

ORDINANCE O-4357

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING, AND LAND USE, REVISING THE CITY'S ZONING REGULATIONS IN THE TOTEM LAKE NEIGHBORHOOD, AMENDING ORDINANCE 3719 AS AMENDED, THE KIRKLAND ZONING CODE AND APPROVING A SUMMARY ORDINANCE FOR PUBLICATION, FILE NO. ZON11-00034.

WHEREAS, the City Council has received a recommendation from the Kirkland Planning Commission to amend certain sections of the text of the Kirkland Zoning Code, Ordinance 3719 as amended, all as set forth in that certain report and recommendation of the Planning Commission dated June 5, 2012, and bearing Kirkland Department of Planning and Community Development File No. ZON11-00034; and

WHEREAS, prior to making said recommendation, the Kirkland Planning Commission, following notice as required by RCW 35A.63.070, on May 24, 2012, held a public hearing, on the amendment proposals and considered the comments received at said hearing; and

WHEREAS, pursuant to the State Environmental Policy Act (SEPA), there has accompanied the legislative proposal and recommendation through the entire consideration process, a SEPA Addendum to Existing Environmental Documents issued by the responsible official pursuant to WAC 197-11-600; and

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

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

Section 1. Zoning text amended: The following specified sections of the text of Ordinance 3719 as amended, the Kirkland Zoning Code, are amended to read as set forth in Attachment A attached to this ordinance and incorporated by 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 full force and effect five days from and after its passage by the Kirkland City Council and publication, pursuant to Section 1.08.017 Kirkland Municipal Code, in the summary form attached to the original of this

ordinance and by this reference approved by the City Council, as required by law.

Section 4. 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 19th day of June, 2012.

Signed in authentication thereof this 19th day June, 2012.




Mayor

Attest:



City Clerk

Approved as to Form:



City Attorney

Chapter 5 – DEFINITIONS

Sections:

[5.05](#) User Guide

[5.10](#) Definitions

5.05 User Guide

The definitions in this chapter apply for this code. Also see definitions contained in Chapter [83](#) KZC for shoreline management, Chapter [90](#) KZC for drainage basins, Chapter [95](#) KZC for tree management and required landscaping, and Chapter [113](#) KZC for cottage, carriage and two/three-unit homes that are applicable to those chapters.

5.10 Definitions

.140 Commercial Recreation Area and Use

– An area and use operated for profit, with private facilities, equipment or services for recreational purposes, including swimming pools, tennis courts, playgrounds and other similar uses. The use of such an area may be limited to private membership or may be open to the public upon the payment of a fee.

.XXX Commercial Use

- A place of employment or a commercial enterprise that meets the definition of Office Use, Retail Establishment, Restaurant or Tavern, or Entertainment, Cultural and/or Recreational Facility.

145 Commercial Zones

– The following zones: BN; BNA; BC; BC 1; BC 2; BCX; CBD; JBD 1; JBD 2; JBD 4; JBD 5; JBD 6; MSC 2; MSC 3; NRH 1A; NRH 1B; NRH 4; RH 1A; RH 1B; RH 2A; RH 2B; RH 2C; RH 3; RH 5A; RH 5B; RH 5C; RH 7; TL 2; TL 4A; TL 4B; TL 4C; TL 5; TL 6A; TL 6B; TL 8; YBD 2; YBD 3.

Chapter 55 – TOTEM LAKE (TL) ZONES
55.05 User Guide.

The charts in KZC 55.09 contain the basic zoning regulations that apply in the TL 1A zone of the city. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section
55.07



Section 55.07 – GENERAL REGULATIONS

1. Refer to Chapter 1 KZC to determine what other provision of this Code may apply to the subject property.
2. All ground floor uses shall be a minimum of **135** feet in height. This regulation does not apply to parking garages or property with no frontage on NE 128th Street.
3. In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established:
 - a. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two feet.
 - b. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.
4. The minimum required front yard is 10 feet, unless otherwise prescribed in the use zone chart. Ground floor canopies and similar entry features may encroach into the front yard, provided the total horizontal dimension of such elements may not exceed 25 percent of the length of the structure. No parking, other than underground parking, may encroach into the required 10-foot front yard.
5. The ability to accommodate new development in the TL 1A zone is dependent upon the construction of two new streets: 119th Avenue NE, between NE 128th Street and NE 130th Place, and NE 130th Place, between 120th Avenue NE and Totem Lake Boulevard NE, as shown on Plate 34A. Consistent with and to the extent authorized by applicable statutes and court decisions, new development on properties across which these streets in whole or in part extend shall contribute to the creation of the streets as follows:
 - a. With all new development, the portions of these streets crossing the subject property shall be dedicated as public right-of-way consistent with Plate 34A; and
 - b. With all new development exceeding 30 feet in height, the streets shall be improved consistent with Plate 34A.
 Minor deviations in the location and width of the streets may be approved by the Public Works Director if the deviations will not negatively affect the functioning of the streets.
6. Properties located between TL 2 and NE 128th Street may be required to provide a pedestrian connection between TL 2 and NE 128th Street.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
USE ↓	REGULATIONS ↑	Section 55.09	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure					
	Front Side	Rear											
Office Use		.010	D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 5.	30' to 160' above average building elevation. See Spec. Reg. 4.	B	D	See Chapter 105 KZC	<p>1. The minimum floor area ratio (FAR) for development on the subject property is 1.0, or 100 percent of lot size.</p> <p>2. The maximum floor area ratio (FAR) for development over 65 feet in height on the subject property is 2.0, or 200 percent of lot size, except as provided in Special Regulation 3 below. When combined with residential use, the maximum FAR for this use is determined as follows: (% office use x 2) + (% residential use x 3) = FAR of each use allowed on the subject property. Maximum FAR is determined based on parcel size, prior to any road dedication required pursuant to General Regulation 5 for this zone.</p> <p>3. On parcels where road dedication is required pursuant to General Regulation 5, the maximum floor area ratio (FAR) for development over 65 feet in height may be increased by an additional 0.2 FAR for each 10 percent or portion thereof of the subject property required to be dedicated. Where this use is combined with residential use, the maximum FAR for the residential use may be increased by an additional 0.3 of residential use for each 10 percent or portion thereof of the subject property required to be dedicated.</p> <p>4. Building height may be increased as follows: a. Building height may exceed 30 feet above average building elevation if one of the following public improvements is provided: 1) Dedication and improvement of new streets pursuant to General Regulation 5; or 2) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains. b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increase to be based on the following considerations provided that: 1) Development on the subject property complies with 4(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC).</p>



DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS														
Section 55.09	USE 	REGULATIONS 		Required Review Process	MINIMUMS			MAXIMUMS		Special Regulations (See also General Regulations)				
		Lot Size	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure	Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)					
		Front	Side	Rear										

REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
USE ↓	Section 55.09	Required Review Process	MINIMUMS			MAXIMUMS				
			Lot Size	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure			
Front	Side	Rear		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)			Required Parking Spaces (See Ch. 105)		
		Special Regulations (See also General Regulations)								
USE ↓	Section 55.09	Required Review Process	Lot Size	REQUIRED YARD (See Ch. 115)	Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		Special Regulations (See also General Regulations)								
.010 Office Use (continued)										<p>3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor.</p> <p>4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties.</p> <p>5. Increases in lot coverage may be considered if:</p> <ol style="list-style-type: none"> a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property; and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space. <p>6. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:</p> <ol style="list-style-type: none"> a. The assembled or manufactured goods are subordinate to and are dependent upon this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing must be no different from other office uses. <p>7. The following regulations apply to veterinary offices only:</p> <ol style="list-style-type: none"> a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so noise from this use is not audible off the subject property. A certification to this effect, signed by an acoustical engineer, must be submitted with the development permit application. d. A veterinary office is not permitted if the subject property contains dwelling units.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS							
USE ↓	REGULATIONS ↑	Required Review Process	MINIMUMS		MAXIMUMS		
			Lot Size	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure
			Front	Side	Rear	Landscaping Category (See Ch. 95)	
						Sign Category (See Ch. 100)	
						Required Parking Spaces (See Ch. 105)	
							Special Regulations (See also General Regulations)

