage structure may be built to accommodate two beats for each nexidential unit on the subject property. The moorage structure may be built to accommodate two beats for each nexidential unit on the subject of a lot, but the number of each to the lake to the shared moorage facility will enclose to the shared moorage facility will excellent to get the shared to the clay the commater of active will be reduced to the clay the own at the boats for each nexidential unit on the subject property. The moorage structure may be within either 25 of a public park or 25 feet of another moorage structure not on the subject property. 	Special Regulations (See also General Regulations)			

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	Lot C	Coverage		5	DIRECT
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	Spaces (See Ch. 105)	Required Parking			nd useTHEN, a
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3	REGULATION	Л	Church <u>and 4.</u>	School or Day- Care Center See Spec. Reg <u>s</u> <u>1 and 2.</u>	ec. Reg		
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Required	Process		Reg. 1 <u>2</u>	See Spec. Reg. 2. 3.			
<u> </u>					Map. Spec. Reg. 3		
	Lot Size		As establishe d on the Zoning Map. See Spec. Reg. 2: <u>3</u> Reg. 2: <u>3</u>	As establishe d on the Zoning	Map. See Spec. Reg. 3. <u>4.</u>		
MINIMUMS	REQL (Se	Front	20'	If this use can accommodate 50 or more students or children, then:	50'	If this u accom 49 stu	
SWD	REQUIRED YARDS (See Ch. 115)	Side	20' on side	If this use can accommodate 50 more students or children, then:	50' on each side	If this use can accommodate 49 students or children. then:	
	YARD 115)	Rear	20'	s or	50'	e 13 to	
	overage		70%, except 30% for RSA 1 See Gen. Reg. 3. See Gen. Reg. 4 for Holmes zone. zone.				
MAXIMUMS	Ωн		3	30' abov average building elevatio	See Reg.		
UMS	Height of Structure		age ing ation.	30' above average building elevation.	See Spec. Reg. 9 . <u>10.</u>		
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			 This use not permitted on properties within the jurisdiction of the Shoreline Management Act. See Chapter 83 KZC. The required review process is as follows: The required review process is as follows: 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. 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 location, land uses within the Master Plan area, parking location, buffering, and landscaping. In RSA 1 zone, newly platted lots shall be clustered and configured in a manner to provide generally equal sized lots outside of the required open space area. In RSA 4 zones, the minimum lot size is 3,800 square feet. In RSA 8 zones, the minimum lot size is 3,800 square feet. In RSA 8 zones, the minimum lot size is 3,800 square feet. No parking is required for day-care or school ancillary to the use. 	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; or b. Site and building design minimizes adverse impacts on surrounding	residential neighborhoods. The property is served by a collector or arterial street. This use not permitted on properties within the jurisdiction of the Shoreline Management Act. See Chapter 83 KZC.	 I he required review process is as tollows: 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, 	
		6	<u>se not permitted on properties within the ju</u> <u>line Management Act. See Chapter 83 KZC</u> The required review process is as follows: e subject property, including all contiguous applicant and held by others for future use than five acres, the required review proce pter 150 KZC. e subject property, including all contiguous applicant and held by others for future use or more acres, a Master Plan, approved the typter 152 KZC, is required. The Master Plan ement, building dimensions, roadways, uti in the Master Plan area, parking location, I scaping. Minimum lot size is as follows: ISA 1 zone, newly platted lots shall be clus manner to provide generally equal sized to lired open space area. SSA 4 zones, the minimum lot size is 5,000 SA 8 zones, the minimum lot size is 3,800 The property must be served by a collecto No parking is required for day-care or sch	on the be ma hood ir buildin	al neig erty is <u>not pe</u> Mana	The required review process is as tollows: subject property, including all contiguous applicant and held by others for future use than five acres, the required review proces	
		Special Regulations (See also General Regulations)	itted o ament ad revi nd held ccres, the ccres, the ccres, al cc. cc. cc. cc. cc. cc. cc. cc. cc. cc	subje iterially n whic g desi	hborho serve <u>rmitteo</u> ageme	operty operty nd helo cres, ti	
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		al Reç enera	<u>eerties</u> <u>ee Ch</u> duing a cocess process theres f united prime fullows and lots rally ions, i park follows and lots rally and lots rally ion r park and lots rally ion r park and lots rally ion r park	perty c menta locate nimize	collec ropert t. See	iding a thers f luired	
		Special Regulations also General Regula	withir lapter all con all con review e Mas e Mas e Mas e Mas e Mas si all lon all con all con	only if: I to th d; or is advo	tor or ies wit	all coni or futu review	
		ons ulatic	<u>n the ji</u> <u>83 KZ</u> ollows tiguou ure use v proce v pro	e char erse ir	arteria <u>thin th</u> ter 83	iguou tiguou re use v proce	
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			<u>ie not permitted on properties within the jurisdiction of the line Management Act. See Chapter 83 KZC.</u> The required review process is as follows: e subject property, including all contiguous property owned b applicant and held by others for future use by the applicant, in than five acres, the required review process is Process IIA, pter 150 KZC. e subject property, including all contiguous property owned b applicant and held by others for future use by the applicant, if or more acres, a Master Plan, approved through Process IIB or more acres, a Master Plan, approved through Process IIB or more acres, a Master Plan, approved through Process IIB or more acres, a Master Plan, approved through Process IIB or more acres, a Master Plan, approved through Process IIB or more acres, a Master Plan, approved through Process IIB or more acres, a Master Plan, approved through Process IIB or more acres, a Master Plan area, parking location, buffering, and uscaping. Minimum lot size is as follows: SA 1 zone, newly platted lots shall be clustered and configur manner to provide generally equal sized lots outside of the lired open space area. SA 4 zones, the minimum lot size is 5,100 square feet. SA 8 zones, the minimum lot size is 3,800 square feet. No parking is required for day-care or school ancillary to the	irrounc	ı of the	wned k licant, i ss IIA,	
			-ed ses	ling		No.	

