## ORDINANCE NO. 4303

AN ORDINANCE OF THE CITY OF KIRKLAND ADOPTING MISCELLANEOUS AMENDMENTS TO ORDINANCE NO. 3719, THE KIRKLAND ZONING ORDINANCE, AND MAKING THE ZONING ORDINANCE COMPATIBLE WITH THE SHORELINE MASTER PROGRAM AS AMENDED. File ZON06-00017.

WHEREAS, the Washington Shoreline Management Act (RCW 90.58, referred to herein as "SMA") recognizes that shorelines are among the most valuable and fragile resources of the state, and that state and local government must establish a coordinated planning program to address the types and effects of development occurring along shorelines of state-wide significance; and

WHEREAS, the City of Kirkland ("City") will annex the Finn Hill neighborhood on June 1, 2011 containing a shoreline of state-wide significance; and

WHEREAS, the City of Kirkland ("City") has, with the approval of the State Department of Ecology, amended its Shoreline Master Program ("SMP") to incorporate the annexation area into the City's SMP along with miscellaneous amendments to its SMP pursuant to the SMA and WAC 173-26; and

WHEREAS, on November 16, 2010, the Kirkland City Council adopted Resolution R-4848, a Resolution of Intent to adopt certain amendments to the Kirkland Zoning Code which would be necessitated by the final adoption of the SMP amendments; and

WHEREAS, since that time, City staff has processed additional minor amendments to the Kirkland Zoning Code necessitated by the adoption of the SMP amendments; and

WHEREAS, the City Council has received a recommendation from the Kirkland Planning Commission to adopt those certain minor amendments of the text of the Kirkland Zoning Code, all as set forth in a recommendation of the Planning Commission dated October 14, 2010 and bearing Kirkland Department of Planning and Community Development File No. ZON06-00017.

NOW, THEREFORE, the City Council of the City of Kirkland do ordain as follows:

Section 1. Zoning Ordinance amended: The text of Ordinance 3719 as amended, the Kirkland Zoning Ordinance, is hereby amended to read as follows:

As set forth in Attachment A attached to this Ordinance and incorporated herein by this reference.

Section 2. If any section, subsection, sentence, clause, phrase, part or portion of this Ordinance, including those parts adopted by reference, is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 3. This Ordinance shall be in force and effect five days from and after its passage by the Kirkland City Council and shall be published pursuant to Kirkland Municipal Code 1.08.017, in the summary form attached to the original of this ordinance and by this reference approved by the City Council, as required by law.

<u>Section 4</u>. A complete copy of this ordinance shall be certified by the City Clerk, who shall then forward the certified copy to the King County Department of Assessments.

Passed by majority vote of the Kirkland City Council in open meeting this 7th day of June, 2011.

Signed in authentication thereof this 7th day of June, 2011.

Mayor

Attest:

Approved as to Form:

City Attorney

# AMENDMENTS TO OTHER CHAPTERS OF THE ZONING CODE

E. CHAPTER 18 – SINGLE-FAMILY RESIDENTIAL A (RSA) ZONES

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## Section 18.08

Section 18.08 - GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

- 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
- 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 Ö The maximum horizontal facade shall not exceed 50 feet
- (Does not apply to Detached Dwelling Unit and Mini-School or Mini-Day-Care Center uses)
- ယ 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.
- 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
- For properties within the jurisdiction of the Shoreline Management Act, see Chapter 83 KZC for permitted uses, shoreline setback regulations and other additional regulations.

7	MS	MAXIMUMS			
Section 18  REGULATIONS  Process  REQU  (Se	REQUIRED YARDS (See Ch. 115)	overage Height of	Landscape Category (See Ch. 95) ign Category See Ch. 100)	Required Parking	
Front	Side Rear		S (	Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
Ottached Dwelling Unit  Dwelling Unit  None  As 20' establish See ed on the Spec. Zoning Map. See 5 and Spec 6 and 3.  2 and 3.  See 5 and 3.  See 5 and 3.  See 6 and 9.	See General Regulation 6	50% 30' above except average 30% for building the RSA elevation. See 1 zone. Spec. Reg. 8 See Gen. Reg. 3. See Gen. Holme s Point overlay zone	E A 2.0 punit.	2.0 per dwelling 1	Maximum units per acre is as follows:  a. In RSA 1 zone, the maximum units per acre is one dwelling unit.  b. In RSA 4 zones, the maximum units per acre is four dwelling units.  c. In RSA 6 zones, the maximum units per acre is six dwelling units.  d. In RSA 8 zones, the maximum units per acre is eight dwelling units.  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.  Minimum lot size per dwelling unit 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 6 zones, the minimum lot size is 5,100 square feet.  c. In RSA 8 zones, the minimum lot size is 3,800 square feet.  d. In RSA 8 zones, the minimum lot size is 3,800 square feet.  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.  Floor Area Ratio (F.A.R.) allowed for the subject property is as follows:  a. In RSA 1 zone, F.A.R. is 50 percent of lot size.  b. In RSA 2 zones, F.A.R. is 50 percent of lot size for the first 5,000 square feet of lot area if the primary roof form of all structures on the site is peaked, 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.  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.

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B.10	Section 1		.015										
;	REGULATIONS	Û	Moorage Facility for 1 or 2 Boats Piers, Docks,	Canopies Serving Detached Dwelling Unit									
Required Review	Process	•	None See Chapter 83										
	Lot Size		None										
SMUMINIMS	REQUIRED YARDS (See Ch. 115)	Front Side	20' 5' See Spec.	<b>‡</b>	See Chapter 83 KZC								
		Rear	ı		83 KZC								
MAXI	Coverage		50% See KZC Land high	<del>V o b a X</del>	# # # # # # # # # # # # # # # # # # #		<u>\$.</u> \$	<del>2</del> # # #					
MAXIMUMS	Height of Structure		See Chapter 83 KZC Landward of the	25 above average building elevation. Waterward of	waterline, dock and pier decks may not be	more than 24' above mean sea level Diving	boards and similar features	more than 3' above the deck.					
	Landscape Category (See Ch. 95)		ĖΠ	ı									
	Sign Category (See Ch. 100)		See N	,i									
	Required Parking	Spaces (See Ch. 105)	None										
		Special Regulations (See also General Regulations)	<ol> <li>Refer to Chapter 83 KZC for additional regulations.</li> <li>Moorage must be for the exclusive use of residents of the subject property. Renting moorage space is not permitted.</li> </ol>	<ul> <li>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.</li> <li>If the moorage structures will extend waterward of the Inner Harbor</li> </ul>	Department of Natural Resources prior to proposing this use.  4.—May not treat moorage structure with creasete, oil base or toxic substances.	<ul> <li>Must provide at least one covered and secured waste receptacle.</li> <li>— All utility lines must be below the pier deck and, where feasible, underground.</li> </ul>	7. Piers must be adequately lit; the source of the light must not be visible from neighboring properties.	<ul> <li>moorage structures must use properly. The address must be oriented to the lake with letters and numbers at least four inches high, and visible from the lake.</li> <li>Covered moorage is not parmitted.</li> </ul>	10. Aircraft moorage is not permitted.  11. Two or more adjoining waterfront lots may share a mooring facility. If this occurs, the following regulations apply:	a. All lots will be taken together as the subject property to determine compliance with the requirements of this use.      b. The moorage structure may be built to accommodate two boats for a moorage structure.	each residential unit on the subject property.  6. The owner of each lot must deed to the City the overwater development rights to the property. Upon request the City	development rights to the property. Upon request, the City will, without cost, deed this right back to the owner of a lot, but the number of boats permitted to moor at the shared moorage facility will be reduced by two.	12. No moorage structure may be within either 25' of a public park or 25