.020	Restaurant or Tavern	D.R., Chapter 142 KZC	<u>Same as primary use.</u> See Spec. Reg. 1.				1 per each 100 sq. ft. of gross floor area.	1. This use is only permitted as an accessory use to another permitted use within this zone. It may not be located in a separate structure from the primary use.
.030	Any Retail Establishment, other than those specifically listed in this zone, selling goods and providing services including banking and other financial services						1 per each 300 sq. ft. of gross floor area.	1. This use is only permitted as an accessory use to another permitted use within this zone. It may not be located in a separate structure from the primary use. 2. The location of drive-through facilities may not compromise pedestrian movement. 3. The following uses and activities are prohibited: <ol style="list-style-type: none"> a. The sale, service, and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers; provided, that motorcycle sales, service, or rental is permitted if conducted indoors; b. Retail establishments providing storage services unless accessory to another permitted use; c. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses; d. Outdoor storage of bulk commodities, except in the following circumstances: <ol style="list-style-type: none"> 1) If the square footage of the storage area is less than 10 percent of the retail structure. 2) If the commodities represent growing stock in connection with horticultural nurseries, whether the stock is in open ground, pots, or containers.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
Section 55.09	USE 	REGULATIONS 	Required Review Process	MINIMUMS			MAXIMUMS			Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
Front	Side	Rear											
.040	Attached or Stacked Dwelling Units		None	10'	0'	0'	85% See Spec. Reg. 6.	30' to 160' above average building elevation. See Spec. Reg. 5.	C	A	See KZC 105.25.	<p>1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.</p> <p>2. Residential development must provide a minimum density of 50 dwelling units per gross acre.</p> <p>3. The maximum floor area ratio (FAR) for development over 65 feet in height on the subject property is 3.0, or 300 percent of lot size, except as provided in Special Regulation 4 below. When combined with office use, the maximum FAR for this use is determined as follows: (% office use x 2) + (% residential use x 3) = FAR of each use allowed on the subject property. Maximum FAR is determined based on parcel size, prior to any road dedication required pursuant to General Regulation 5 for this zone.</p>	
REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE													



DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS							
USE ↓	REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS	
			Lot Size	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure
Front	Side	Rear		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)		
Section 55.09							

<p>.040 Attached or Stacked Dwelling Units (continued)</p>	<p>4. On parcels where road dedication is required pursuant to General Regulation 5, the maximum floor area ratio (FAR) for development over 65 feet in height may be increased by an additional 0.30 FAR for each 10 percent or portion thereof of the subject property required to be dedicated. Where this use is combined with office use, the maximum FAR for the office use may be increased by an additional 0.2 of office use for each 10 percent or portion thereof of the subject property required to be dedicated.</p> <p>5. Building height may be increased as follows:</p> <ol style="list-style-type: none"> a. Building height may exceed 30 feet above average building elevation, if one of the following public improvements is provided: <ol style="list-style-type: none"> 1) Dedication and improvement of new streets pursuant to General Regulation 5; or 2) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and 3) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations: <ol style="list-style-type: none"> 1) Development on the subject property complies with 5(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120
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DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
Section 55.09	USE ➡	REGULATIONS ⬆	Required Review Process	MINIMUMS			MAXIMUMS			Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
Front	Side	Rear											
													feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 55.09	USE ↓	REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure				
Front	Side	Rear										
.040	Attached or Stacked Dwelling Units (continued)			None	10'	0'	0'	80%	40' average building elevation. See Spec. Reg. 3.	C	B	<p>4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties.</p> <p>6. Increases in lot coverage may be considered if:</p> <p>a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property, and/or</p> <p>b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.</p>
.050	Church		D.R., Chapter 142 KZC	None	10'	0'	0'	80%	40' average building elevation. See Spec. Reg. 3.	C	B	<p>1. May include accessory living facilities for staff persons.</p> <p>2. No parking is required for day-care or school ancillary to this use</p> <p>3. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.</p>
.060	School, Day-Care Center or Mini School or Mini-Day-Care			None	10'	0'	0'	80%	40' average building elevation. See Spec. Reg. 56.	D		<p>1. A six-foot high fence is required along property lines adjacent to outside play areas.</p> <p>2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.</p> <p>3. Structured play areas must be set back from all property lines by at least five feet.</p> <p>4. 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.</p> <p>5. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).</p> <p>56. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.</p>

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
Section 55.09	USE ↓	REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure					
	Front Side	Rear											
.070	Assisted Living Facility		D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 5.	30' to 160' above average building elevation. See Spec. Reg. 4.	B	A	See KZC 105.25.	<p>1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.</p> <p>2. The maximum floor area ratio (FAR) for development over 65 feet in height on the subject property is 3.0, or 300 percent of lot size, except as provided in Special Regulation 3 below. Maximum FAR is determined based on parcel size, prior to any road dedication required pursuant to General Regulation 5 for this zone.</p> <p>3. On parcels where road dedication is required pursuant to General Regulation 5, the maximum floor area ratio (FAR) for development over 65 feet in height may be increased by an additional 0.30 FAR for each 10 percent or portion thereof, of the subject property required to be dedicated.</p> <p>4. Building height may be increased as follows: a. Building height may exceed 30 feet above average building elevation, if one of the following public improvements is provided: 1) Dedication and improvement of new streets pursuant to General Regulation 5; or 2) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and 3) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations: 1) Development on the subject property complies with 4(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC).</p>

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
Section 55.09	USE 	REGULATIONS 	Required Review Process	MINIMUMS			MAXIMUMS			Required Parking Spaces (See Ch. 105)			
				Lot Size	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)		Sign Category (See Ch. 100)		
Front	Side	Rear											
.070	Assisted Living Facility (continued)									Special Regulations (See also General Regulations)			
										<p>3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor.</p> <p>4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties.</p> <p>5. Increases in lot coverage may be considered if:</p> <p>a. Land dedication on the subject property pursuant to General Regulation 5 limits area available for development on the property; and/or</p> <p>b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.</p>			
.080	Convalescent Center or Nursing Home		D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 4.	30' to 160' above average building elevation. See Spec. Reg. 3.	C	B	1 for each bed.	<p>1. The maximum floor area ratio (FAR) for development <u>over 65 feet in height</u> on the subject property is 3.0, or 300 percent of lot size, except as provided in Special Regulation 2 below. Maximum FAR is determined based on parcel size, prior to any road dedication required pursuant to General Regulation 5 for this zone.</p> <p>2. On parcels where road dedication is required pursuant to General Regulation 5, the maximum floor area ratio (FAR) <u>for development over 65 feet in height</u> may be increased by an additional 0.30 FAR for each 10 percent or portion thereof of the subject property required to be dedicated.</p> <p style="text-align: right;">REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE</p>

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS								
Section 55.09	USE ↓	REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS	
				Lot Size	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure
Front	Side	Rear	Landscape Category (See Ch. 95)		Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)		
Special Regulations (See also General Regulations)								

.080	<p>Convalescent Center or Nursing Home (continued)</p>	<p>3. Building height may be increased as follows:</p> <ol style="list-style-type: none"> a. Building height may exceed 30 feet above average building elevation, if one of the following public improvements is provided: <ol style="list-style-type: none"> 1) Dedication and improvement of new streets pursuant to General Regulation 5; or 2) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains. b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations: <ol style="list-style-type: none"> 1) Development of the subject property complies with 3(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. 4. Increases in lot coverage may be considered if: <ol style="list-style-type: none"> a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property, and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.
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55.11 User Guide.

The charts in KZC 55.15 contain the basic zoning regulations that apply in the TL 1B zone of the city. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section
55.13



Section 55.13 – GENERAL REGULATIONS

1. Refer to Chapter 1 KZC to determine what other provision of this Code may apply to the subject property.
2. In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established:
 - a. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two feet.
 - b. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.
3. The minimum required front yard is 10 feet, unless otherwise prescribed in the use zone chart. Ground floor canopies and similar entry features may encroach into the front yard, provided the total 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.
4. The ability to accommodate new development in the TL 1B zone is dependent upon the construction of a new street: NE 130th Place, between 120th Avenue NE and Totem Lake Boulevard NE, as shown on Plate 34A. Consistent with and to the extent authorized by applicable statutes and court decisions, new development on properties across which this street in whole or in part extends shall contribute to the creation of the street as follows:
 - a. With all new development, the portions of the street crossing the subject property shall be dedicated as public right-of-way consistent with Plate 34A; and
 - b. With all new development exceeding 30 feet in height, the street shall be improved consistent with Plate 34A.
 Minor deviations in the location, width and improvement of the street may be approved by the Public Works Director if the deviations will not negatively affect the functioning of the street.