.030		R-4848 ATTA Section 18		
School or Day- Care Center (continued)	ſ	Required Required		
		Lot Size	_	
	20' 20' on each side	REQUIRE (See C	MINIMUMS	
	side Kear 20' on 20' side	<u>→</u> <u>≺</u>	0,	
	L	∟ot Coverage	MA	
		Height of Structure	MAXIMUMS	
		Landscape Category (See Ch. 95)		
		Sign Category (See Ch. 100)		
		Required Parking Spaces		
placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and landscaping. REGULATIONS CONTINUED ON NEXT PAGE REGULATIONS CONTINUED FROM PREVIOUS PAGE 3.4. Minimum lot size is as follows: a. In RSA 1 zone, newly platted lots shall be clustered and configured in a manner to provide generally equal sized lots outside of the required open space area. b In RSA 4 zones the minimum lot size is 7 600 square feet	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	Special Regulations		

Section 18.10 USE REGULATIONS Û Required Process Review Lot Size **MINIMUMS** Front **REQUIRED YARDS** (See Ch. 115) Side Rear DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS Lot Coverage MAXIMUMS Height of Structure Landscape Category (See Ch. 95 Sign Category (See Ch. 100) (See Ch. 105) Spaces Parking Required # 10 12 12 <u> 12.13.</u> d. The increased height will not result in a structure that is c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive a. The school can accommodate 200 or more students; andb. The required side and rear yards for the portions of the structure <u>12</u> These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). incompatible with surrounding uses or improvements. May include accessory living facilities for staff persons. Plan. exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and Electrical signs shall not be permitted. (See also General Regulations) **Special Regulations**

R-4848 ATTACHMENT A

I	.040	R-4848 ATTACHMEN Section 18.10	IT A
	Mini-School or Mini-Day-Care See Spec. Reg <u>s</u> 1 <u>and 2</u> .		
	Process I, Chapter 145 KZC.	Required Review Process	
	As establishe d on the Zoning Map. See Spec. Reg. <u>2</u> . <u>3</u> .	Lot Size	
	20' 5' but 2 side yards must equal least 15'.	MINIMUMS REQUIRED YARDS (See Ch. 115) Front Side Rear	
	10' 50%, except 30% for RSA 1 zone. See Gen. Reg. 3 See Gen. Holmes zone. zone.	R 5 P D S Lot Coverage	DIRI
	e. e. e. e. e. e. e. e. e. e. e. e. e. e	MAXIMUMS Height of Structure	DIRECTIONS: FIRST, read down to find us
	E B Gen. See and 4. Spec. 8.9.	Landscape Category (See Ch. 95) Sign Category (See Ch. 100)	read down to f
	See KZC 105.25.	Required Parking Spaces (See Ch. 105)	
	 May locate on the subject property if: It will not be materially detrimental to the character of the neighborhood in which it is located. Site design must minimize adverse impacts on surrounding residential neighborhoods. This use not permitted on properties within the jurisdiction of the Shoreline Management Act. See Chapter 83 KZC. Minimum lot size is as follows: In RSA 1 zone, newly platted lots shall be clustered and configured in a manner to provide generally equal sized lots outside of the required open space area. In RSA 6 zones, the minimum lot size is 7,600 square feet. In RSA 6 zones, the minimum lot size is 3,800 square feet. In RSA 8 zones, the minimum lot size is 3,800 square feet. In RSA 8 zones, the minimum lot size is 3,800 square feet. A six-foot-high fence is required along the property line adjacent to the outside play areas. Hours of operation and the maximum number of attendees may be limited by the City to reduce impacts on nearby residential uses. Structured play areas must be set back from all property lines by five feet. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. <u>P.1</u> May include accessory living facilities for staff persons. <u>May</u> include accessory living facilities for staff persons. <u>May</u> include accessory living facilities for staff persons. 	Special Regulations (See also General Regulations)	eTHEN, across for REGULATIONS

1. For properties within the jurisdiction of the Shoreline Manaagement Act. this use may include a public access pier or boardwalk. See Chapter 83 KZC.	See Chapter 49 KZC for required	Chapter 49	Development standards will be determined on a case-by-case basis. See review process.	a case-b	nined on	be deterr	lards will	nent stanc ocess.	Development s review process	Public Park	.090	
 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. 				Point overlay zone.								1
 landscaping. Site design must minimize adverse impacts on surrounding residential neighborhoods. 				Reg. 4 for Holmes	Reg. 6.	<u>See Gen.</u> F	S					
placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and		Reg. 3.		See Gen.						Facility		
five or more acres, a Master Plan, approved through Process IIB, Chapter 152 KZC, is required. The Master Plan must show building		See Spec.	(0.(2)	Gen. Reg. 3.		each side				Facility Community		
b. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant is		0		zone. See	10'	10' on				Government	.080	
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.		Gen. Regs. 3 and 4.	<u>р</u>	30% for RSA 1		side			c			
 The required review process is as follows: a. If the subject property, including all contiguous property owned by the 		A See	30' above average	70%, except	י20	_	20	c. None	See Spec. Reg. 1.	Public Utility	.070	
 This use not permitted on properties within the jurisdiction of the Shoreline Management Act. See Chapter 83 KZC. Site design must minimize adverse impacts on surrounding residential neighborhoods. May not include miniature golf. The following accessory uses are specifically permitted as part of this use. Equipment storage facilities. Retail sales and rental of golf equipment and accessories. A restaurant. 	105.25.	B B B B B B B B B B B B B B B B B B B	30' above average building elevation.	50%, except 30% for RSA 1 RSA 1 See Gen. Reg. 3. See Gen. Reg. 4 for Holmes Point overlay zone.	50	- 50' on side	50	1 acre	Process IIA, Chapter 150 KZC	Golf Course <u>See Spec. Reg</u> . <u>1.</u>	.060	
Special Regulations (See also General Regulations)	Spaces (See Ch. 105)				Rear	nt Side	Front			Û		. <u> </u>
	(See Ch. 100 Parking	Landscape Category (See Ch. 95) Sign Categor	Height of Structure	Coverage	YARDS 115)	REQUIRED YARDS (See Ch. 115)		Lot Size			Sectio	R-4848 AT
)	У	MAXIMUMS	z		MINIMUMS	MIN		Required Review Process	ONS	n 18.10	TACHM
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THEN, across for REGULATIONS		ead down to	DIRECTIONS: FIRST, read down to find use	DIRECT								A