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18.10	Section 1		.020	.030
S	REGULATIONS	_	Church See Spec Regs 1 and 4.	School or Day- Care Center See Spec. Reg <u>s</u> 1 and 2.
		1	legs 1	Regs.
Required Review	Process		See Spec. Reg. 4- 2.	See Spec. Reg. <del>2.</del> 3.
	Lot Size		As establishe d on the Zoning Map. See Spec. Reg. 2-3	As establishe d on the Zoning Map. See Spec. Reg. 3- 4.
MINIMUMS	REQUIRED YARDS (See Ch. 115)	Front Si	20' og each side	If this use can accommodate 50 or more students or children, then:  50' 50' on 60' each side  If this use can accommodate 13 to 49 students or children, then:
0,	QUIRED YAR (See Ch. 115)	Side R	3 3	sse can modate 50 or tudents or n, then:    50' on   50' each side
	, DS	Rear	20' 70s exc 30s 70s Rs See Ge Reg Poi	ਰ <u>-</u> ੧
<u>s</u>	Coverage	Lot C	70%, except 30% for RSA 1 zone. See Gen. Reg. 3 See Gen. Holmes Point overlay zone.	
MAXINUMS	Height of Structure		30' above average building elevation.	30' above average building elevation. See Spec. Reg. 9. 10.
1	Landscape Category (See Ch. 95)		Ω	D See Gen. Regs. 3 and 4.
	Sign Category (See Ch. 100)		В	See Spec. Reg. 113.
	Required Parking	Spaces (See Ch. 105)	1 for every 4 people based on maximum occupancy load of worship. See Spec. Reg. 4. 5	See KZC 105.25.
		Special Regulations (See also General Regulations)	1. This use not permitted on properties within the jurisdiction of the Shorelline Management Act. See Chapter 83 KZC.  4. 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 location, land uses within the Master Plan area, parking location, buffering, and landscaping.  3. 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 2 zones, the minimum lot size is 7,600 square feet. c. In RSA 8 zones, the minimum lot size is 3,800 square feet. d. 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.	1. 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. c. The property is served by a collector or arterial street. 2. This use not permitted on properties within the jurisdiction of the Shoreline Management Act. See Chapter 83 KZC. 2.3. 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,

Section 18    Section 18   Section 18   Section 18
Section 1  USE REQUIRED YARDS  REQUIRED YARDS  (See Ch. 115)  REGUIRED YARDS  (See Ch. 115)  REGUIRED YARDS  (See Ch. 115)  REGUIRED YARDS  (See Ch. 115)  REQUIRED YARDS  (See Ch. 115)  REQUIRED YARDS  REQUIRED YARDS  (See Ch. 115)  REQUIRED YARDS  REQUI
School or Day-Care Center (continued)   Side   Rear   Lo   Care Center (continued)   Side   Rear   Lo   Care Center (continued)   Side   Sid
20' 20' on 20' each side  School or Day- Care Center (continued)  4.5
School or Day- Care Center (continued)  4-5
children.  b. 10 feet if this use can accommodate 13 to 49 students or children.

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		USE USE		
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		Process	Required	
		Lot Size		
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	Side F	REQUIRED YARDS (See Ch. 115)	AS .	
	Rear	RDS		D
	Lot C	Coverage	MA	IRECTION
		Height of	MAXIMUMS	DIRECTIONS: FIRST, read down to find useTi
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	Spaces (See Ch. 105)	Required Parking		
a. 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.  d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements.  40.11. 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).  Electrical signs shall not be permitted.	Special Regulations (See also General Regulations)			IEN, across for REGULATIONS

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	Mini-School or Mini-Day-Care Center See Spec. Regs. 1 and 2.	Û	REGULATION:		
	Process I, Chapter 145 KZC.		Process	Required Review	
	As establishe d on the Zoning Map. See Spec. Reg. 2. 3.		Lot Size		
	20 <u>.</u>	Front	REQUIF (See	MINIMUMS	
	5' but 2 side yards must equal at least 15'.	Side R	REQUIRED YARDS (See Ch. 115)	NS	
	10' 50%, excep 30% for RSA Zone. See Gen. Reg. See Holm Point overlat zone.	Rear	-		
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	30' above average building elevation.		Height of Structure	MAXIMUMS	DIRECTIONS: FIRST, read down to find use.
•	See Gen. Regs. 3 and 4.		Landscape Category (See Ch. 95)	l	read do
	See See.		Gign Category (See Ch. 100)		wn to fi
	See KZC 105.25.	Spaces (See Ch. 105)	Required Parking		
	1. May locate on the subject property if: a. It will not be materially detrimental to the character of the neighborhood in which it is located. b. Site design must minimize adverse impacts on surrounding residential neighborhoods.  2. This use not permitted on properties within the jurisdiction of the Shoreline Management Act. See Chapter 83 KZC.  23. 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 6 zones, the minimum lot size is 7,600 square feet. c. In RSA 8 zones, the minimum lot size is 3,800 square feet. d. In RSA 8 zones, the minimum lot size is 3,800 square feet. 4. A six-foot-high fence is required along the property line adjacent to the outside play areas. 4. A six-foot-high fence is required along the property lines by five feet. 3.4. A six-foot-high reads 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. 7.8. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 8.10. May include accessory living facilities for staff persons. 4.11. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).	Special Regulations (See also General Regulations)			THEN, across for REGULATIONS

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Public Park			Facility	Government Facility	Public Utility		Golf Course See Spec. F 1.		∏ use		
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Development st review process.					See Spec. Reg. 1.		Process IIA, Chapter 150 KZC.			Required Review	
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s will be		See			20'		50'	Front	REQU	MINIMUMS	
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mined o		Reg. 6.		10'	n 20'		50'	Rear	YARD 115)		
Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.	overlay zone.	Reg. 4 for Holmes	See Gen.		70%, except 30% for RSA 1				Coverage		DIR
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ase ba					30' above average building elevation.		30' above average building elevation.		Height of Structure	MAXIMUMS	NS: F
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r prope	Landscape Categor use on the subject r on the nearby uses	landscaping. Site design mus neighborhoods.	places uses v	the ap	The required review process is as follows:  a. If the subject property, including all contice applicant and held by others for future us than five acres, the required review procurs 150 KZC.		This use not permitted on properties within the jurit Shoreline Management Act. See Chapter 83 KZC. Site design must minimize adverse impacts residential neighborhoods.  May not include miniature golf.  The following accessory uses are specifically this use.  a. Equipment storage facilities. b. Retail sales and rental of golf equipment and ac c. A restaurant.				s for I
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lanaaç see Ch	ed with	nding	cation bufferi	ne app	erty ow		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 parties use.  a. Equipment storage facilities. b. Retail sales and rental of golf equipment and accessories. c. A restaurant.				
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.	Landscape Category A or B may be required depending on the type or use on the subject property and the impacts associated with the use on the nearby uses.	landscaping. Site design must minimize adverse impacts on surrounding residential neighborhoods.	Chapter 152 K2C, 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	the applicant and held by others for future use by the applicant, is five or more acres, a Master Plan, approved through Process IIB,	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.		ine mot permitted on properties within the jurisdiction of the ine Management Act. See Chapter 83 KZC.  Site design must minimize adverse impacts on surrounding ntial neighborhoods.  May not include miniature golf.  The following accessory uses are specifically permitted as part of p.  pment storage facilities.  sil sales and rental of golf equipment and accessories. staurant.				
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ACHAPTER 20 – MULTIFAMILY RESIDENTIAL (RM AND RMA) ZONES

120.05 User Guide.

120.05 User Guide.

121. User Guide.

122. 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 section 20 no.

123. 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 section 20 no.

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Section 20.08 – GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

- Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property
- See Chapter 112 KZC for additional affordable housing incentives and requirements affordable housing units as defined in Chapter 5 KZC. Two additional units may be constructed for each affordable housing unit provided Developments creating four or more new detached, attached or stacked dwelling units shall provide at least 10 percent of the units as
- ယ If any portion of a structure is adjoining a low density zone or a low density use in PLA 17, then either
- The height of that portion of the structure shall not exceed 15 feet above average building elevation; or
- Ö exceed 50 feet. 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

See KZC 115.30, Distance Between Structures/Adjacency to Institutional Use, for further details. (Does not apply to Piers, Docks, Boat Lifts and Canopies Serving Detached, Attached or Stacked Dwelling Units and Detached Dwelling

Units uses).