5. Within 100 feet of the centerline of NE 132nd Street, building height may not exceed 35 feet above the elevation of the centerline of NE 132nd Street along the subject property.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
USE ↓ REGULATIONS ↑	Section 55.15	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage				
	Front	Side		Rear							
.010 Office Use		D.R., Chapter 142 KZC	None	10' See Spec. Reg. <u>43</u> .	0'	0'	85% See Spec. Reg. <u>54</u> .	C	D	If a medical, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area, otherwise 1 per 300 gross floor area.	<p><u>1</u>. <u>Building height may exceed 30 feet up to 45 feet above average building elevation, if one of the following public improvements is provided:</u></p> <p>a) <u>Dedication and improvement of new streets pursuant to General Regulation 4; or</u></p> <p>b) <u>Where General Regulation 4 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains.</u></p> <p><u>24</u>. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:</p> <p>a. The assembled or manufactured goods are subordinate to and are dependent upon this use.</p> <p>b. The outward appearance and impacts of this use with ancillary assembly or manufacturing must be no different from other office uses.</p> <p><u>32</u>. The following regulations apply to veterinary offices only:</p> <p>a. May only treat small animals on the subject property.</p> <p>b. Outside runs and other outside facilities for the animals are not permitted.</p> <p>c. Site must be designed so noise from this use is not audible off the subject property. A certification to this effect, signed by an acoustical engineer, must be submitted with the development permit application.</p> <p>d. A veterinary office is not permitted if the subject property contains dwelling units.</p> <p><u>43</u>. <u>Twenty-foot yard required where properties abut NE 132nd Street.</u></p> <p><u>54</u>. <u>Increases in lot coverage may be considered if:</u></p> <p>a. Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or</p> <p>b. Other techniques used to provide open space result in superior</p>



DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
Section 55.15 USE ↓ REGULATIONS ↑	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)		
	Required Review Process	Lot Size	REQUIRED YARD (See Ch. 115)							Lot Coverage	Height of Structure
			Front	Side	Rear						
.020 Development Containing Both Office Use and Attached or Stacked Dwelling Units		10' See Spec. Reg. 32.	0'	0'	85% See Spec. Reg. 5.	30' to 160' above average building elevation. See Spec. Regs. 3 and 4.		See Chapter 105 KZC.	1. The maximum floor area ratio (FAR) for this use is determined as follows: (% office use x 2) + (% residential use x 3) = FAR of each use allowed on the subject property. The maximum floor area ratio (FAR) for office use is 1.0. In addition, the following regulations apply to this use: a. The maximum floor area ratio (FAR) for this use is 3.0, except as provided in Special Regulation (1)(b) of this section. Office use shall not exceed 10 percent of the total gross floor area of all structures on the subject property.		

REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS



Section 55.15 USE REGULATIONS  	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
		Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
			Front	Side	Rear						
.020 Development Containing Both Office Use and Attached or Stacked Dwelling Units (continued)										<p>2.b. On parcels where land dedication is required pursuant to General Regulation 4, the maximum floor area ratio (FAR) may be increased by an additional 0.3 of residential use for each 10 percent or portion thereof of the subject property required to be dedicated.</p> <p>3. Twenty-foot yard required where properties about NE 132nd Street.</p> <p>3- Within 100 feet of the centerline of NE 132nd Street, building height may not exceed 30 feet above the elevation of the centerline of NE 132nd Street along the subject property.</p> <p>4. Building height may be increased <u>is regulated</u> as follows:</p> <p>a. Building height may exceed 30 feet above average building elevation, if:</p> <ol style="list-style-type: none"> 1) One of the following public improvements is provided: <ol style="list-style-type: none"> a) Dedication and improvement of new streets pursuant to General Regulation 4; or b) Where General Regulation 4 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and 2) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. <p>b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations provided that:</p> <ol style="list-style-type: none"> 1) Development on the subject property complies with 4(a) above, 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height. 4) Methods for mitigating any significant shadowing and lighting 	

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
Section 55.15	USE →	REGULATIONS ↑	MINIMUMS			MAXIMUMS		Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage				
Required Review Process			Front	Side	Rear						
											impacts of the increased building height on the residential areas to the north are proposed. REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE



DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 55.15	USE 	REGULATIONS 	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage				
	Front	Side	Rear									
.020	Development Containing Both Office Use and Attached or Stacked Dwelling Units (continued)											<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <ol style="list-style-type: none"> 5) Taller elements of buildings would be stepped back from the perimeter of TL 1B boundaries, away from adjacent residential zones. 6) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. 5. Increases in lot coverage may be considered if: <ol style="list-style-type: none"> a. Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space. 6. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: <ol style="list-style-type: none"> a. The assembled or manufactured goods are subordinate to and are dependent upon this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing must be no different from other uses. 7. The following regulations apply to veterinary offices only: <ol style="list-style-type: none"> a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so noise from this use is not audible off the subject property. A certification to this effect, signed by an acoustical engineer, must be submitted with the development permit application. d. A veterinary office is not permitted if the subject property contains dwelling units.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
USE ↓ REGULATIONS ↑	Section 55.15	Required Review Process	MINIMUMS			MAXIMUMS		Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						

.030	Restaurant or Tavern	D.R., Chapter 142 KZC	See Spec. Reg. 1.							1 per each 100 sq. ft. of gross floor area.	<p>1. This use is only permitted as an accessory use to another permitted use within this zone. It may not be located in a separate structure from the primary use.</p> <p>2. This use is not allowed within 100 feet of NE 132nd Street. Access to this use from NE 132nd Street is not permitted.</p>
.040	Any Retail Establishment, other than those specifically listed in this zone and those prohibited by Special Regulation 3, selling goods and providing services including banking and other financial services	D.R., Chapter 142 KZC	See Spec. Reg. 1.							1 per each 300 sq. ft. of gross floor area.	<p>1. This use is only permitted as an accessory use to another permitted use within this zone. It may not be located in a separate structure from the primary use.</p> <p>2. The location of drive-through facilities may not compromise pedestrian movement.</p> <p>3. The following uses and activities are prohibited:</p> <ul style="list-style-type: none"> a. Vehicle and/or boat sales, repair, service or rental facilities; b. Retail establishments providing storage services unless accessory to another permitted use; c. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses; d. Outdoor storage of bulk commodities, except in the following circumstances: <ul style="list-style-type: none"> 1) if the square footage of the storage area is less than 10 percent of the retail structure, 2) if the commodities represent growing stock in connection with horticultural nurseries, whether the stock is in open ground, pots, or containers. <p>4. Floor area for this use may not exceed 5,000 square feet.</p>

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS														
Section 55.15	USE 	REGULATIONS 	Required Review Process			MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure						
	Front	Side		Rear										
.050	Attached or Stacked Dwelling Units		None	10' See Spec. Reg. 5.	0'	0'	85% See Spec. Reg. 78.	30' to 160' above average building elevation. See Spec. Regs. 6-7	C	A	See KZC 105.25.	<ol style="list-style-type: none"> 1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 2. Residential development must provide a minimum density of 50 dwelling units per gross acre. 3. The maximum floor area ratio (FAR) for development over 65 feet in height on the subject property is 3.0, or 300 percent of lot size. Maximum FAR is determined based on parcel size, prior to any road dedication required pursuant to General Regulation 4 for this zone. 4. On parcels where road dedication is required pursuant to General Regulation 4, the maximum floor area ratio (FAR) may be increased by an additional 0.30 for each 10 percent or portion thereof of the subject property required to be dedicated. 5. Twenty-foot yard required where properties abut NE 132nd Street. 6. Within 100 feet of the centerline of NE 132nd Street, building height may not exceed 30 feet above the elevation of the centerline of NE 132nd Street along the subject property. 		
REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE														

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.15 USE REGULATIONS  	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
		Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
			Front	Side	Rear						
.050 Attached or Stacked Dwelling Units (continued)										<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>67.. Building height may be increased is regulated as follows:</p> <p>a. Building height may exceed 30 feet above average building elevation, if one of the following public improvements is provided:</p> <ol style="list-style-type: none"> 1) Dedication and improvement of new streets pursuant to General Regulation 4; or 2) Where General Regulation 4 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and 3) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. <p>b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations provided that:</p> <ol style="list-style-type: none"> 1) Development on the subject property complies with 67(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height. 4) Methods for mitigating any significant shadowing and lighting impacts of the increased building height on the residential areas to the north are proposed. 5) Taller elements of buildings would be stepped back from the perimeter of TL 1B boundaries, away from adjacent residential zones. 6) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. 	