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		Sectio	n 18	3.10	
	饣	REGULATI	ONS	i	
			Process	Required	
		Lot Size		_	
	Fron	REQI (S		MINIMUMS	
	Front Side	REQUIRED YARDS (See Ch. 115)		IUMS	
	Rear	'ARDS 15)			
	Lot C	Coverage		S	DIRECT
		Height of Structure		MAXIMUMS	IONS: FIRST, r
		Landscape Category (See Ch. 95)			ead do
		Sign Categor Sign Categor See Ch. 100	ry		wn to fi
	Spaces (See Ch. 105)	Required Parking			nd useTHEN, a
	Special Regulations (See also General Regulations)				DIRECTIONS: FIRST, read down to find useTHEN, across for REGULATIONS

CHAPTER 20 – MULTIFAMILY RESIDENTIAL (RM AND RMA) ZONES → 20.05 User Guide.



თ exceeds 25 feet above average building elevation. Any required yard abutting Lake Washington Boulevard or Lake Street South must be increased two feet for each one foot the structure

10-foot front yard.

- (Does not apply to Piers, Docks, Boat Lifts and Canopies Serving Detached, Attached or Stacked Dwelling Units and Public Park uses)
- 7 83 KZC for regulations regarding shoreline setbacks and public pedestrian walkways If the subject property is located between NE Juanita Dr. and Lake Washington or 98th Avenue NE and Lake Washington, refer to Chapter

(GENERAL REGULATIONS CONTINUED ON NEXT PAGE)



- ∞
- If the property is located in the NE 85th Street Subarea, the following shall apply: a. If the subject property is located south of NE 85th Street between 124th Avenue NE and 120th Avenue NE, the applicant shall to the extent possible save existing viable significant trees within the required landscape buffer separating nonresidential development from adjacent single-family homes.
- σ If the subject property is located directly north of the RH 4 zone, the applicant shall install a through-block pedestrian pathway pursuant to the standards in KZC 105.19(3) to connect an east-west pedestrian pathway designated in the Comprehensive Plan between 124th Avenue NE and 120th Avenue NE. (See Plate 34K).
- ဖ May not use lands waterward of the ordinary high water mark to determine lot size or to calculate allowable density

May also be regulated under the Shoreline Master Program, refer to Chapter 83 KZC.

- 10. For properties within the jurisdiction of the Shoreline Management Act, see Chapter 83 KZC for permitted uses, shoreline setback regulations and other additional regulations.
- 11. For properties within the jurisdiction of the Shoreline Management Act that have a shoreline setback requirement as established in Chapter Care Center uses that accommodate 50 or more students or children. reduction in the required shoreline setback is approved through Section 83.380 KZC. This regulation does not pertain to the School or Dayproperties abutting each side of the subject property. For the reduction in front yard, the shoreline setback is considered conforming if a 83 KZC and the setback requirement is met, the minimum required front yard is either: 10' or the average of the existing front yards on the

TTACHMENT A	R-4848 A					
20.10	Section 2		.010	.020		
		Û	Detached Dwelling Units Stacked Dwelling Units are not permitted in RM and RMA 5.0.			
Required	Process		None	Within the NE 85th Subarea, D.R. Chapter 142 KZC. Otherwise, none.		
	Lot Size		5,000 sq. ft. in an RM and RMA 5.0. Otherwise, 3,600 sq. ft.	3,600 sq. ft. with a density as establishe d on the Zoning Map. See Spec. Reg. 1.		
MINIMUMS	REQU (Si	Front	20' <u>See</u> <u>Gen</u> <u>11.</u> <u>11.</u>	See Ger		
	REQUIRED YARDS (See Ch. 115)	Side	5', but 2 side yards must equal at least 15'. 15'.	RM zone: 5' for detached units. For attached or stacked yards must equal at least 15'. See Spec. Reg. 6. RMA zone: 5' See Gen Reg. 10.		
ECTI	DS	Rear	10'	10' See Reg. 7.		
MA	Coverage	Lot C	60%			
DIRECTIONS: FIRST, read down to find us	Height of		RM zone: If adjoining a low density zone other than RSX, then 25' above average building elevation.	30' above average building elevation. See Spec. RMA zone: 35' above average building elevation.		
d dowr	Landscape Category		m	D Spec. and 9.		
to finc	(See Ch. 95) Fign Category See Ch. 100)	S	⊳	*		
	Required Parking	Spaces (See Ch. 105)	2.0 per unit.	1.7 per unit.		
eTHEN, across for REGULATIONS		Special Regulations (See also General Regulations)	 For this use, only one dwelling unit may be on each lot regardless of the size of the lot. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. If the property is in an RM 1.8, 2.4, or 3.6 zone and contains less than 5,000 sq. ft., each side yard may be five feet. No structures, other than moorage structures or public access piers, may be waterward of the ordinary high water mark. See Chapter 83 KZC. 	 Minimum amount of lot area per dwelling unit is as follows: In RM 5.0 and RMA 5.0 zones, the minimum lot area per unit is 5,000 sq. ft. In RM 3.6 and RMA 3.6 zones, the minimum lot area per unit is 3,600 sq. ft. In RM 2.4 and RMA 2.4 zones, the minimum lot area per unit is 2,400 sq. ft. In RM 1.8 and RMA 1.8 zones, the minimum lot area per unit is 1,800 sq. ft. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated within this use. Chapter 115 KZC contains regulations regarding common recreational space requirements for this use. Chapter 115 KTC contains regulations regarding common recreational space requirements for this use. Chapter 115 KTC contains a low density zone or a low density use in PLA 17, then landscape category A applies. Development located in the RM 3.6 zone in North Rose Hill, lying between Slater Avenue NE and 124th Avenue NE, and NE 108th Place (extended) and approximately NE 113th Place (extended) shall comply with the following: 		