- 4 If the subject property is located east of JBD 2 and west of 100th Avenue NE, the following regulation applies connection between 98th Avenue NE and 100th Avenue NE. Pathway improvements will also be required if the easement will be used immediately. No more than two complete connections shall be required Must provide a public pedestrian access easement if the Planning Official determines that it will furnish a pedestrian connection or part of a
- Ò If the subject property is located within the North Rose Hill neighborhood, east of Slater Avenue NE and north of NE 116th Street, the horizontal dimension of such elements may not exceed 25 percent of the length of the structure. No parking may encroach into the required 10-foot front yard. minimum required front yard is 10 feet. Ground floor canopies and similar entry features may encroach into the front yard; provided, the tota
- ဂ exceeds 25 feet above average building elevation. (Does not apply to Piers, Docks, Boat Lifts and Canopies Serving Detached, Attached or Stacked Dwelling Units and Public Park uses) Any required yard abutting Lake Washington Boulevard or Lake Street South must be increased two feet for each one foot the structure
- .7 If the subject property is located between NE Juanita Dr. and Lake Washington or 98th Avenue NE and Lake Washington, refer to Chapter 83 KZC for regulations regarding shoreline setbacks and public pedestrian walkways

(GENERAL REGULATIONS CONTINUED ON NEXT PAGE)

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## (GENERAL REGULATIONS CONTINUED FROM PREVIOUS 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.
- Ö 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).
- May not use lands waterward of the ordinary high water mark to determine lot size or to calculate allowable density.
- 10. 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 Day-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 properties abutting each side of the subject property. For the reduction in front yard, the shoreline setback is considered conforming if a

.020	.010		Section 2	ATTACHM	ENT A
or Stacked Dwelling Units  Stacked Dwelling Units are not permitted in RM and RMA 5.0.	Detached Dwelling Units	Ū R	EGULATION	USE	
Within the NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, none.	None		Process	Required Review	
3,600 sq. ft. with a density as establishe d on the Zoning Map. See Spec. Reg. 1.	5,000 sq. ft. in an RM and RMA 5.0. Otherwise, 3,600 sq. ft.		Lot Size		
See Ge	20' <u>See</u> <u>Gen</u> <u>Reg</u> . 11.	Front	REQI	MINIMUMS	
RM zone: 5' for detached units. For attached or stacked units, 5', but 2 side yards must equal at least 15'. See Spec. Reg. 6. RMA zone: 5' See Gen Reg. 10.	5', but 2 side yards must equal at least 15'.	Side	REQUIRED YARDS (See Ch. 115)	OMS	DIF
See Spec 7.	10'	Rear			RECTIC
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···	RM zone: If adjoining a low density zone other than RSX, then 25' above average building elevation.	Structure	Height of	MAXIMUMS	DIRECTIONS: FIRST, read down to find use
D See Spec. Regs. 4 and 9.	т		andscape Category ee Ch. 95)		d down
	>	Sig	n Category e Ch. 100)		to find
1.7 per unit.	2.0 per unit.	Parking Spaces (See Ch. 105)	Required		
<ol> <li>Minimum amount of lot area per dwelling unit is as follows:         <ul> <li>In RM 5.0 and RMA 5.0 zones, the minimum lot area per unit is 5,000 sq. ft.</li> <li>In RM 3.6 and RMA 3.6 zones, the minimum lot area per unit is 3,600 sq. ft.</li> <li>In RM 2.4 and RMA 2.4 zones, the minimum lot area per unit is 2,400 sq. ft.</li> <li>In RM 1.8 and RMA 1.8 zones, the minimum lot area per unit is 1,800 sq. ft.</li> </ul> </li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>Chapter 115 KZC contains regulations regarding common recreational space requirements for this use.</li> <li>Except for low density 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.</li> <li>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)</li> </ol>	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of the size of the lot.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>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.</li> <li>No structures, other than moorage structures or public access piers, may be waterward of the ordinary high water mark. See Chapter 83 KZC.</li> </ol>	Special Regulations (See also General Regulations)			THEN, across for REGULATIONS

		ATTACHMENT A
.030	.020	
Church	Detached, Attached or Stacked Dwelling Units (continued)	
Within the NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, Process IIA, Chapter 150 KZC.		
7,200 sq. ft.		
20' <u>See</u> <u>Gen</u> 111		
20.		
20' 7		
70% e b a 3 R e b a 3 O e b a a + + 2 G a R		
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 aulding elevation.		
See Spec. Reg. 3.		
σ.		
1 for every 4 people based on maximum occupancy load of worship. See Spec. Reg. 2.		
<ol> <li>The property must be served by a collector or arterial street.</li> <li>No parking is required for day-care or school ancillary to the use.</li> <li>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.</li> </ol>	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 and the opposite side is not, the side that is not 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 low density zone occupied by a school that has been allowed to increase its 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.	<ul> <li>a. Each development shall incorporate at least two acres; and</li> <li>b. Significant vegetation that provides protection from I-405 shall be retained to the maximum extent feasible.</li> <li>REGULATIONS CONTINUED ON NEXT PAGE</li> </ul>

<u>HMENT A</u>		Section 2		.040
	USE	$\Box$		
		REGULATIO	①	ocks, s and s lor
	Require d	Review Process		See Chapter 83 KZC.
		Lot Size		None
		_	Front	\$20 \$40 \$40 \$40 \$2 \$2 \$2 \$2 \$2 \$2 \$2 \$2 \$2 \$2 \$2 \$2 \$2
	MINIMUMS	REQUIRED YARDS (See Ch. 115)	Side Property Line	5, but 2 side yards must equal at least 15.  See Chap 83 KZC
DIRECTI		YARDS . 115)	Shoreline Setback	See Chapter 83 KZC.
ONS:	M,	overage	Lot C	
DIRECTIONS: FIRST, read down to find useTl	MAXIMUMS	Height of	Suncine	Landward of the ordinary high water mark 30' above average building elevation. RM Zone average building elevation. RMA Zone: 35' above average building elevation. RMA Zone: 35' above average building elevation.
d down		andscape Category See Ch. 95)	L	œ
to find		See Ch. 95) gn Category see Ch. 100)	Si	8
		Required Parking	-	None
HEN, across for REGULATIONS			Special Regulations (See also General Regulations)	1. Refer to Chapter 83 KZC for additional regulations.  3. 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:  a. 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 b. Substantially, the entire width of this yard, from north to south property lines, is developed as a public use area; and e. The design of the public use area is specifically approved by the City.