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.15	USE →	REGULATIONS ↑	Special Regulations (See also General Regulations)							
Required Review Process	MINIMUMS	MAXIMUMS	Lot Size	REQUIRED YARD (See Ch. 115)	Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	
			Front	Side						<p>7e. Increases in lot coverage may be considered if:</p> <ol style="list-style-type: none"> Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.

USE REGULATIONS		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process		MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
Section 55.15	Church	D.R., Chapter 142 KZC	None	10'	0'	0'	85 to 100% See Spec. Reg. 66.	30-4540' above average building elevation. See Spec. Regs. 1 and 54.				
									REQUIRED YARD (See Ch. 115)		Lot Size	Lot Coverage
Front	Side	Rear										

.060	Church	D.R., Chapter 142 KZC	None	10'	0'	0'	85 to 100% See Spec. Reg. 66.	30-4540' above average building elevation. See Spec. Regs. 1 and 54.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 32.	<p>1. <u>Building height may exceed 30 feet up to 45 feet above average building elevation, if one of the following public improvements is provided:</u></p> <p>a) <u>Dedication and improvement of new streets pursuant to General Regulation 4; or</u></p> <p>b) <u>Where General Regulation 4 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains;</u></p> <p>2. <u>May include accessory living facilities for staff persons.</u></p> <p>32. <u>No parking is required for day-care or school ancillary to this use.</u></p> <p>43. <u>Twenty-foot yard required where properties abut NE 132nd Street.</u></p> <p>54. <u>When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.</u></p> <p>65. <u>Increases in lot coverage may be considered if:</u></p> <p>a. <u>Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or</u></p> <p>b. <u>Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.</u></p>
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DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
USE ↓ REGULATIONS ↑	Section 55.15	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage				
Front	Side	Rear									
School, Day-Care Center or Mini-School or Mini-Day-Care	.070		10' See Spec. Reg. 24.	0' See Spec. Reg. 54.	0' See Spec. Reg. 54.	85 to 100% See Spec. Reg. 87.	30-4540' above average building elevation. See Spec. Regs. 1 and 7-6.	D	See KZC 105.25. See Spec. Reg. 65.	<p>1. Building height may exceed 30 feet up to 45 feet above average building elevation, if one of the following public improvements is provided:</p> <p style="margin-left: 20px;">a) Dedication and improvement of new streets pursuant to General Regulation 4; or</p> <p style="margin-left: 20px;">b) Where General Regulation 4 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains.</p> <p>24. Twenty-foot yard required where properties abut NE 132nd Street.</p> <p>32. A six-foot high fence is required along property lines adjacent to outside play areas.</p> <p>49. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.</p> <p>54. Structured play areas must be set back from all property lines by at least five feet.</p> <p>66. 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.</p> <p>76. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.</p> <p>87. Increases in lot coverage may be considered if:</p> <p style="margin-left: 20px;">a. Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or</p> <p style="margin-left: 20px;">b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.</p> <p>8. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).</p>	



DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.15 USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
		Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
			Front	Side	Rear						
.080 Assisted Living Facility	D.R., Chapter 142 KZC	None	10' See Spec. Reg. 4.	0'	85% See Spec. Reg. 67.	30' to 160' above average building elevation. See Spec. Reg. 5 and 6.	C	A	1 per assisted living unit.	<p>1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.</p> <p>2. The maximum floor area ratio (FAR) for development <u>over 65 feet in height</u> on the subject property is 3.0, or 300 percent of lot size. Maximum FAR is determined based on parcel size, prior to any road dedication required pursuant to General Regulation 4 for this zone.</p> <p>3. On parcels where road dedication is required pursuant to General Regulation 4, the maximum floor area ratio (FAR) may be increased by an additional 0.30 for each 10 percent or portion thereof, of the subject property required to be dedicated.</p> <p>4. Twenty-foot yard required where properties abut NE 132nd Street.</p> <p>5. Within 100 feet of the centerline of NE 132nd Street, building height may not exceed 30 feet above the elevation of the centerline of NE 132nd Street.</p> <p>5. Building height may be increased <u>is regulated</u>, as follows:</p> <p>a. Building height may exceed 30 feet above average building elevation, if one of the following public improvements is provided:</p> <ol style="list-style-type: none"> 1) Dedication and improvement of new streets pursuant to General Regulation 4; or 2) Where General Regulation 4 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and 3) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. <p>b. Building height may exceed 80 feet and <u>be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations provided that:</u></p> <ol style="list-style-type: none"> 1) Development on the subject property complies with 5(a) above. 2) Design of buildings meets guidelines for towers set forth in 	

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 55.15	USE ↓	REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage				
Front	Side	Rear										
.080	Assisted Living Facility (continued)											<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>4) Methods for mitigating any significant shadowing and lighting impacts of the increased building height on the residential areas to the north are proposed.</p> <p>5) Taller elements of buildings would be stepped back from the perimeter of TL 1B boundaries, away from adjacent residential zones.</p> <p>6) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties.</p> <p>67. Increases in lot coverage may be considered if:</p> <p>a. Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or</p> <p>b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.</p>

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

<p>Section 55.15</p>	<p>USE </p>	<p>REGULATIONS </p>	<p>Required Review Process</p>	<p>MINIMUMS</p>	<p>REQUIRED YARD (See Ch. 115)</p>	<p>Lot Size</p>	<p>Front</p>	<p>Side</p>	<p>Rear</p>	<p>Lot Coverage</p>	<p>MAXIMUMS</p>	<p>Landscaping Category (See Ch. 95)</p>	<p>Sign Category (See Ch. 100)</p>	<p>Required Parking Spaces (See Ch. 105)</p>	<p>Special Regulations (See also General Regulations)</p>
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DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
Section 55.15	USE 	REGULATIONS 	Required Review Process		MINIMUMS			MAXIMUMS		Required Parking Spaces (See Ch. 105)			
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)		Sign Category (See Ch. 100)		
Front	Side	Rear											
.090	Convalescent Center or Nursing Home		D.R., Chapter 142 KZC	None	10' See Spec. Reg. 1.	0'	0'	80%	30' to 160' above average building elevation. See Spec. Reg. 45.	C	B	1 for each bed.	<p>1. Twenty-foot yard required where properties abut NE 132nd Street. 2. Within 100 feet of the centerline of NE 132nd Street, building height may not exceed 30 feet above the elevation of the centerline of NE 132nd Street.</p> <p>23. The maximum floor area ratio (FAR) for development <u>over 65 feet in height</u> on the subject property is 3.0, or 300 percent of lot size. Maximum FAR is determined based on parcel size, prior to any road dedication required pursuant to General Regulation 4 for this zone.</p> <p>34. On parcels where road dedication is required pursuant to General Regulation 4, the maximum floor area ratio (FAR) may be increased by an additional 0.30 for each 10 percent or portion thereof of the subject property required to be dedicated.</p> <p>45. Building height may be increased <u>is regulated</u> as follows:</p> <p>a. Building height may exceed 30 feet above average building elevation, if one of the following public improvements is provided:</p> <ol style="list-style-type: none"> 1) Dedication and improvement of new streets pursuant to General Regulation 4; or 2) Where General Regulation 4 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and <p>b. Building height may exceed 60 feet and be increased up to 160 feet above average building elevation. with the height increases to be based on the following considerations:</p> <ol style="list-style-type: none"> 1) Development on the subject property complies with 5(a) above, 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height. 4) Methods for mitigating any significant shadowing and lighting impacts of the increased building height on the residential areas to the north are proposed. 5) Taller elements of buildings would be stepped back from the

Special Regulations
(See also General Regulations)

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
USE ↓ REGULATIONS ↑	Section 55.15	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.090	Convalescent Center or Nursing Home (continued)										REGULATIONS CONTINUED FROM PREVIOUS PAGE 6) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. 56. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.	
.100	Public Utility	D.R., Chapter 142 KZC	None	10' See Spec. Reg.- 42.	0'	0'	80%	40-45' above average building elevation. See Spec. Regs. 12 and 3.	A	B See KZC 105.25.	1. 1. <u>Building height may exceed 40 feet up to 45 feet above average building elevation, if one of the following public improvements is provided:</u> a) <u>Dedication and improvement of new streets pursuant to General Regulation 4; or</u> b) <u>Where General Regulation 4 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains.</u> 2. <u>Twenty-foot yard required where properties abut NE 132nd Street.</u> 3a. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.	