R-4848 ATTACHMENT A

		ATTACHMENT A
.030	.020	
Church	Detached, Attached or Stacked Dwelling Units (continued)	
Within the NE 85th Subarea, D.R., Chapter 142 KZC. Otherwise, Process 116, Chapter 150 KZC.		
7,200 sq. ft.		
20 11 11 12		
20		
7		
70%		
RM zone: If adjoining a low density zone other than RSX, then 25' average building elevation. Otherwise, 30' above average building elevation. RMA zone: 35' above average building elevation.		
Reg. 3.		
1 for every 4 people based on maximum occupancy load of worship. See Spec. Reg. 2. Spec. 2.		
 The property must be served by a collector or arterial street. No parking is required for day-care or school ancillary to the use. If the subject property is located within the NRH neighborhood, west of Slater Avenue NE and south of NE 100th Street, and if it adjoins a low density zone or a low density use in PLA 17, then landscape category A applies. 	 REGULATIONS CONTINUED FROM PREVIOUS PAGE 6. 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 must provide a minimum side yard of five feet. 7. 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. 8. Where the 25-foot height limitation results solely from an adjoining lot of five feet. 9. Where the 25-foot height to at least 30 feet, then a structure height of 30 feet above average building elevation is allowed. 9. When a low density use adjoins a detached dwelling unit in a low density zone, Landscape Category E applies. 10. Residential uses may have an associated private shoreline park that is commonly owned and used by residents and guests. 11. No structures, other than moorage structures or public access piers. may be waterward of the ordinary high water mark. See Chapter 83 KZC. 	 a. Each development shall incorporate at least two acres; and b. Significant vegetation that provides protection from I-405 shall be retained to the maximum extent feasible. REGULATIONS CONTINUED ON NEXT PAGE

		<u>R-4848</u>	<u> TTACHME</u>	NT A
.040		Section 2	20.10	
Piers, Dock Boat Lifts an Canopies Serving Detached, Attached or Stacked Dwelling Units Units				
Piers, Docks, Boat Lifts and Canopies Serving Detached, Attached or Stacked Dwelling Units Units				
See Chapter 83 KZC	Require d Review Process			
None			o	-
		Lot Size		
30 30 See <u>See</u> <u>See</u> <u>See</u> <u>See</u> <u>See</u> <u>See</u> <u>See</u>	Front	7	z	
5', but 2 must equal at least 15': <u>See Chap</u> <u>83</u> <u>KZC</u>	Side Property Line	REQUIRED YARDS (See Ch. 115)	MINIMUMS	
See Chapter 83 KZC.	Shoreline Setback	YARDS 115)		DIRECTI
	Lot C	overage	3	ONS:
Landward of the ordinary high water mark 30' above average building elevation. RM Zone 30' above average building elevation. RMA Zone: 35' above average building elevation.		Height of	MAXIMUMS	DIRECTIONS: FIRST, read down to find use
ω	Landscape Category (See Ch. 95)		I	d down to
σ	Si (S	gn Category See Ch. 100)		o find
None	(See Ch. 105)	Required Parking Spaces		
 Refer to Chapter 83 KZC for additional regulations. The required 30 foot front yard may be reduced one foot for each one foot of this yard that is developed as a public use area if: Within 30 feet of the front property line, each portion of a structure is setback from the front property line by a distance greater than or equal to the height of that portion above the front property line; and Substantially, the entire width of this yard, from north to south property lines, is developed as a public use area; and The design of the public use area is specifically approved by the City. 	Special Regulations (See also General Regulations)			THEN, across for REGULATIONS