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School or Day-Care Center		7	USE T	
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Sare	<b>V</b>			
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Within the NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, Process IIA, Chapter 150 KZC.		Process	Required Review	
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ft.		Lot Size		
ft.		Lot Size		
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If this use can accommodate 50 or more students or children, then: 50' 50' on 50' each side  If this use can accommodate 13 to 49 students or children, then: 20' 20' on 20' each side  See Gen Reg. 11	Front	REQUIRED YARDS (See Ch. 115)	MINIMUMS	
Its on the control of		QUIRED YARI (See Ch. 115)	₹	
se can nodate 50 s or childre 50' on each side se can nodate 13 s or childre 20' on each side See Gen Reg. 11	Side	오염	SW	
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or mo n, the 50' 20'	77	5 2		OR.
ore ien:	Rear	S		ECI
70		Coverage	_	DIRECTIONS: FIRST, read down to find useT
70%		- · · · · •	MAXIMUMS	S
RM zone If adjoini a low density than ests then ests then ests then 25' above elevation Otherwis 30' abov building elevition See Spe Reg. 8. RMA zon 35' abov average building elevation		He Str	Ì	끍
r Adjoining a low density then 25' above average building elevation. Otherwise, 30' above average building elevation. See Spec. Reg. 8. RMA zone: 35' above average building elevation.		Height of Structure	N N	ST,
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		Landscape		d d
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G	Spaces Se Ch. 10	Required Parking		
	h. 105)	<u> </u>		Ž,
8. 7. 6. 5. 4. 3. 2. 1.				HEN, across for REGULATIONS
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 design must minimize surrounding residential neighborhoods. A six-foot-high fence is required only along to the outside play areas.  Structured play areas must be set back fix follows: a. Twenty feet if this use can accommodate children. b. Ten feet if this use can accommodate children. b. Ten feet if the appropriate size of the load desis, depending on the number of attend basis, depending on the number of attend abutting right-of-way improvements. Carploading/unloading/time, right-of-way improvements. To reduce impacts on nearby residential the use may be limited and parking and perlocated.  To reduce impacts on nearby residential the use may be limited and parking and perlocated.  These uses are subject to the requiremen Department of Social and Health Servicese For school use, structure height may be ir a. The school can accommodate 200 or n. b. The required side and rear yards for the exceeding the basic maximum structure one foot for each additional one foot of c. The increased height will not result in a incompatible with surrounding uses or in the increased height will not result in a incompatible with surrounding uses or in the increased height will not effective in the increased height of the Houghton Community in th				SS
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 design must minimize surrounding residential neighborhoods. A six-foot-high fence is required only along to the outside play areas.  Structured play areas must be set back fro follows: a. Twenty feet if this use can accommodate children. b. Ten feet if this use can accommodate 1 children. b. Ten feet if the appropriate size of the load basis, depending on the number of attended abutting right-of-way improvements. Carpo loading/unloading time, right-of-way improvements in the use may be improved to reduce traffic impacts of the use may be limited and parking and parelocated.  These uses are subject to the requirement Department of Social and Health Services For school use, structure height may be in a. The school can accommodate 200 or mb. The required side and rear yards for the exceeding the basic maximum structure one foot for each additional one foot of c. The increased height will not result in a incompatible with surrounding uses or in the increased height of the Houghton Community in the provision of the Houghton of the Houghton Community in the provision of the Houghton of the Houghton Community in the provision of the Houghton of the Houghton Community in the provision of the Houghton of the Houghton Community in the provision of the Houghton of the Houghton Community in the provision of the Houghton of the Houghton Community in the provision of the Houghton of the Houghton Community in the provision of the Houghton Community in the provision of the Houghton of the Houghton Community in the provision of the Houghton of the Houghton Community in the provision of the Houghton Community in the provision of the Houghton of the Houghton Community in the provision of the Houghton of the Houghton Community in the provi				for
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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 line adjato the outside play areas. Structured play areas must be set back from all property lines as follows: a. Twenty feet if this use can accommodate 13 to 49 students or children. b. Ten feet if this use can accommodate 13 to 49 students or children. b. Ten feet if the appropriate size of the loading area on a case-by-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 mean may be required to reduce traffic impacts on nearby residential unday include accessory living facilities for staff persons.  To reduce impacts on nearby residential uses, hours of operation the use may be limited and parking and passenger loading area enay be improvements established by the Department of Social and Health Services (WAC Title 388). For school use, structure height may be increased, up to 35 feet exceeding the basic maximum structure height are increased 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 Comprehensis. This special regulation is not effective within the disapproval jurisdiction of the Houghton Community Council.	Special Regulations (See also General Regulations)			
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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 line adjacen to the outside play areas.  Structured play areas must be set back from all 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 shall determine the appropriate size of the loading area on a case-by-cast 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 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 required side and rear yards for the portions of the structure height may be increased, up to 35 feet, if:  a. The school use, structure height may be increased, up to 35 feet, if:  a. The school use, structure height may be increased, up to 35 feet, if:  a. 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 will not result in a structure that is incompatible with surrounding uses or improvements.  This special regulation is not effective within the disapproval jurisdiction of the Houghton Community Council.				
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 Structured play areas. Structured play areas must be set back from all 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 shall determine the appropriate size of the loading area on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on 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 may be increased, up to 35 feet, if: b. The school can accommodate 200 or more students; and of the school can accommodate 200 or more students; and of the school can accommodate 200 or more students; and of the school can accommodate 200 or more students; and of the school can accommodate 200 or more students; and of the school can accommodate 200 or more students; and of the school can accommodate 200 or more students; and of the school can accommodate 200 or more students; and of the school can accommodate 200 or more students; and of the school can accommodate 200 or more students; and of the school can accommodate 200 or more students; and of the school can accommodate 200 or more students; and of the school can accommodate 200 or more students; and of the school can be				

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	ATTACHMENT A
.070	.060
.070 Mini-School or Mini-Day-Care	Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, Beauty Shop or Shoe Repair Shop See Spec. Reg. 9.
Within the NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, none.	Process IIA, Chapter 150 KZC. Also see Chapter 83 KZC for properties in shoreline jurisdiction.
ft.	7,200 sq. ft.
	20 See Gen Reg.
	5' but 2 side yards must equal at least 15'.
	70
	60%
building elevation. RMA zone 35' above average building elevation.	
	Φ.
₽	m
See KZC 105.25.	1 per each 300 sq. ft. of gross floor area.
<ol> <li>May locate on the subject property if:         <ul> <li>It will not be materially detrimental to the character of the neighborhood in which it is located.</li> <li>Site design must minimize adverse impacts on surrounding residential neighborhoods.</li> </ul> </li> <li>A six-foot-high fence is required along the property line adjacent to the outside play areas.</li> <li>Structured play areas must be set back from all property lines by five feet.</li> <li>An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.</li> <li>To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated.</li> <li>May include accessory living facilities for staff persons.</li> <li>These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).</li> </ol>	1. This use may be permitted only if it is specifically consistent with the Comprehensive Plan in the proposed location. 2. May only be permitted if placement, orientation, and scale indicate this use is primarily intended to serve the immediate residential area. 3. Must be located on a collector arterial or higher volume right-of-way. 4. Placement and scale must indicate pedestrian orientation. 5. Must mitigate traffic impacts on residential neighborhood. 6. Gross floor area may not exceed 3,000 square feet. 7. May not be located above the ground floor of a structure. 8. Hours of operation may be limited to reduce impacts on nearby residential uses. 9. This use is not permitted in an RM zone located within the NE 85th Street Subarea.

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		ATTACHMENT A
.100	.090	
.100 Public Utility	Convalescent Center or Nursing Home	Assisted Living Facility (Not permitted in RM 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 Street Subarea, D.R., Chapter 142 KZC. Otherwise, none.
None	7,200 sq. ft.	3,600 sq. ft.
20' <u>See</u> <u>Gen</u> 11		20' <u>See</u> <u>Gen.</u> <u>11.</u>
20' on each side	10' on each side	RM zone: 5' but 2 side yards must equal at least 15'. RMA zone: 5'.
20'		10'
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. RMA zone: 35' above average building elevation.
A See Spec. Regs. 2 and 3.	C See Spec. Reg. 2.	See Spec Reg. 6.
В	В	>
See KZC 105.25.	1 for each bed.	1.7 per independent unit. 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.	<ol> <li>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.</li> <li>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.</li> </ol>	<ol> <li>A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility.</li> <li>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.</li> <li>For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of 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:         <ol> <li>Project will not create impacts that are substantially different than would be created by a permitted multifamily development.</li> </ol> </li> <li>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.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.</li> <li>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.</li> </ol>

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	O-4303 ATTACHMENT A
.120	ATTACHINENT A
Public Park	Government Facility Community Facility
Development star review process.	Chapter 142 KZC. Otherwise, Process IIA, Chapter 150 KZC.
Development standards will be determined on case-by-case basis. review process.	each side
∍-by-case b	
See	than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation. RMA zone: 35' above average building elevation. RMB cone: 36' above average building elevation.
Chapter 49 KZC for required	C See Spec. Regs. 2 and 3.
C for required	
1. 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  2. For properties within the jurisdiction of the Shoreline Management Act, this use may include a public access pier or boardwalk. See Chanter 83 KZC	<ul> <li>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.</li> <li>4. One pedestal sign with a readerboard having electronic programming is allowed at a fire station only if: <ul> <li>a. It is a pedestal sign (see Plate 12) having a maximum of 40 square feet of sign area per sign face;</li> <li>b. The electronic readerboard is no more than 50 percent of the sign area;</li> <li>c. Moving graphics and text or video are not part of the sign;</li> <li>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 right-of-way;</li> <li>e. The electronic readerboard displays messages regarding public service announcements or City events only;</li> <li>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;</li> <li>g. The electronic readerboard is turned off between 10:00 p.m. and 6:00 a.m. except during emergencies;</li> <li>h. It is located to have the least impact on surrounding residential properties.</li> <li>f. it is determined that the electronic readerboard constitutes a traffic hazard for any reason, the Planning Director may impose additional conditions.</li> <li>5. A Community Facility use is not permitted on properties within the jurisdiction of the Shoreline Management Act. See Chapter 83 KZC.</li> </ul> </li> </ul>