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
Section 55.15 USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
		Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
			Front	Side	Rear						
.110	Government Facility or Community Facility						C			<p>4.1. <u>Building height may exceed 40 feet up to 45 feet above average building elevation, if one of the following public improvements is provided:</u></p> <p>a) <u>Dedication and improvement of new streets pursuant to General Regulation 4; or</u></p> <p>b) <u>Where General Regulation 4 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains.</u></p> <p>2. <u>Twenty-foot yard required where properties abut NE 132nd Street.</u></p> <p>3.2. <u>When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.</u></p> <p>4.3. <u>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.</u></p>	
.120	Public Park									Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.	

55.17 User Guide.

The charts in KZC 55.21 contain the basic zoning regulations that apply in the TL 2 zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

**Section
55.19**





Section 55.19 – GENERAL REGULATIONS

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

1. Refer to Chapter 1 KZC to determine what other provision of this code may apply to the subject property.
2. In addition to the height exceptions established in KZC 115.60, the following exceptions to height regulations in TL 2 are established:
 - a. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two feet.
 - b. For structures with a sloped roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.
3. The applicant shall install at least one through-block pathway pursuant to the standards in KZC 105.19 from Totem Lake Boulevard to 120th Avenue NE, between the upper and lower portions of TL 2 and within TL 2 where necessary to strengthen the pedestrian connections to streets between buildings, parking areas and public spaces. Pedestrian connections to surrounding uses, including the Transit Center, the Evergreen Hospital Medical Center campus and to the TL 1 zone shall also be provided.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.21	USE ↓ REGULATIONS ↑	MINIMUMS		MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		Lot Size	REQUIRED YARDS (See Ch. 115)		Height of Structure				
		Front	Side	Rear					
.010	Development Containing Retail Uses, Selling Goods or Providing Services, Including Restaurants and Taverns, Banking and Other Financial Services See Spec. Regs. 1, 2 and 3.	1.5 acres See Spec. Reg. 8.	As established in the CMP.	80%	90% to 135' above average building elevation See Spec. Reg. 9.	See Spec. Reg. 3.	See Spec. Reg. 4.	As established in the CMP.	<p>1. May also include one or more of the other uses allowed in this zone. Development regulations of this section apply to all uses developed within a Conceptual Master Plan (CMP).</p> <p>2. Development must be part of a Conceptual Master Plan (CMP) for the entire property. The proposed CMP shall follow the process established in Chapter 142 KZC. Under KZC 142.35(7), the Design Review Board will consider a Conceptual Master Plan for the property. Subsequent development proposals shall follow DR or ADR as set forth in the Notice of Approval for the Conceptual Master Plan.</p> <p>3. The Conceptual Master Plan must establish a circulation system for vehicles and pedestrians. The site plan should be pedestrian-oriented, and incorporate the following design principles:</p> <ol style="list-style-type: none"> Siting of buildings oriented to the pedestrian network. Isolated building pads should be minimized. Storefront orientation to pedestrian and vehicular circulation routes. Ground floor spaces designed in a configuration which encourages pedestrian activity and visual interest. Uses other than retail, restaurants, and taverns may be permitted on the ground floor of structures only if the use and location do not compromise the desired pedestrian orientation and character of the development. Pedestrian connections: <ol style="list-style-type: none"> Between the upper and lower portions of the property (east and west of 120th Avenue NE); Internal to the site (between 120th Avenue NE and Totem Lake Boulevard), and/or other locations that provide convenient pedestrian mobility and contribute to the pedestrian and retail character of the development; and To surrounding developments including the hospital campus, the transit center and the mixed use area to the north in TL 1A. The alignment of the pedestrian connection to properties in TL 1A should be designed to coincide with the alignment of 119th Avenue NE to the north.

Section 55.21	USE 	REGULATIONS 	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARDS (See Ch. 115)		Height of Structure					
				Front	Side	Rear						

e. Clearly identifiable building and pedestrian access points and entryways.
REGULATIONS CONTINUED ON NEXT PAGE

Section 55.21	USE ↓ REGULATIONS ↑	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS			
		Require d Review Process	MINIMUMS	MAXIMUMS	Special Regulations (See also General Regulations)
Lot Size	REQUIRED YARDS (See Ch. 115)	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	
					Front

.010 Development Containing Retail Uses, Selling Goods or Providing Services, Including Restaurants and Taverns, Banking and Other Financial Services (continued)	REGULATIONS CONTINUED FROM PREVIOUS PAGE	<ul style="list-style-type: none"> f. Provision of useable public spaces, plazas or pocket parks, and public amenities, such as art, sculptures, fountains or benches. g. Use of landscaping to emphasize entries into buildings and pedestrian areas, to enhance public spaces, and to screen blank walls and service areas. Landscaping should also be provided in plazas, along pedestrian circulation routes, and in parking areas. h. Design techniques to prevent the dominance of large single occupant structures, such as smaller building footprints and multiple tenant spaces on the ground floor at the street. i. Placement of parking areas behind buildings located on pedestrian-oriented streets and pathways. j. Placement of loading and service areas away from 120th Avenue NE and pedestrian areas. k. Location of drive-through facilities to not compromise the pedestrian orientation of the development.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.21	USE ↓	REGULATIONS ↑	Require d Review Process	MINIMUMS		MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARDS (See Ch. 115)		Height of Structure				
	Front	Side	Rear								

percent of the total square footage of the retail structure, or as provided for in the CMP; or REGULATIONS CONTINUED ON NEXT PAGE											

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS



Section 55.21	USE ↓ REGULATIONS ↑	Require d Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Height of Structure				
				Front	Side	Rear					

.010	Development Containing Retail Uses, Selling Goods or Providing Services, Including Restaurants and Taverns, Banking and Other Financial Services (continued)									REGULATIONS CONTINUED FROM PREVIOUS PAGE 2) If the commodities represent growing stock in connection with horticultural nurseries, whether the stock is in open ground, pots, or containers. c. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses. 8. Parcels smaller than 1.5 acres may be added to a previously approved Conceptual Master Plan (CMP), if the applicable criteria set forth in the Notice of Approval for the approved CMP are met. 9. Building height may exceed 75 90 feet above average building elevation if approved through a CMP; provided, that no more than ten five percent of the gross site area included within the CMP may have increased building height, and the increased building height does not exceed 135 feet above average building elevation.	
.020	Any Retail Establishment, other than those specifically listed in this zone, selling goods or providing services including banking and other financial services	D.R., Chapter 142 KZC.	Less than 1.5 acres.	0'	0'	0'	80%	30' above average building elevation.	D See Spec. Reg. 5.	E 1 per 300.	1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. 2. Any vehicle service or repair activity must be entirely contained within an enclosed structure, and the orientation of the use and activity must be away from pedestrian circulation routes and spaces. 3. Vehicle sales are permitted only if the vehicles are displayed in an indoor showroom, and the showroom does not occupy more than 10,000 square feet. 4. Location of drive-through facilities must not compromise the pedestrian orientation of the development. The location and specific design of the facilities requires Planning Official approval. 5. Landscape Category B will be required if the use includes
.030	Restaurant or Tavern									1 per 100.	

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS								
Section 55.21	USE	REGULATIONS	MINIMUMS			MAXIMUMS		Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Height of Structure	
Front	Side	Rear						

.040	A Retail Establishment providing entertainment, recreational, or cultural activities										<p>drive-through facilities.</p> <p>6. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:</p> <ul style="list-style-type: none"> a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. <p>7. The following uses are not permitted in this zone:</p> <ul style="list-style-type: none"> a. Retail establishments providing storage services unless accessory to another permitted use. b. Outdoor storage of bulk commodities, except in the following circumstances: <ul style="list-style-type: none"> 1) If the square footage of the storage area is less than five percent of the total square footage of the retail structure; or 2) If the commodities represent growing stock in connection with horticultural nurseries, whether the stock is in open ground, pots, or containers. c. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses.
											See KZC 105.25.