		R-4848 A		ENT A
		Section	20.10	
School or Day-Care		¢		
or Day	l n	REGULATIO		
Within the Street D.R. Process IIA Chapter 142 KZC. Chapter 150 KZC.		Pro	Requ	
er 142 er 150		Process	Required Review	
t. t.		Lot Size		
		ë ÷		
If this use can accommodate 50 or more students or children, then: accommodate 13 to 49 students or children, then: 20' 20' on 20' each side <u>See Gen</u> <u>Reg. 11</u>	Front	REQU (S	MINIMUMS	
se can so or childre so can so or childre 20' on each side <u>See Gen</u> <u>Reg. 11</u>	Side	REQUIRED YARDS (See Ch. 115)	IUMS	
<u>ide</u> <u>ide</u> <u>ide</u> <u>ide</u>) YAR . 115)		DIF
20' 20'	Rear	DS		RECTI
70%	Lot	Coverage	MA	ONS:
RRM zone: If adjoining a low density zone other than RSX, then 25' above average building elevation. See Spec. RMA zone: 35' above average building elevation.		Height of Structure	MAXIMUMS	FIRS ⁻
uining ge gge gge gge gge gge gge gge gge gg		Height of Structure	NS	Г, rea
		Landscape Category (See Ch. 95)		DIRECTIONS: FIRST, read down to find us
α		Sign Category (See Ch. 100)		to fin
105.2	(See	о т <u>2</u>		ıd use
25. ZC	See Ch. 105)	Required		THI
	105)	bê Dê		eTHEN, across for REGULATIONS
d. c. b Thele as a construction of the second se				ross
 May locate on the subject property onl a. It will not be materially detrimental t neighborhood in which it is located. b. Site and building design must minin surrounding residential neighborhood A six-foot-high fence is required only a to the outside play areas must be set bac follows: a. Twenty feet if this use can accommode children. b. Ten feet if this use can accommode children. b. Ten feet if this use can accommode children. children. children. An on-site passenger loading area mu determine the appropriate size of the I basis, depending on the number of att abutisg right-of-way improvements. C loading/unloading time, right-of-way in may be required to reduce traffic impa May include accessory living facilities: To reduce impacts on nearby resident the uses are subject to the requirer Department of Social and Health Serv For school use, structure height may b a. The school can accommodate 200 b. The required side and rear yards fo exceeding the basic maximum stru one foot for each additional one foo c. The increased height is not specific applicable neighborhood plan provi Plan; and d. The increased height will not result incompatible with surrounding uses <i>This special regulation is not effecti</i> <i>jurisdiction of the Houghton Comm</i> 				for R
v feet in the orthornality of the response of				EGUI
In e sub material di in whi ence is ence is area	See a	n		LATIC
ject prisicipality de ally de ally de ally de ally de ally de sinch ital ner musich ital ner musich equiparative as can ac can a	Iso G			SNG
verification in the provided for the pro	ai Reg	<u>-</u>] }		
 May locate on the subject property only if: a. It will not be materially detrimental to the neighborhood in which it is located. b. Site and building residential neighborhoods. A six-foot-high fence is required only along to the outside play areas must be set back free follows: a. Twenty feet if this use can accommodate children. b. Ten feet if this use can accommodate 1 children. b. Ten feet if this use can accommodate 1 children. A non-site passenger loading area must be determine the appropriate size of the load basis, depending on the number of attend abutting right-of-way improvements. Carpo loading/unloading time, right-of-way improvements. Carpo loading/unloading time, right-of-way improvements. Carpo loading/unloading time, right-of-way improvements for school use, structure height may be in the use may be limited and parking and particolated. The school can accommodate 200 or m b. The required side and rear yards for the exceeding the basic maximum structure one foot for each additional one foot of a react and rear yards for the increased height will not result in a incompatible with surrounding uses or i <i>This special regulation is not effective v jurisdiction of the Houghton Community</i> 	special Regulations also General Regula			
 Iv ylocate on the subject property only if: It will not be materially detrimental to the characi neighborhood in which it is located. Site and building design must minimize adverse surrounding residential neighborhoods. isx-foot-high fence is required only along the prop the outside play areas. uctured play areas must be set back from all pro- ows: Twenty feet if this use can accommodate 50 or r children. Tren feet if this use can accommodate 13 to 49 s children. on-site passenger loading area must be provide termine the appropriate size of the loading area of sis, depending on the number of attendees and t uting right-of-way improvements. Carpooling, stat dirig/unloading time, right-of-way improvements reduce impacts on nearby residential uses, hour use may be limited and parking and passenger occated. the school use, structure height may be increased, required side and rear yards for the portions exceeding the basic maximum structure height a one foot for each additional one foot of structure rapplicable neighborhood plan provisions of the Q Plan; and The increased height will not result in a structure incompatible with surrounding uses or improvem <i>This special regulation is not effective within the</i> <i>jurisdiction of the Houghton Community Council.</i> 	Special Regulations (See also General Regulations)			
 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 must minimize adverse impacts on surrounding residential neighborhoods. A six-foot-high fence is required only along the property lines as follows: a. Twenty feet if this use can accommodate 50 or more students or children. b. Ten feet if this use can accommodate 13 to 49 students or children. An on-site passenger loading area must be provided. The City shal determine the appropriate size of the loading area on a case-by-ca 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 nearby residential use. May include accessory living facilities for staff persons. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated. The school can accommodate 200 or more students; and b. The required side and rear yards for the portions of the structure height may be increased by 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. <i>This special regulation is not effective within the disapproval jurisdiction of the Houghton Community Council.</i>)ns)			
of the pacts pacts ty line rty line rty line estud a case extent sident				
 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 must minimize adverse impacts on surrounding residential neighborhoods. A six-foot-high fence is required only along the property lines as follows: a. Twenty feet if this use can accommodate 50 or more students or children. b. Ten feet if this use can accommodate 13 to 49 students or children. c. The feet if this use can accommodate 13 to 49 students or children. c. To refue the appropriate size of the loading area on a case-by-case basis, depending on the number of attendees and the extent of the bading unprovements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. May include accessory living facilities for staff persons. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated. The school use, structure height may be increased, up to 35 feet, if: a The school use, structure height and rear yards for the portions of the structure height, and c. The increased height will not result in a structure height; and c. The increased height will not result in a structure that is incompatible with surrounding uses or improvements. <i>This special regulation is not effective within the disapproval jurisdiction of the Houghton Community Council.</i> 				