Section 30.20

locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 30.20 – GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

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

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

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

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

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ATTACHMENT A  1 30.25  ULATIONS	Required Review Process			MINIMUMS REQUIRED YARDS	YARDS		SWOWIXE		) 		
Section 30			-	REQUIRED YAR (See Ch. 115)	YARDS 115)	200	Height of	egory Ch. 95)	ategory ch. 100)		
		Lot Size	Front P	North Proper ty Line Proper Side ty Line Proper ty Line Proper ty Line ty Line ty Line	Shoreli ne Setbac k	Side Propert y Line Lot Covera		Lands Cate (See C	Sign Ca (See Cl	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010 Detached Dwelling Units	None	12,500 sq. ft.	For those properti es that conform to the standar d shorelin e setback require ments establis hed in Chapter 83 KZC, either: a. 10' or che existing front yards on the property to the	1-	See Chapter 25	5', but 5', but 2 side yards must equal at least 15' in each side if Spec Reg 5 is met.	For properties with a minimum of 45' of frontage along Lake Washington, 30 above average building elevation. See Special Reg 11 Otherwise, 25' above average building elevation	т	>	2.0 per unit.	1. 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.  2. For this use, only one dwelling unit may be on each lot regardless of lot size.  3. For properties located south of the Lake Ave W Street End park, the required front yard may be decreased to the average of the existing front yards on the propertigines 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:  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, 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 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.  e.g. This provision shall not apply to residences that de not contain a ceiling height greater than 16 feet only applyif 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).  d. C. The calculation of gross floor area shall apply the

REQUIRED YARDS (See Ch. 115)    South Proper North Y-Line Proper Y-Line Proper Y-Line Here   Side Proper Line Here   Y-Line Proper Line Here   Y-Line Here	Lot Coverage	
Lot Coverage		
	Lot Coverage  Lot Coverage  Structure  Landscape Category (See Ch. 95)	
Lot Coverage  Structure of  Landscape Category (See Ch. 95)	Structure  Landscape Category (See Ch. 95)	
Lot Coverage  Structure of  Landscape Category (See Ch. 95)  Sign Category (See Ch. 100)	Landscape Category (See Ch. 95) Sign Category (See Ch. 100)	
Lot Coverage  Structure of  Landscape Category (See Ch. 95)  Sign Category	Landscape Category (See Ch. 95) Sign Category (See Ch. 100)	

See KZC 105.25. 1. Site design must minimize adverse impacts on surrounding residential neighborhoods.	See KZC 105.25.1	В	>	25' above average building	2 70%	5', but 2 side yards	The greater	20'	20' 20- 20' 10-		A, None	Process IIA, Chapter 150 KZC.	Public Utility	.030 Pu
Refer to Chapter 83 KZC for additional regulations.	None F	See Spec. 8.	ntn	See Chapter 83 KZCLandward of the High Waterline, 25: above average building elevation. Waterward of the High Waterline, dock and pier decke may not be more than 24: above mean sea level. Div- ing beards and similar features may not be more than 3: above the deck.		side yards yards equal-at least	aterline	Landward of the  6'   1000    10'   10'    1, no meorage structure  thin either— 250 of a public park; or 250 of another moorage not on the subject ial Regulation 1.	Landward of the  20:  6'  10'  10'  10'  10'  10'  10'  10'	See	None	See Chapter 83 KZC	Piers, docks, boat lifts and canopies serving Detached Dwelling Unit	.020 Pix See
measured from the ordinary high water mark to the public pedestrian access easement providing access to Waverly Beach Park.	mp 3													
Special Regulations (See also General Regulations)	Required Parking Spaces (See Ch. 105)	Sign Category (See Ch. 100)	Landscape Category (See Ch. 95)	Height of Structure	Lot Coverage	Side Propert	/ARDS 115) Shoreli ne Setbac k	REQUIRED YARDS (See Ch. 115)  South Proper Sette Line Proper Sette Hroper Sette Hroper WLine k	REQU (Se North Front Proper ty Line		Lot Size	Review Process	্ ⊊ REGULATIO	Section 30.25
		E E		MAXIMUMS	3			MINIMUMS	MINI		8.	Required	DNS	5

	ITACHMEN
.04 Section 3	30.25
Government Facility Community Facility Public Park	
₹ ₹ ₹ ₹ REGULA	ATIONS
Develop	Required Review
Lot Size   South   South   Proper   Name   Proper   Side   Side   Proper   Side   Proper   Side   Side   Proper   Side   Si	
Front ards will b	
Nerth Proper ty Line	MINIMUMS
REQUIRED YARDS (See Ch. 115)  South Proper Side Water Inc Proper Line Proper L	SWC
Shoreli net see Chapter 83 KZC	
Side Propert y Line must equal at least 15' y-case ba	
Lot Coverage	M
Height of Structure elevation	MAXIMUMS
RRS Spec. Category (See Ch. 95)	
Gee Ch. 95) Sign Category	
(See Ch. 100)	
Required Parking Spaces (See Ch. 105)	
Special Regulations (See also General Regulations)  2. 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.  See KZC 115.30, Distance Between Structures/Adjacency to Institutional Use, for more details, i.f. either a north property line yard or the south property line yard is also the front yard of the subject property, it will be regulated as a front yard of the subject property line yard is also the front yard of the subject property and the impacts associated with the use on nearby uses  1. 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	

**⊲60.24** User Guide. The charts in KZC 60.27 contain the basic zoning regulations that apply in Planned Area 3B, including sub-zones. 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 60.25

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## Section 60.25 – GENERAL REGULATIONS The following regulations apply to all uses in this zone unless otherwise noted:

- Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property
- shall be used to establish the base number of units allowed on the site, but shall not limit the size of individual lots. See Chapter 112 KZC for additional Developments creating four or more new dwelling units shall provide at least 10 percent of the units as affordable housing units as defined in Chapter 5 affordable housing incentives and requirements. KZC. Two additional units may be constructed for each affordable housing unit provided. In such cases, the minimum lot size listed in the Use Regulations
- No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For the regulations regarding moorages and public access piers, see the specific listings in this zone (does not apply to Public Access Pier or Boardwalk, Moorage Facility for One or Two Boats, General Moorage Facility and Public Park uses).
- ယ The required 30-foot front yard may be reduced, subject to all of the following conditions:
- The existing primary structure does not conform to the minimum shoreline setback standard:
- The proposed complete replacement or replacement of portion of the existing primary structure comply with the minimum required shoreline setback established under the provisions of KZC Chapter 83, or as otherwise approved under the shoreline setback reduction provisions established in
- is increased in dimension from the setback of the existing non conforming primary structure, provided that subsection 3.d below is met; and The front yard for the complete replacement or the portion of replacement may be reduced one (1) foot for each one (1) foot of the shoreline setback that
- Within the front yard, each portion of the primary structure that is replaced is setback from the front property line by a distance greater than or equal to the maximum height of that portion above the front property line.
- The required 30-foot front yard may be reduced one foot for each foot of this yard that is developed as a public use area if:
- 4. 0. 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.