Section 55.21

USE  **REGULATIONS** 

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

	Require d Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
		Lot Size	REQUIRED YARDS (See Ch. 115)								Height of Structure
			Front	Side	Rear						

.050	D.R., Chapter 142 KZC.	Less than 1.5 acres.	0'	0'	0'	80%	30' above average building elevation.	B	D	See Spec. Reg. 4.	<ol style="list-style-type: none"> 1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: <ol style="list-style-type: none"> a. The assembled or manufactured goods are subordinate to and are dependent upon this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing must be no different from other office uses. 3. The following regulations apply to veterinary offices only: <ol style="list-style-type: none"> a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so noise from this use is not audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. d. A veterinary office is not permitted if the subject property contains dwelling units 4. If a medical, dental or veterinary office, then one per each 200 square feet of gross floor area. Otherwise, one per 300 square feet of floor area. A reduction in the number of parking stalls required will be considered per KZC 105.103, due to the proximity to the transit center.
.060	Attached or Stacked Dwelling Units							D	A	See KZC 105.25.	<ol style="list-style-type: none"> 1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. 2. This use may not be located on the ground floor of a structure, <u>except for lobbies, which shall not exceed 10 percent of the ground floor of the structure.</u> 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

Section 55.21		USE		REGULATIONS		Special Regulations (See also General Regulations)	
Require d Review Process	MINIMUMS		MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)
	Lot Size	REQUIRED YARDS (See Ch. 115)	Height of Structure				
	Front	Side	Rear				

.070	Vehicle Service Station	D.R., Chapter 142 KZC.	Less than 1.5 acres.	See Spec. Reg. 4.	80%	30' above average building elevation.	A	See KZC 105.25.	1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. 2. May not be more than two vehicle service stations at any intersection. 3. This use may not front exclusively on 120th Avenue NE. 4. Gas pump islands must be setback at least 20 feet from all property lines. Canopies and covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.
							D	1 per each room. See Spec. Reg. 3.	1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. 2. May include ancillary meeting and convention facilities 3. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis.
.080	Hotel or Motel			0' 0' 0'				1 per each room. See Spec. Reg. 3.	1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. 2. May include ancillary meeting and convention facilities 3. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis.
.090	Church						B	See Spec. Reg. 3.	1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. 2. May include accessory living facilities for staff persons. 3. One for every four people based on maximum occupancy load of any area of worship. No parking is required for day-care or school ancillary to the use.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.21

USE REGULATIONS

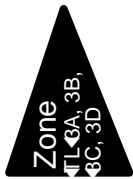
DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

	Require d Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		Lot Size	REQUIRED YARDS (See Ch. 115)				Height of Structure				
			Front	Side	Rear						
.100	School, Day-Care Center or Mini-School or Mini-Day-Care	Less than 1.5 acres.	10' See Spec. Reg. 4.	0' See Spec. Reg. 4.	0' See Spec. Reg. 4.	80%	30' above average building elevation.	D	B	See KZC 105.25. See Spec. Reg. 5.	<ol style="list-style-type: none"> Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. A six foot high fence is required along property lines adjacent to outside play areas. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines by at least five feet. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting I-O-W improvements. These uses are subject to the requirements established by the Department of Social and Health Services (AWAC Title 388).
.110	Assisted Living Facility		0'	0'	0'			B	A	1 per assisted living unit.	<ol style="list-style-type: none"> Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. This use may not be located on the ground floor of a structure. The development must be designed to limit potential impacts from surrounding commercial uses on residents of the subject property. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
.120	Convalescent Center or Nursing Home							C	B	1 for each bed.	<ol style="list-style-type: none"> Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. This use may not be located on the ground floor of a structure.

55.23 User Guide.



The charts in KZC 55.27 contain the basic zoning regulations that apply in the TL 3A, TL 3B, TL 3C and TL 3D zones of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

**Section
55.25**



Section 55.25 – GENERAL REGULATIONS



1. Refer to Chapter 1 KZC to determine what other provision of this Code may apply to the subject property.

USE  REGULATIONS 	Section 55.27	Required Review Process	Lot Size	MINIMUMS		MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARD (See Ch. 115)	Front Side	Rear	Height of Structure				

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

.010 Hospital, Medical Outpatient Facility and Ancillary Uses Including Food Services, Retail Sales, Offices and Day-Care. See Spec. Reg. 1.	Process 11A , Chapter 150 , 452 KZC for a Master Plan. Development consistent with an approved Master Plan, D.R., Chapter 142 KZC. See Spec. Regs. 8 , 9 and 109 , 10 and 11 .	None	10' minimum setback required, with an average building setback of 15 feet from perimeter campus property lines and street rights-of-way. See Spec. Reg. 2.	85% ; 70% Additional coverage allowed pursuant to Spec. Reg. 3. TL 3A and 3B: 75' above average building elevation. Additional height allowed pursuant to Spec. Reg. 67. TL 3B: 75' above average building elevation. See Spec. Reg. 6. TL 3C: 30' above average building elevation. See Spec. Reg. 34. TL 3D: 65' above average building elevation. See Spec. Reg. 45.	B	E See Spec. Reg. 78.	As approved in the Master Plan.	1. May include housing as part of this use. Residential uses shall be limited to five stories in height. 2. A minimum setback of 20 feet is required where a campus property abuts residential zones. 3. Lot coverage may be increased to 85 percent if a transit center is located within TL 3. 34. In TL 3C, building height may be increased up to 60 feet above average building elevation in the portions of the area that lie more than 100 feet from residential zones, based on the extent to which the increased building heights would have impacts on the surrounding residential areas. Proposed methods for mitigating such impacts, as determined by an analysis of shadowing, transition and lighting impacts, must be provided. 45. In TL 3D, building heights must step back from the adjacent residential zone to the east. Design guidelines for appropriate transitions must be included within the Master Plan. 56. In area TL 3B, building heights may be increased up to 150 feet above average building elevation, based on the following considerations: a. If a transit center is included within TL 3; b. The extent to which the siting of the transit center on the campus would limit development on the transit center site. a6. The extent to which an analysis of the impacts of the additional height on public views from the intersection of 124th Avenue NE and NE 128th Street indicates retention of a view to the west. b6. The extent that rooftop appurtenances of buildings would have significant impacts on residential areas and public views. Rooftop appurtenances of medical buildings shall not exceed 15 feet in height and 50 percent of the total rooftop area of individual buildings, and total building height shall not exceed 150 feet. 67. In order to retain openness and public views across a portion of the site, development within the southern 100 feet of TL 3A, located east of the driveway leading to the hospital parking garage and west and north of the curb along 124th Avenue NE, shall be limited to 75 feet in height (see Plate 33).
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DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.27	USE  REGULATIONS 				Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
	Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)				
		Front	Side	Rear										

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Elswhere, in TL 3A, building heights may be increased up to 150 feet above average building elevation, with the height increases to be based on the following considerations:

- a. ~~if a transit center is included within TL-3;~~

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.27	USE ↓	REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure				
	Front Side	Rear										

<p>.010 Hospital, Medical Outpatient Facility and Ancillary Uses Including Food Services, Retail Sales, Offices and Day-Care. (continued)</p>												<p>b. The extent to which the siting of the transit center on the campus would limit development on the transit center site;</p> <p>ae. The extent that the increased building heights would have impacts on the surrounding residential areas, and the proposed methods for mitigating such impacts, as determined by an analysis of shadowing, transition and lighting impacts;</p> <p>eb. The extent that taller buildings would be stepped back from the perimeters of TL 3 boundaries, away from adjacent residential zones;</p> <p>ce. The extent that impacts to territorial views from public streets would be avoided or minimized through mechanisms such as variations in building heights, horizontal modulation and other techniques aimed at reducing the appearance of building mass; and</p> <p>df. The extent that rooftop appurtenances of buildings would have significant impacts on residential areas and public views. Rooftop appurtenances of medical buildings shall not exceed 15 feet in height and 50 percent of the total rooftop area of individual buildings, and total building height shall not exceed 150 feet.</p> <p>7g. All signs must be consistent with an approved master sign plan for the hospital campus.</p> <p>8g. This use requires an approved conceptual Master Plan. Approval of the Master Plan shall be through Process IIA-IB, Chapter 150-452 KZC. The Master Plan approved for the site will become the guiding document for the location, configuration and nature of improvements to be constructed within the TL 3 zone. The Master Plan must be approved by ordinance, and contain a conceptual site plan to be kept on file with the City. The Master Plan must contain:</p> <p>a. A conceptual site plan which shows the approximate location and size of all known and potential future development. Developed building square footage may not exceed 1.2 million square feet, nor may vehicle trips exceed either 27,500 average daily trips or 2,150 p.m. peak trips (whichever is achieved first). An estimate of trip generation based on projected uses and trip</p>
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Section 55.27	USE  REGULATIONS 	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS							
		Required Review Process	MINIMUMS		MAXIMUMS		Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)
Lot Size	REQUIRED YARD (See Ch. 115)	Front	Side	Rear	Lot Coverage	Height of Structure			
rate, approved by the City, must be provided with the Master Plan. The trip rate shall reflect only those trips generated by the hospital. Trips associated with the operation of a transit center shall not be included in the total trips under this special regulation.									
REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE									