	R-4848 ATTACHMENT A
070 7	.060
.070 Mini-School or Mini- Day-Care	Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop or Beauty Shop or Shoe Repair Shop See Spec. Reg. 9.
Within the NE 85th Subarea, D.R. Chapter 142 KZC. Otherwise, none.	Process IIA, Chapter 150 KZC. Also see Chapter 83 KZC for properties in shoreline jurisdiction.
1,600 sq.	7,200 sq. ft.
	20 <u>See</u> <u>11.</u>
	5' but 2 side yards must equal at least 15'.
	10
	60%
average elevation. RMA zone: 35' above average building elevation.	RM zone: If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above
D	œ
Β	m
See KZC 105.25.	1 per each 300 sq. fl. of gross floor area.
 May locate on the subject property if: It will not be materially detrimental to the character of the neighborhood in which it is located. Site design must minimize adverse impacts on surrounding residential neighborhoods. A six-foot-high fence is required along the property line adjacent to the outside play areas must be set back from all property lines by five feet. 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. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated. May include accessory living facilities for staff persons. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 	 This use may be permitted only if it is specifically consistent with the Comprehensive Plan in the proposed location. May only be permitted if placement, orientation, and scale indicate this use is primarily intended to serve the immediate residential area. Must be located on a collector arterial or higher volume right-of-way. Placement and scale must indicate pedestrian orientation. Must mitigate traffic impacts on residential neighborhood. Gross floor area may not exceed 3,000 square feet. May not be located above the ground floor of a structure. Hours of operation may be limited to reduce impacts on nearby residential uses. This use is not permitted in an RM zone located within the NE 85th Street Subarea.

	1	R-4848 ATTACHMENT A
.100	.090	.080
Public Utility	Convalescent Center or Nursing Home	.080 Assisted Living Facility (Not or RMA 5.0) or RMA 5.0
Within the NE 85th Street Subarea, D.R.,	Within the NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, Process IIA, Chapter 150 KZC.	Within the NE 85th Subarea, D.R., Chapter 142 KZC. Otherwise, none.
None	7,200 sq. ft.	3,600 sq.
20' <u>Gen</u> <u>11</u>		20 <u>Reg.</u> 11.
20' on each side	10' on each side	RM zone: 5' but 2 must equal at least 7:MA zone: 5'.
20'		1. Q
70%	70%	60%
RM zone: If adjoining a low density zone other		RM zone: If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation. RMA zone: 35' above average building elevation.
A See Spec. Regs. 2 and 3.	C Spec. Reg. 2.	Reg. 6.
œ	ω	>
See KZC 105.25.	1 for each bed.	1.7 per independent 1 per assisted living unit.
 Site design must minimize adverse impacts on surrounding residential neighborhoods. 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. 	 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. If the subject property is located within the NRH neighborhood, west of Slater Avenue NE and south of NE 100th Street, and if it adjoins a low density zone or a low density use in PLA 17, then Landscape Category A applies. 	 A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. If a nursing home use is combined with an assisted living facility. If a nursing home use is combined with an assisted living facility. If a nursing home use is combined with an assisted living facility. If a nursing home use is combined with an assisted living facility. If a nursing home use is combined with an assisted living facility. If a nursing home use is combined with an assisted living facility. If a nursing home use is combined with an assisted living units 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. For density purposes, two assisted living units shall constitute one 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 property may be approved if the following criteria are met: Project will not create impacts that are substantially different than would be created by a permitted multifamily development. The assisted living facility shall provide usable recreation 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 recreation space per unit located outside. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. If the subject property is located within the NRH neighborhood, west of Slater Avenue NE and south of NE 100th Street, and if it adjoins a low density zone or a low density use in PLA 17, then landscape category A applies.

·	R-4848 ATTACHMENT A
.120 P	.1 10 00
Public Park	Government Facility Community Facility
Development standa review process.	, Chapter 142 KZC. Otherwise, Process IIA, Chapter 150 KZC.
Development standards will be determined on case-by-case basis. See Chapter 49 KZC for required review process.	10' on each side 10'
ase basis. See C	than RSX, then 25' above average building elevation. RMA zone: 35' above average building elevation. elevation.
hapter 49 KZC	See Spec. 3. 2
for required	
 If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See KZC 115.30, Distance Between Structures/Adjacency to Institutional Use, for more details <u>2. For properties within the jurisdiction of the Shoreline Management Act, this use may include a public access pier or boardwalk. See Chapter 83 KZC.</u> 	 3. If the subject property is located within the NRH neighborhood, west of Slater Avenue NE and south of NE 100th Street, and if it adjoins a low density zone or a low density use in PLA 17, then Landscape Category A applies. 4. One pedestal sign with a readerboard having electronic programming is allowed at a fire station only if: a. It is a pedestal sign (see Plate 12) having a maximum of 40 square feet of sign area per sign face: b. The electronic readerboard is no more than 50 percent of the sign area; c. Moving graphics and text or video are not part of the sign; d. The electronic readerboard does not change text and/or images at a rate less than one every seven seconds and shall be readily legible given the text size and the speed limit of the adjacent rightof-way: e. The electronic readerboard displays messages regarding public service announcements or City events only: f. The intensity of the display shall not produce glare that extends to adjacent properties and the signs shall be equipped with a device which automatically dims the intensity of the lights during hours of darkness; g. The electronic readerboard is turned off between 10:00 p.m. and 6:00 a.m. except during emergencies; h. It is located to have the least impact on surrounding residential properties. f. it is determined that the electronic readerboard constitutes a traffic hazard for any reason, the Planning Director may impose additional conditions.

User Guide. The charts in KZC 30.25 contain the basic zoning regulations that apply in the WD II zones of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.



<u>-</u> Ņ May not use lands waterward of the ordinary high water mark to determine lot size or to calculate allowable density. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.

Section 30.20 – GENERAL REGULATIONS The following regulations apply to all uses in this zone unless otherwise noted:

The required yard abutting an unopened right-of-way shall be a side property rather than a front property line.