Public Utility uses; Boat Launch; or Water Taxi) and Canopies serving Detached Dwelling Unit; Piers, Docks, Boat lifts and Canopies serving Detached, Attached or Stacked Dwelling Units; Public Park-uses; (Does not apply to Public Access Pier, er Boardwalk, <del>Moorage Facility for One or Two Boats and</del> o<u>r Public Access Facility. Boat launch: Piers, Docks, Boat lifts</u>

- A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one continuous piece. Within the view development on adjacent properties (does not apply to Public Access Pier or Boardwalk, Moorage Facility for One or Two Boats and Public Park uses). corridor, structures, parking areas and landscaping will be allowed; provided, that they do not obscure the view from Lake Washington Boulevard to beyond Refer to Chapter 83 KZC for additional details. Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given
- See KZC 60.28 for regulations regarding bulkheads and land surface modification
- <del>1</del>.6. May not use lands waterward of the high <del>waterline</del> <u>water mark</u> to determine lot size or to calculate allowable density
- . '~ May also be regulated under the Shoreline Master Program, <del>KMC Title 24</del>. <u>Refer to Chapter 83 KZC</u>

		ION					DIRE	CTIONS: I	FIRST,	DIRECTIONS: FIRST, read down to find useTH	า to find	use		EN, across for REGULATIONS
<u> 27</u>		LAT	Required		M N	SWOMINIM			ΑM	SMUMIXAM				
on 60.	USE	REGU S	Review Process	Lot Size		REQUIR (See	REQUIRED YARDS (See Ch. 115)	SC	age	5	cape jory	tegory . 100)	Required	
ectio	ļ				Front	North	South	High	over	Height of	ndso ateg	n Cat	Spaces	
Se	4	Û				<del>Propert</del>	Property Line	Waterline Shorelin	t Cc		Ca	Sign	(See Ch.	Special Regulations
		•				Line		<u>e</u> Setback	Lo			9	(601	(See also General Regulations)
.010	Detached	hed	None	3,600 sq.	30′	The	<del>10′</del>	The	%08	30′ above	Е	Α	2.0 per unit.	Chapter 115 KZC contains regulations regarding home occupa
	Dwelli	Dwelling Units		π.		<del>greater</del>	<u>5' but</u>	greater of:		average				tions and other accessory uses, facilities and activities
					Gen.	a. 15′, or	two	b. 15% of		elevation.				2. The required yard of a structure abutting Lake Washington
					, cgo.	b. 1-1/2	side	the aver-		This provi-				Boulevard must be increased two feet for each one foot that
						times	yards	ege par		not be var-				Structure exceeds 25 teet above the adjacent centerine of Lak Washington Blvd.
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						primary	15)	Chapter 83 K7C		•				
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					The mi other to	nimum dim าan those li	The minimum dimension of any yard, other than those listed, is 5'.	any yard,						
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			ACHMENT	
.030	.020	Sec	tion 60.2	7
.030 Hotel or Motel	Attached or Stacked Dwelling Units	<b></b>	USE	
r Motel	ed or d g Units	Ţ	REGULA S	TION
	Process IIB, Chapter 152 KZC.		Review Process	
None	3,600 sq. ft. per unit		Lot Size	
The mi other the	30'	Front		
b. 1-1/2 side times the yards height of must he primary equal structure above average building elevation minus 10°.  See Spec. Reg. 7  The minimum dimension of other than those listed, is 5°.  See General Regula	The greater ef:	North Propert Y Line	REQUIR (See	
l =: ` 0	<del>10'</del> 5' but two	South Property Line	REQUIRED YARDS (See Ch. 115)	DIRE
a. 16', or b. 15% of the average parcel depth. See Chapter 83 KZC	See Spec. 80% Ref. 7. The greater of:	High Waterline Shoreline Setback	) S	DIRECTIONS: FIRST, read down to find useT
	30%	Lot Cov	erage	RST,
See Special Regulation 2.	30' above average building elevation.	Height of Structure		ST, read dow
	D	Land	scape egory Ch. 95)	n to finc
п	Þ	Sign C	ategory Ch. 100)	d use
1 per each room.	2.0 per unit.	Spaces (See Ch. 105)	Required Parking	
the City if public access to the waterfront may be waived by the City if public access along the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. The City shall require signs designating the public pedestrian access and public uses areas.  2. Structure height may be increased to 35 feet above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Boulevard; and a. The increase is offset by a view corridor that is superior to that required by the General Regulations; or b. The increase is offset by maintaining comparable portions of the structure lower than 30 feet above average building elevation.  3. The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of the isolation.  3. The hotel or motel use may include ancillary meeting and conference facilities for the resident clientele and guests of residents, but not the general public.  5. 6. The hotel or motel use may include restaurant, retail, or office uses.  6. 7. For attached or stacked dwelling units, this yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide the otherwise applicable minimum required yard.	Chapter 83 KZC contains regulations regarding public pedestrian walkways.      Must provide public pedestrian access from the right of way to and along the entire waterfront of the subject regrets within the	Special Regulations (See also General Regulations)		HEN, across for REGULATIONS

.040 L	Secti	on 60.2	27	
Assisted Living Facility		USE		
acility	Û	REGUL S	_AT	ION
Process IIB, 3, Chapter 152ft. KZC.		Review Process	Required	
152 ft.			ed	
3,600 sq.		Lot Size		
The m	Front		MIN	
The greater of: a. 16', or b. 1412 times the height of the primary structure above building elevation minus 10 inimum dither than t	North Propert y Line	REQUIF	SMUMINIM	
The greater greater of:  a. 16', or a. 16', or a. 16', or b. 1.11/2 side the avertimes the height of the averge structure above awrage building elevation minimum dimension of any yard.  See General Regulations	South Property Line	REQUIRED YARDS (See Ch. 115)		DIRE
The greater of: a. 16', or b. 16% of the aver. age parcel depth. See Chapter 83 KZC. itions	High Waterline Shorelin e Setback	DS		CTIONS:
80%	Lot Cove	rage	MΑ	FIRST
30' above average building elevation.	Height of Structure	3	SWUMIXAM	DIRECTIONS: FIRST, read down to find useTH
D	Lands	cape		'n to fii
>	Cated (See C Sign Ca	tegory		nd use
1 pen 1 pen 1 pe	(See Ch			
2.0 per independent unit. 1 per assisted living unit.	Spaces (See Ch. 105)	Required		EN, across for REGULATIONS
1. A facility the assisted in facility. For density one dwellin number of property. It times the subject promet:  a. Project than we develop living facility: a. One parking stop facility				for REG
A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility.  For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of 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 subject property may be approved if the following criteria are met:  a. Project will not create impacts that are substantially different than would be created by a permitted multifamily development.  A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility:  a. One parking stall shall be provided for each bed.  Must provide public pedestrian access from the right of way to and along the entire waterfront of the subject property within the high waterfine yard. Access along the waterfront of the subject property can be reached from adjoining property. The City shall require signs designating the public pedestrian access and public use areas.  Chapter 83 KZC contains regulations regarding public pedestrial walkways.	<b>a</b>			ULATI
provide provide y units s unit. To coked do supposes unit. To coked do suppose of super ry may rry may reach be cree be creed and shall subject to the coked and shall shall subject to the coked and shall	Special Regulations (See also General Regulations)			SNO
s both is thall be is hall be welling occas I stacked be approperated by attention the stacked by attention the stacked by attention the stacked by a beautiful apply a shall be edestricted water from the from the stacked from t	Special Regulations also General Regula			
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ndent consists and apter 1: Ilving I Il	lation:			
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Junits a subject to the war an ass of care following portion and the war an ass of care following portion and the war an ass of care following portion and the war				
A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility.  For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of 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 subject property may be approved if the following criteria are mere a. Project will not create impacts that are substantially different than would be created by a permitted multifarmily development.  A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility:  a. One parking stall shall be provided for each bed.  Must provide public pedestrian access from the right of way to and along the entire waterfront of the waterfront af the subject property can be reached from adjoining property. The City shall require signs designating the public pedestrian access and public use areas.  Chapter 83 KZC contains regulations regarding public pedestrian wallways.				