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
USE ↓	REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)
			Lot Size	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure			
	Front	Side		Rear						
Section 55.27										Special Regulations (See also General Regulations)

<p>.010 Hospital, Medical Outpatient Facility and Ancillary Uses Including Food Services, Retail Sales, Offices and Day-Care. (continued)</p>	<p>Specific trip generation and traffic analysis must be provided with subsequent building permits.</p> <p>b. A proposed phasing plan for development of the campus, describing which of the proposed improvements will be included with each phase.</p> <p>c. Proposed sub-areas for the campus. The following elements are to be addressed by sub-area:</p> <ol style="list-style-type: none"> 1) Anticipated uses. 2) Maximum building height (including penthouses/rooftop-mounted equipment). 3) Minimum building setbacks from property lines and/or edges of easements. 4) Guidelines for stepping back taller building elements from the perimeter of the campus. 5) Areas of buffers and landscaping. 6) Estimated building square footage. 7) Maximum lot coverage. 8) Open/green spaces – location and proposed activities to occur in these spaces. The use of green roofs is encouraged, and will be considered in the evaluation of open and green spaces on the campus. 9) Vehicular and pedestrian access points and through ways. Connections to the Totem Lake Mall and the transit center should be included in the plan. The plan should also explore options for providing pedestrian connections across the site. 10) Parking – number of stalls and location. 11) Lighting – specific standards to limit the impact of internal and external light sources on off-site areas. <p>d. Discussion of 124th Avenue NE, south of NE 130th Lane, including future projects contemplated by Evergreen Hospital Medical Center within this roadway. A memorandum of understanding for this section of 124th Avenue NE between Evergreen Hospital Medical Center and the City of Kirkland should be developed during the review of the Master Plan.</p> <p style="color: red;">9.19. The Master Plan application must be accompanied by:</p> <ol style="list-style-type: none"> a. An analysis of the manner in which the proposed building design
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DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
Section 55.27	USE ↘	REGULATIONS ↑	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Required Review Process	Lot Size	REQUIRED YARD (See Ch. 115)						
Front	Side	Rear									
											<p>concepts comply with the applicable design principles contained in the municipal code and the Totem Center policies contained in the Comprehensive Plan. REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE</p>

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.27	USE ↘ REGULATIONS ↗	Required Review Process	MINIMUMS		MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARD (See Ch. 115)		Lot Coverage					Height of Structure
				Front	Side						

<p>.010 Hospital, Medical Outpatient Facility and Ancillary Uses Including Food Services, Retail Sales, Offices and Day-Care. (continued)</p>	<p>Proposed design concepts must indicate compatibility of the treatment of campus edges with neighboring uses. Buildings should provide pedestrian friendly features along rights-of-way. Human scale elements should be provided where development exists at campus edges. The relationships of buildings to adjacent rights-of-way and to neighboring uses should ensure appropriate transitions, through the use of landscaping or building elements that are of a similar scale as neighboring uses.</p> <p>b. A proposed Transportation Management Plan.</p> <p>1044. The City shall consider all of the elements of the Master Plan as proposed above, and the conditions of approval of a Master Plan for the campus should include guidelines for the following:</p> <p>a. Appropriate process for subsequent permit review, to include possible thresholds for permits to be reviewed by the Planning Official alone, and those that shall include review by the Design Review Board.</p> <p>b. Distinction between major and minor modifications from the approved Master Plan. Subsequent to Master Plan approval, the Planning Official may approve minor modifications from the approved Master Plan. Major modifications, as defined in the conditions of approval for the Master Plan, must be approved through Process IIA 4B, Chapter 150452 KZC.</p> <p>c. Time frame, not to exceed 10 years, for the Master Plan to be in effect. In addition:</p> <p>1) All construction must be consistent with zoning and building codes in effect at the time of construction, regardless of the duration of the master plan, except for those code provisions that have been superseded or modified by development standards included in the approved Master Plan.</p> <p>2) An extension to the horizon date for the Master Plan may be granted if major changes have not been made to zoning or other regulations.</p> <p>d. Requirements for further analysis to be provided with each submittal for improvements to the campus (such as traffic</p>
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55.29 User Guide.

The charts in KZC 55.33 contain the basic zoning regulations that apply in the TL 4A, TL 4B and TL 4C zones of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

**Section
55.31**



Section 55.31 – GENERAL REGULATIONS

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

1. Refer to Chapter 1 KZC to determine what other provision of this code may apply to the subject property.
2. The ground floor of all structures with frontage on a pedestrian or vehicular circulation route, or adjacent to a pedestrian-oriented space, shall be a minimum of ~~135~~ feet in height. This requirement does not apply to:
 - a. The following uses: vehicle service stations, private lodges or clubs, stacked dwelling units, churches, schools, day-care centers, mini-schools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, public utilities, government facilities or community facilities;
 - b. Parking garages; or
 - c. Additions to existing nonconforming development where the Planning Official determines it is not feasible.
3. In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established:
 - a. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two feet.
 - b. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.
4. ~~Ground floor spaces in structures with frontage on a public right-of-way, interior access road, major pedestrian sidewalk, through-block pedestrian pathway, internal pathway or pedestrian-oriented space must be designed in a configuration which encourages pedestrian activity and visual interest. At least 50 percent of the total gross floor area located on the ground floor area of all structures on the subject property must contain retail establishments, restaurants, taverns, hotels or motels except for structures containing a government facility use in the TL 4B zone. These uses shall be oriented to a major pedestrian sidewalk, a through-block pedestrian pathway or an internal pathway~~ (see also Chapter 105 KZC).
5. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.
6. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS													
Section 55.33	USE ↓	REGULATIONS ↑	Required Review Process	MINIMUMS		MAXIMUMS							
				REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure						
				Front	Side			Rear					
Lot Size		Landscape Category (See Ch. 95)		Sign Category (See Ch. 100)		Required Parking Spaces (See Ch. 105)							
Special Regulations (See also General Regulations)													
.050	Any Retail Establishment, other than those specifically listed in this zone, selling goods, or providing banking and related financial services		D.R., Chapter 142 KZC	None	120'	0'	0'	80%	635' above average building elevation.	B	E	1 per each 300 sq. ft. of gross floor area.	<p>1. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:</p> <p>a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premises.</p> <p>b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.</p> <p>2. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating, if:</p> <p>a. The seating and associated circulation area does not exceed more than 10 percent of the gross floor area of the use; and</p> <p>b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.</p>
.060	Office Use			None						C	D	<p>If a medical, dental or veterinary office, then 1 sq. ft. of gross floor area. Otherwise, 1 sq. ft. of gross floor area.</p>	<p>1. The following regulations apply to veterinary offices only:</p> <p>a. May only treat small animals on the subject property.</p> <p>b. Outside runs and other outside facilities for the animals are not permitted.</p> <p>c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an acoustical engineer, must be submitted with the development permit application.</p> <p>d. <u>A veterinary office is not permitted in any development containing dwelling units.</u></p> <p>2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:</p> <p>a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use.</p> <p>b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.</p>

Section 55.33	USE ↓	REGULATIONS		↑				
		Required Review Process	MINIMUMS		MAXIMUMS			
			Lot Size	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure	
		Front	Side	Rear	Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)

.070	Hotel or Motel												1. May include ancillary meeting and convention facilities. 2. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis.
.080	A Retail Establishment providing entertainment, recreational or cultural activities	None	120'	0'	0'	80% +	635' above average building elevation.	B	E	1 per every 4 fixed seats.			
.090	Private Lodge or Club	None	120'	0'	0'			C	B	1 per each 300 sq. ft. of gross floor area.			

Section 55.33	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Special Regulations (See also General Regulations)
			REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure	
			Lot Size	Front	Side			

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

Section	USE	Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Special Regulations (See also General Regulations)				
				Front	Side	Rear	REQUIRED YARD (See Ch. 115)	Lot Coverage		Height of Structure			
.110	Church			120'	0'	0'	80%	635' above average building elevation.	C	Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	<ol style="list-style-type: none"> 1. May include accessory living facilities for staff persons. 2. No parking is required for day-care or school ancillary to this use.
.120	School, Day-Care Center, Mini-School or Mini-Day-Care Center	D.R., Chapter 142 KZC	None	120' (See Spec. Reg. 3)	0'	0'	80%	635' above average building elevation.	D				<ol style="list-style-type: none"> 1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. Structured play areas must be set back from all property lines as follows: <ol style="list-style-type: none"> a. Twenty feet if this use can accommodate 50 or more students or children. b. Ten feet if this use can accommodate 13 to 49 students or children. c. Five feet for a Mini-School or Mini-Day-Care Center. 4. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. 5. May include accessory living facilities for staff persons. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 389).