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4. May also be regulated under the Shoreline Master Program, refer to KZC Chapter 83

		—		R-484	48 ATTA	CHMENT
			.010	Se	ection 30.2	25
			Detached Dwelling Units			
			Units	Û	REGULATI	ONS
			None		Process	Required
			12,500 sq. ft.	Lot Size		
the subject property to the	or b. The average of the existing front front yards on the properti es abutting	shorelin e setback require ments establis hed in Chapter 83 KZC, either: a. 10'	For those properti es that conform to the standar	Front		
			-	North Proper ty Line	REQU (Se	MINIMUMS
			1*	South Proper ty Line Side <u>Proper</u> ty Line	REQUIRED YARDS (See Ch. 115)	SWC
			See Chapter 83 KZC	Shoreli ne Setbac k	ARDS 15)	
		5' in side if Spec Reg 5 s met.	5', but 2 side yards must equal at least 15' OR	Side Propert y Line		
			50%	Lot Covera	ige	S
		elevation. See Special Reg 11 Otherwise, 25 above average building elevation	For properties with a minimum of 45' of frontage along Lake Washington, 30' above average	Structure	Height of	MAXIMUMS
			т	Lands Categ	gory	
			>	(See C Sign Ca (See Ch		
			2.0 per unit.	Required Parking Spaces (See Ch. 105)		
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). d. <u>c</u> . The calculation of gross floor area shall apply the provisions established in KZC 115.42.1. Uncovered Kirkland Zoning Code	 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 Section 83.380 KZC. b. The required floor area reductions shall be incorporated <u>along the entire length of the façade of</u> one or both facades facing the side property lines in order to provide separation between neighboring residences. e.d. This provision shall not apply to residences that do not contain a ceiling height greater than 16 feet <u>only</u> apply<u>if a residence has more than one story</u> above the 	average or me existing monit yards on me properties abutting the subject property along both side property lines even if the required shoreline setback is not met. 4. The dimensions of any required yard, other than as specifically listed, will be determined on a case-by-case basis, unless otherwise specified in this section. The City will use the setback for this use in RS zones as a guide for this use. 5. 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% of the floor area of the first story, subject to the following conditions:	 No structure, other than a moorage structure, may be waterward of the ordinary high water mark. For the regulations regarding moorage, see Chapter 83 KZC. For this use, only one dwelling unit may be on each lot regardless of lot size. For properties located south of the Lake Ave W Street End park, the required front yard may be decreased to the border of the provide front yard may be decreased to the 	Special Regulations (See also General Regulations)		

R-4848 ATTACHMEN Section 30.25	A
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quired eview ocess	
Lot Size	
Front	
MINIMI REQU (Se North Proper ty Line	
	D
Side Propert y Line	RECTIO
Lot Coverage S	NS: FIR
XIMUMS Height of Structure	DIRECTIONS: FIRST, read down to find
Landscape Category (See Ch. 95)	/n to fin
Sign Category (See Ch. 100)	
Required Parking Spaces (See Ch. 105)	THEN, across fo
	useTHEN, across for REGULATIONS
	Section 30.25 Section 30.25 Section 30.25 REGULATIONS Required North Nort

			R-484	48 ATTA	CHMENT	А
.030	.020			ection 30.2		
Public Utility	<u>Piers, docks,</u> <u>boat lifts and</u> <u>canopies</u> <u>serving</u> <u>Detached</u> <u>Dwelling Unit</u>		t ⇔¦	REGULAT	IONS	
Process IIA, Chapter 150 KZC.	See Chapter 83 KZC			Process	Required	
None	None		Lot Size			
See Chapter 83 KZC 20' 20⊖ 2 20' 40⊖ 2	Landward of the 20: 5' '_10_ -' 5' '_10_ -' 40' 40' -' 40' 40' 25= of a public p b. 25= of a public p b. 25= of a nother n structure not on the subject property- See Special Regulation 1.		Front P		_	
er 83 KZC 20⊟	Landward of the 6' '10- d of the High We 4.0' 4.0' 4.0' 4.0' 25- of a public 25- of a public 25- of a public 25- of a public 25- of the subjection 1.		North Proper ty Line	REQUIRI (See (MINIMUMS	
20' The 10' great	Landward of the 20' 5' '10 20' 6' '10 -' 40' -' 40' 40' 10' 10' 10' 10' 10' 10' 10' 10' 10' 10' 10' 10' 25 of another moorage structure may be within either- a. 25 of another moorage structure morage structure not on the subject property-: See Special Regulation 1. -		South Proper ty-Line ty-Line ty-Line k Proper ty-Line	REQUIRED YARDS (See Ch. 115)	S	
5', but 2			oreli Side Propert y Line	S		DIREC
2 70%	ch # t		Lot Covera	ige	<u>s</u>	TIONS: F
25' above average building	See Chapter 83 KZCLandward of the High Waterline, 25⊡ above average building elevation. Waterline, dock may not be more than 24⊡ above mean sea level. Div sea level. Div sea level. Div sea level. Div sea level. Div above than 3⊡ above the dock.		Structure	Height of	MAXIMUMS	DIRECTIONS: FIRST, read down to fi
A	th T		Lands Cate (See C	scape gory Sh. 95)		wn to fin
B	S ee Spec. Reg. 8.		Sign Ca (See Cl	ategory h. 100)		d use.
See KZC 105.25.	Zone		Required Parking Spaces (See Ch. 105)			THEN, across f
See KZC 105.25. 1. Site design must minimize adverse impacts on surrounding residential neighborhoods.	r	measured from the ordinary high water mark to the public pedestrian access easement providing access to Waverly Beach Park.	Special Regulations (See also General Regulations)			nd useTHEN, across for REGULATIONS