				.050	Sect	tion 60	.27	
		raciiity.	Boardy Public	Public	$\Diamond$	USE		
		ļ.	Pier or Boardwalk, <u>or</u> Public Access	Access	Ţ	REGUI S	LATI	ON
			KZC	<u>See</u> Chapter 83		Review Process	Required	
				None		Lot Size		
		4-		Wa	Front		ĭ Z	
		<del>See Speci</del> i <u>See Cha</u>	ŧ	terward of	North Propert y Line	REQUIR (See	MINIMUMS	
		See Special Regulation 8. See Chapter 83 KZC.	ŧ	Waterward of the High Waterline	South Property Line	REQUIRED YARDS (See Ch. 115)		DIRE
		—————————————————————————————————————	I	'aterline	High Waterline Shoreline Setback	S		CTIONS: F
				-	Lot Cove	erage	MAX	IRST,
See Ch	may not be more than 3' above the deck	level. Diving boards and similar	more than 24' above	Pier decks	Height of Structure		MAXIMUMS	read dow
See Chapter 83 KZC				-	Land Cate	scape egory		n to fin
) KZC			Reg.	See	Sign C	Ch. 95) ategory Ch. 100)	/	d use
			105.25.		Spaces (See Ch. 105)	Required Parking		THEN, across
6. Pier must be adequately lit; the source of the light must not be visible from neighboring properties.  7. Structures must display the street address of the subject property. The address must be oriented to the Lake with letters and numbers at least four inches high, and visible from the Lake.  8. North and south property line yards may be decreased for overwater public use facilities which connect with waterfront public access or adjacent property.	substances.  4. Must provide at least one covered and secured waste receptacle.  5. All utility lines must be below the pier deck and, where feasible, underground.	applicant must obtain a lease from the Washington State Department of Natural Resources prior to submittal of a Building Permit for this use.  3. May not treat a structure with crossote, oil base or toxic	<ol> <li>No accessory uses, buildings, or activities are permitted as part of this use.</li> <li>If a structure will extend waterward of the Inner Harbor Line, the</li> </ol>	1. Refer to Chapter 83 KZC for additional regulations.	Special Regulations (See also General Regulations)			DIRECTIONS: FIRST, read down to find useTHEN, across for REGULATIONS

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			.060 In 40 tin 4 tin 2	Section	on 60.	27	
		Piers, Doo Boatlifts a Canopies Serving Detached Dwelling U	Moorage Facility for One or Two Boats. See Special Regulation		USE		
		Piers, Docks, Boatlifts and Canopies Serving Detached Dwelling Unit.	<u></u>	Û	REGU S	LAT	ION
			None See Chapter 83 KZC		Review Process	Required	
			None		Lot Size		
	The min other than See Cha	In addition be within a. 25' of a b. 25' of ar on the sub	Waterwa	Front		MINI	
	The minimum dimension of a other than those listed, is 5'. See Chapter 83 KZC.	In addition, no moorage of be within— a. 25' of a public park; or b. 25' of another moorage on the subject property.	ard of the H	North Propert F	REQUIR (See	SMOMINIM	
	The minimum dimension of any yard, other than those listed, is 5'. See Chapter 83 KZC.	In addition, no moorage structure may be within— a. 25' of a public park; or b. 25' of another moorage structure no on the subject property.	Waterward of the High Waterline 10' 10'	South Property Line	REQUIRED YARDS (See Ch. 115)		DIRE
	<del>Iny yard,</del>	In addition, no moorage structure may be within— a. 25' of a public park; or b. 25' of another moorage structure not on the subject property.	rline 	High Waterline Shorelin e Setback	DS		DIRECTIONS: FIRST, read down to find useT
				Lot Cover	age	ΜM	IRST,
	See Chapter 83 KZC	and similar features may not be more than 3' above the deck.	Pier decks may not be more than 24' above mean sea level. Div-	Height of Structure		SMUMIXAM	read dow
	ıpter 83		I	Landso Categ (See Cl	cape Jory		n to fir
	KZC.		the special sp	(See Cl Sign Cat (See Ch	tegory		nd use
			None	Spaces (See Ch. 105)	Required		
receptacle.  7. All utility lines must be below the pier deck and, where feasible, underground.  8. Piers must be adequately lit; the source of the light must not be visible from the neighboring properties.  9. Moorage structures must display the street address of the subject property. The address must be oriented to the Lake with letters and numbers at least four inches high, and visible from the Lake.  10. Covered moorage is not permitted.  11. Aircraft moorage is not permitted.	submittal of a Building Permit for this use.  5. May not treat moorage structure with creosote, oil base or toxic substances.  6. Must provide at least one covered and secured waste	3. 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. 4. If the moorage structures will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to	Refer to Chapter 83 KZC for additional regulations.     Hoorage must be for the exclusive use of the residents of the subject property. Renting moorage space is not permitted.     No accessory uses, buildings, or activities are permitted as part of this use. Various accessory components are permitted as part of a General Moorage Facility. See that listing in this zone.	Special Regulations (See also General Regulations)			HEN, across for REGULATIONS

O-4303 ATTACHMENT A Section 60.27 N **DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS** 

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		.0 <mark>70.</mark> 고'초朮 ঘ료이잉미성잉미의	Section 60.2	27
		-General Moorage Facility Piers, Docks, Boat Lifts and Canopies Serving Detached, or Stacked Dwelling Units.		
		ocks. ls and d, or	REGULA S	ATI
		Process I Chapter 152 KZC, See Chapter 8 KZC	Pro	Req
		Process IIIB, Chapter 152 KZC. See Chapter 83 KZC	Review	Required
		***	Lot Size	
		\$ # \$ # #		
No moorage structure may bea. Within 100' of a public park; or b. Closer to a public park than a line that starts where the high waterline of the park intersects with the side property line of the park closest to the moorage structure at a 45° angle from that side property line. This setback applies whether or not the subject property abuts the park, but does not extend beyond any intervening everwater structure; or (See next page for the rest of the Required Yards regulations)	l 4	Landward of the High Waterline  30' The 10' F greater ef: a: 15', or b-1-1/2 times the height of the pri- many structure above average building elevation minus 10'.	Front	<b>≧</b>
Hage:		The electron many and of the strength many and of the strength many and the strength man	REQUI (Se North Propert Fropert	SWOMINIM
Tofap Tofap Tofap Tofap Tofap Tofap Tofap Tofap Tofap Tofap	400	The greater of: a. 16', or b. 1-1/2 times the height of the primary structure average building elevation minus final to the primary structure average building elevation minus final to the primary structure average building elevation minus final to the primary structure average average building elevation minus	See C	S
within 100' of a public park; or Closer to a public park than a line at starts where the high waterline or e park intersects with the side orage structure at a 45° angle fro at side property line. This setback piles whether or not the subject operty abute the park, but does no dend beyond any intervening anwater structure; or ee next page for the rest of the squired Yards regulations)	- 40: 40:	th Wate	REQUIRED YARDS (See Ch. 115)  North South Propert Property Hamber See See See See See See See See See S	
han a	,		FRDS Sh	
THE	١	For moorage struc ture, 0: For other tures, the greater ef. b. 15% or b. 15% or b. 16% of the average parcel	High Waterline Shoreline Setback	
		W 1		<b>S</b>
	lea		Lot Coverage	SMUMIXAM
	See Chapter 83 KZC	Landward of the High Waterline, 30' above average building elevation. Waterward of the High Waterline, Dock and Pior decks may not be more than 24' above sea level.	Height of Structure	SMO
	lapter 8	φ · + + + +	Landscape	
	83 KZ(		Category (See Ch. 95)	
	İĊ	# # #	Sign Category (See Ch. 100)	
		1-per-each-2 Otherwise, Otherwise, none, if the moorage is reserved for the exclusive use of an adjoining residential development. None.	Required Parking Spaces (See Ch. 105)	
Executions from the surject property:  5. Moorage structures may not be larger than is necessary to provide safe and reasonable moorage for the boats moored. The City will specifically review the size and configuration of moorage structures to insure that the moorage structures:  a. Do not extend waterward of the point necessary to provide reasonable draft for the boats to be moored, but not beyond the outer harbor line; and  b. Are not larger than is necessary to moor the specified number of boats; and  c. Will not interfere with the public use and enjoyment of the water or create a hazard to navigation; and  d. Will not have a significant long term adverse effect on aquatic habitats.  REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE	<ul> <li>The potential for traffic congestion.</li> <li>The number of moorages shall not exceed the number of dwelling units on the subject property.</li> </ul>	1. Refer to Chapter 83 KZC for additional regulations.  1. No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For regulations regarding public access piers, see the specific listing in this zone.  2. Must provide public pedestrian access from the right of way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront any be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas.  3. The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of that isolation.  4. The City will determine the maximum allowable number of moorages based on the following factors:  a. The ability of the land landward of the high waterline to accommodate the necessary support facilities.	Special Regulations (See also General Regulations)	

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General Mocrage Facility (centinued) Piers, Docks, Boat Lifts and Canopies Serving Detached, or Stacked Dwelling Units	USE
General Mocrage Facility (continued) Piers, Docks, Boat Lifts and Canopies Serving Detached, or Stacked Dwelling Units	REGULATION S
	Required Review Process
	Lot Size
e. Closer to dwelling unit where the hid sects the led closest to the runs waterw structure at a property line whether or n abuts the let beyond any structure; or d. Within 26; fure not on the minimum other than the See Chapter	MINI
e. Closer to a lot containing dwelling unit than a line that where the high waterline of seets the side property line. He side property line of structure at a 30° angle from property line. This setback a whether or not the subject p abuts the lot, but does not e beyond any intervening over structure; or d. Within 26° of another most ture not on the subject property line in the subject property line not on the subject property line in the subject property line not on the subject property line line in the subject property line line in the subject property line line in the subject property line line line in the subject property line line line in the subject property line line line line line line line line	MINIMUMS  REQUIR (See  ront North Propert  y Line
e. Closer to a lot containing a detached dwelling unit than a line that starts where the high waterline of the lot intersects the side property line of the lot intersects the side property line of the lot eleasest to the moorage structure and tune waterward toward the moorage structure at a 30° angle from that side property line. This setback applies whether or not the subject property abuts the lot, but does not extend beyond any intervening over water structure; or d. Within 26° of another moorage structure not on the subject property.  The minimum dimension of any yard other than those listed, is 5°.  (See previous page for the rest of this column)  See Chapter 83 KZC	AUMS  REQUIRED YARDS  (See Ch. 115)  North Propert Property Line Line
Hate Heliached Harts and Harts Harts Harts Hart Hart Hart Hart Hart Hart Hart Hart	YARDS  YARDS  Waterline in e Setback  Setback  MAXIMUMS  MAXIMUMS  MAXIMUMS  MAXIMUMS  And
	Lot Coverage
	MAXIMUMS Lot C Structure
	Landscape 6
	Category (See Ch. 95) Sign Category
	(See Ch. 100)
6.—If the moorage structures will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to submittal of a Building Permit for this use. 7. May not treat moorage structure with creosote, oil base or toxic substance. 8. Must provide at least two covered and secured waste receptacles. 9. All utility and service lines must be below the pier deck and, where feasible, underground. 10. Piers must be adequately lit. The source of light must not be wisible from neighboring properties. 11. Moorage structures must display the street address of the subject property. The address must be oriented to the Lake with letters and numbers at least four inches high. 12. Covered moorage is not permitted. 13. Aircraft moorage is not permitted. 14. At least one pump out facility shall be provided. 15. Must provide public restrooms unless moorage is only available for residents of dwelling units on the subject property.	Required Parking Spaces (See Ch. 105) (See also General Regulations)

ATTACHMENT A .075 Section 60.27 USE REGULATION S Required **Process** Review Lot Size Mark See Gen. Front Mark: See Chapter 83 KZC Naterward of the Ordinary High Water **SMOMINIM** Propert **REQUIRED YARDS** North (See Ch. 115) Property Waterline
Line Shoreline 5', but 2 side yards South must equal at least 15 DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS See Chapter 83 KZC High **MAXIMUMS** Lot Coverage building slevation. Height of Structure mark, 30' ոigh water pec. Reg າe ordinary bove /erage Landscape lω Category (See Ch. 95) Sign Category (See Ch. 100) lω 1 per ( Parking Required (See Ch. Spaces 105) each 2 ယ building elevation if the increase does not impair views of the lake from properties east of Lake Washington Boulevard; and Structure height may be increased to 35 feet above average The following accessory components are allowed if approved through Process IIB, Chapter 152 KZC: 2) The use has facilities to contain and clean up gas and Meeting and special events rooms.
Gas and oil sale for boats, if: 2) All dry land motor testing is conducted within a Boat and motor repair and service if; The increase is offset by a view corridor that is superior to Storage tanks are underground and on dry land; and This activity is conducted on dry land and either totally hat required by the General Regulations. oil spills; May have an overwater shed that is not more than 50 square feet and 10 feet high as measured building. adjoining property and the right-of-way; and rom the deck. (See also General Regulations) **Special Regulations** 

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		Section	.080 Public Park									
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Required	Review Process		Develop process Mav als									
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	Lot Size		stand									
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		Front	vill be o									
SMOMINIM	REQUIRED YARDS (See Ch. 115)	North Propert *	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process. May also be requlated under the Shoreline Master Program, refer to Chapter 83 KZC.									
<u> </u>	QUIRED YARI (See Ch. 115)	South Property Line	d on a c									
	\RDS		ase-by									
DIRECTIONS: FIRST, read down to find useThe		High Waterline Shorelin <u>e</u> Setback	√-case ba									
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EGU			his use may include a public access pier, boa access facility. See the specific listing in this 83 KZC for regulations regarding these uses	his may uses. S uses.	Hanype	feet above average building elevation, or	¥idth:	See KZC 115.30, Distance Betwe Institutional Use, for more details.	<del>te pro</del>	֡	development is approved as part of a Master Plan.	development is approved as part of a Master Plan.  This use may include a public access pier or board
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			This use may include a public access pier, boardwalk, or public access facility. See the specific listing in this zone and Chapter 83 KZC for regulations regarding these uses.	This may include swimming beaches or other public recreational uses. See Chapter 83 KZC for regulations regarding these uses.	<ol> <li>If any portion of a structure is adjoining a low density zone, then either:</li> </ol>		b. The maximum norizontal tacada shall not exceed 50 feet in width:	See KZC 115.30, Distance Between Structures/Adjacency to Institutional Use, for more details.	The provisions of Chapter 90 KZC limiting development in and	đ	#	This use may include a public access pier or boardwalk. See
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## MINOR AMENDMENTS TO CHAPTERS 135, 140 and 160

## Chapter 135 – AMENDMENTS TO THE TEXT OF THE ZONING CODE

Sections:	
135.05	User Guide
<u>135.10</u>	Applicable Process
<u>135.15</u>	Initiation of Proposals
135.20	Threshold Determination for Citizen-Initiated Proposals
135.25	Criteria for Amending the Text of the Zoning Code
<u>135.30</u>	Moratoria and Interim Land Use Regulations
<u>135.35</u>	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 <u>160</u> 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 <u>161</u> 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
- 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 <u>and</u>
- 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
<u> 140.15</u>	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
- 140.35 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 160 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 160.15 Initiation of Proposals 160.2<u>0</u> Compliance with SEPA 160.25 Threshold Review 160.35 Official File 160.40 Notice 160.45 Staff Report Community Council Proceeding 160.50 160.55 Public Hearing Material To Be Considered 160.60 **Electronic Sound Recordings** 160.65 160.70 Public Comments and Participation at the Hearing Continuation of the Hearing 160.75 **Planning Commission Action** 160.80 160.85 Planning Commission Report to City Council 160.90 Publication and Effect

160.95 Jurisdiction of the Houghton Community Council160.100 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.

## PUBLICATION SUMMARY OF ORDINANCE NO. 4303

AN ORDINANCE OF THE CITY OF KIRKLAND ADOPTING MISCELLANEOUS AMENDMENTS TO ORDINANCE NO. 3719, THE KIRKLAND ZONING ORDINANCE, AND MAKING THE ZONING ORDINANCE COMPATIBLE WITH SHORELINE MASTER PROGRAM AS AMENDED.

- $\underline{\text{Section 1}}$ . Adopts various amendments to the Kirkland Zoning Code which make the Zoning Code compatible with the Shoreline Master Program as amended.
  - <u>Section 2</u>. Provides a severability clause for the Ordinance.
- Section 3. Authorizes publication of the Ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code and establishes the effective date as five days from and after passage by the Kirkland City Council.
- <u>Section 4</u>. Provides that a certified copy of the Ordinance shall be provided to the King County Department of Assessments.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its meeting on the 7th day of June, 2011.

I certify that the foregoing is a summary of Ordinance 4303 approved by the Kirkland City Council for summary publication.

City Clerk