	·····	R-4848 ATTA	CHMENT A
.050 P	40 הסהס	Section 30.	25
Public Park	Government Facility Facility Facility	↓ Use	
Park	nity nent		ONS
Develo		Process	Required
Development standards will be determined on a		Lot Size	
dards will		Front	
be determ		REQU (Se North Proper ty Line	MINIMUMS
ined on a		REQUIRED YARDS (See Ch. 115) (See Ch. 115) South Shore Proper Side Proper Side Id-High Line VLine	JMS
case-by-case basis.	epth- Bee KLCC		
-case ba	must equal at least 15'	Side Propert y Line	
sis. See		Lot Coverage	3
e Chapter 49 K	elevation	Height of Structure	MAXIMUMS
ZC for re	Reg. 4.	Landscape Category	
quired re		(See Ch. 95) Sign Category (See Ch. 100)	
Chapter 49 KZC for required review process.		Required Parking Spaces (See Ch. 105)	
 If any portion of a structure is adjoining a low density zone, then either: The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See KZC 115.30, Distance Between Structures/Adjacency to Institutional Use, for more details 2. The provisions of Chapter 80 KZC limiting development in and around wetlands do not apply to a public park, if the development is approved as part of a Master Plan. This use may include a public access pier or boardwalk. See KZC 30.15.030Chapter 83 KZC for regulations regarding these uses. 	 If any portion of a structure is adjoining a detached dwelling unit in a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The maximum horizontal facade shall not exceed 50 feet. Structures/Adjacency to Institutional Use, for more details. 3. If either a north property line yard of the subject property, it will be regulated as a front yard. 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. 4. 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 nearby uses 	Special Regulations (See also General Regulations)	

MINOR AMENDMENTS TO CHAPTERS 135, 140 and 160

Chapter 135 – AMENDMENTS TO THE TEXT OF THE ZONING CODE

Sections:

- 135.05 User Guide
- 135.10 Applicable Process
- 135.15Initiation of Proposals135.20Threshold Determination for Citizen-Initiated Proposals
- 135.25 Criteria for Amending the Text of the Zoning Code
- 135.30 Moratoria and Interim Land Use Regulations
- 135.35 Response to a Court or Growth Management Hearings Board Appeal or Decision

135.10 Applicable Process

The City generally will use Process IV described in Chapter 160 KZC to review and decide upon a proposal to amend the text of this code. However, some minor Zoning Code amendments will be reviewed under an abbreviated process. The abbreviated Process IVA is described in Chapter 161 KZC. Process IVA is used for proposals which are not controversial and do not need extensive policy study.

A proposal to amend Chapters 83 and 141 requires formal review and approval by the Washington State Department of Ecology as described in Chapter 160.

135.25 Criteria for Amending the Text of the Zoning Code

The City may amend the text of this code only if it finds that:

- 1. The proposed amendment is consistent with the applicable provisions of the Comprehensive Plan; and
- 2. The proposed amendment bears a substantial relation to public health, safety, or welfare; and
- 3. The proposed amendment is in the best interest of the residents of Kirkland and
- 4. When applicable, the proposed amendment is consistent with the Shoreline Management Act and the City's adopted shoreline master program.

No changes to Sections 135. 05, 135.15 through 135.20 or 135.20 through 135.35

Chapter 140 – AMENDMENTS TO THE COMPREHENSIVE PLAN

Sections:

- 140.05 User Guide
- 140.10 Applicable Process
- 140.15 Initiation of Proposals
- 140.20 Threshold Determination for Citizen-Initiated Proposals
- 140.25 Factors to Consider in Approving an Amendment to the Comprehensive Plan

- 140.30 Criteria for Amending the Comprehensive Plan
- <u>140.35</u> Emergency Plan Amendment
- 140.40 Response to a Court or Growth Management Hearings Board Appeal or Decision
- 140.45 Responsibility To Review

140.10 Applicable Process

The City will use Process IV described in Chapter <u>160</u> KZC to review and decide upon a proposal to amend the Comprehensive Plan.

A proposal to amend the Shoreline Area Chapter of the Comprehensive Plan requires formal review and approval by the Washington State Department of Ecology as described in Chapter 160.

140.30 Criteria for Amending the Comprehensive Plan

The City may amend the Comprehensive Plan only if it finds that:

- 1. The amendment must be consistent with the Growth Management Act.
- 2. The amendment must be consistent with the countywide planning policies.
- 3. The amendment must not be in conflict with other goals, policies, and provisions of the Kirkland Comprehensive Plan.
- 4. The amendment will result in long-term benefits to the community as a whole, and is in the best interest of the community.
- 5. When applicable, the proposed amendment must be consistent with the Shoreline Management Act and the City's adopted shoreline master program.

No changes to Sections 140.05, 140.15 through 140.25 and 140.35 through 140.45

Chapter 160 – PROCESS IV

Sections:

- 160.05 User Guide
- <u>160.15</u> Initiation of Proposals
- 160.20 Compliance with SEPA
- <u>160.25</u> Threshold Review
- 160.35 Official File
- 160.40 Notice
- 160.45 Staff Report
- 160.50 Community Council Proceeding
- 160.55 Public Hearing
- <u>160.60</u> Material To Be Considered
- 160.65 Electronic Sound Recordings
- <u>160.70</u> Public Comments and Participation at the Hearing
- <u>160.75</u> Continuation of the Hearing
- 160.80 Planning Commission Action
- 160.85 Planning Commission Report to City Council
- 160.90 Publication and Effect

160.95 Jurisdiction of the Houghton Community Council 160.100 Jurisdiction of the Washington State Department of Ecology

No change to 160.05 through 160.95

160.100 Jurisdiction of the Washington State Department of Ecology

The Washington State Department of Ecology is authorized under the authority of the Shoreline Management Act of RCW Chapter 90.58 and WAC Chapter 173-26 to approve, deny or propose modifications to the City's shoreline master program (SMP). The City's SMP includes the Shoreline Area chapter of the Comprehensive Plan and Chapters 83 and 141 KZC. For these components of the SMP, the City Council shall take action pursuant to KZC 165.85 and then direct the Planning Official to forward the amended SMP components to the Department of Ecology for formal review and final approval.