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

Section 55.33	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
			Lot Size	Front	Side						

.130	Assisted Living Facility Convalescent Center Nursing Home <u>See Spec.Reg. 1.</u>		10.5' ±	0'	0'	80%	65' above average building elevation	D	A	Assisted Living: 1.7 per independent unit. 1 per assisted living unit. Convalescent Center or Nursing Home: 1 per bed.	1. Development must include commercial use on the ground floor with gross floor area equal to or greater than 20% of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. This use may not occupy more than 10 percent of the ground floor of a structure. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.	
.140	Public Utility	D.R., Chapter 142 KZC	None	0'	0'	80%	65' above average building elevation.	A	B	See KZC 105.25.	1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.	
.150	Government Facility or Community Facility							C See Spec. Reg. 1.				
.160	Public Park		Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.									

55.35 User Guide.

The charts in KZC 55.39 contain the basic zoning regulations that apply in the TL 5 zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

**Section
55.37**

Section 55.37 – GENERAL REGULATIONS

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



1. Refer to Chapter 1 KZC to determine what other provision of this code may apply to the subject property.
2. The ability to accommodate new development in the TL 5 zone is dependent upon the construction of two new streets: ~~123rd Avenue NE and NE 120th Street~~, as shown on Plate 34B:
 - ~~123rd Ave NE extending north from NE 116th Street to a new extension of NE 120th Street.~~
 - ~~NE 120th St. extending from 124th Ave NE, connecting to the new 123rd Ave NE and continuing across the Cross Kirkland Corridor to connect with 123rd Place NE~~

Consistent with and to the extent authorized by applicable statutes and court decisions, new development on properties across which these streets in whole or in part extend shall contribute to the creation of the streets as follows:.

- a. With all new development, the portions of these streets crossing the subject property shall be dedicated as public right-of-way consistent with Plate 34B. ~~The Public Works Director may authorize that an access street can be within a private access easement if it is found that the private street allows for a superior site design that also maintains an effective street network. If a private access street is allowed, the standards for the street improvements should be similar to those of public streets, and the maintenance of such streets shall be the responsibility of the property owner. Additionally, if a private access street is allowed, design standards applicable to development abutting a major pedestrian sidewalk continue to apply.; and~~
- b. ~~With all new development exceeding 35 feet in height, the streets shall be improved as determined by the Public Works Director. Suggested cross-sections for each of these roads would include:~~
 - 1) ~~Two travel lanes (one lane each way);~~
 - 2) ~~On-street parallel parking;~~
 - 3) ~~Bicycle lanes;~~
 - 4) ~~Eight- to 12-foot-wide sidewalks on each side of the street with street trees placed toward the curb 30 feet on-center. Sidewalk width may be reduced where planting strips (minimum four feet wide) are maintained between the street and sidewalk.~~

Minor deviations in the location and width of the streets may be approved by the Public Works Director if the deviations will not negatively affect the functioning of the streets.

- c. ~~The street network within the TL 5 zone should be primarily made up of dedicated public rights-of-way with street improvements that meet the current City standards. The Public Works Director may authorize that an access street can be within a private access easement if it is found that the private street allows for a superior site design that also maintains an effective street network. If a private access street is allowed, the standards for the street improvements should be similar to those of public streets, and the maintenance of such streets shall be the responsibility of the property owner. Additionally, if a private access street is allowed, design standards applicable to development abutting a major pedestrian sidewalk continue to apply.~~
- d. ~~Development in the TL 5 zone must provide a grid of internal access roads shown on Plate 34B and Plate 34F pursuant to the following standards:~~
 - 1) ~~A north-south street (123rd Avenue NE) from NE 116th Street on the south leading to the extension of NE 120th Street and a potential future bridge connecting over the BNSF railroad to 120th Place NE. This is intended to be a dedicated public street that can be implemented in phases as redevelopment occurs on applicable sites.~~
 - 2) ~~An east-west connection with the planned NE 120th Street extension. This is intended to link the proposed 123rd Avenue NE extension above with 124th Avenue NE. This is intended to be a dedicated public street that can be implemented in conjunction with redevelopment on applicable sites.~~
 - 3) ~~Two or three other east-west access roads from 124th Avenue NE towards interior lots and areas closer to I-405. A desirable distance between access roads is between 250 and 300 feet. The maximum allowable distance between access roads shall be 350 feet. These may be public or private streets implemented in conjunction with redevelopment on applicable sites. Wider separation (up to 500 feet) may be considered where properties dedicate a minimum 30-foot wide public pedestrian corridor.~~
 - 4) ~~Suggested cross-sections for each of these roads would include:~~
 - a) ~~Two travel lanes (one lane each way);~~
 - b) ~~On-street parallel parking;~~
 - c) ~~Eight- to 12-foot-wide sidewalks on each side of the street with street trees placed toward the curb 30 feet on-center. Sidewalk width may be reduced where planting strips (minimum four feet wide) are maintained between the street and sidewalk.~~

(GENERAL REGULATIONS CONTINUED FROM PREVIOUS PAGE)

- ~~3. Maximum allowable building height may be increased to 45 feet above average building elevation on parcels where dedication for roads is provided. Additional building height may be allowed with participation in a Conceptual Master Plan. No portion of a structure may exceed the following heights above the elevation of NE 116th Street, as measured at the midpoint of the frontage of the subject property on NE 116th Street:
 - a. Within 20 feet of NE 116th Street, 35 feet.
 - b. Within 30 feet of NE 116th Street, 45 feet.
 - c. Within 40 feet of NE 116th Street, 55 feet.~~
3. In addition to the two streets required in General Regulation 2, development in TL 5 shall incorporate the following circulation features, as shown in Plate 34F:
 - a. Internal east-west access roads extending westward from 124th Avenue NE. These may be public or private streets.
 - b. Through-block pathways or other pathways to link streets and/or activities. Through-block pathways may be integrated with internal access roads and/or provided within separate pedestrian-only corridors. See KZC 105.19 for through-block pathway standards.
4. Building and/or landscaping features that highlight the entryway to the Totem Lake Neighborhood shall be incorporated into redevelopment of the parcel located at the southeast corner of TL 5. The features shall contain elements such as a sign, art and/or lighting. See Chapter 92 KZC, Design Regulations.
54. The ground floor of all structures on the subject property with frontage on a pedestrian or vehicular circulation route, or adjacent to a pedestrian-oriented space shall be a minimum of 135 feet in height. This requirement does not apply to:
 - a. The following uses: vehicle service stations, private lodges or clubs, stacked dwelling units, churches, schools, day-care centers, mini-schools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, public utilities, government facilities or community facilities.
 - b. Parking garages.
 - c. Additions to existing nonconforming development where the Planning Official determines it is not feasible.
65. Ground floor spaces in structures with frontage on a public right-of-way, interior access road, major pedestrian sidewalk, through-block pedestrian pathway, internal pathway or pedestrian-oriented space, must be designed in a configuration which encourages pedestrian activity and visual interest.
~~At least 30 percent of the total gross floor area located on the ground floor of all structures on the subject property must contain retail establishments, restaurants, taverns, hotels or motels. Ground floor spaces in structures with frontage on a pedestrian or vehicular route, or adjacent to a pedestrian-oriented space, must contain retail establishments, restaurants or taverns.~~
76. ~~No surface parking may encroach into the required front yard.~~
87. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.
98. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.

9. ~~The applicant shall install a through-block pathway or other pathways to link streets and/or activities. In addition to the new roads to be developed through the district (123rd Avenue NE and NE 120th Street), designated as major pedestrian sidewalks in Plate 34F, a network of east-west pathways at intervals no greater than 350 feet that link uses to 124th Avenue NE shall be installed. Through-block pathways may be integrated with internal access roads and/or provided within separate pedestrian-only corridors. See KZC 105.19 for through-block pathway standards. Additional through-block pathways not shown in the Comprehensive Plan may be required by the City on parcels larger than two acres in order to enhance pedestrian access on large sites.~~

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.39	USE ↓ REGULATIONS ↑	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)		
		Lot Size	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure						
			Front	Side							Rear	
.010	Any use or combination of uses allowed in this zone, when developed within a Conceptual Master Plan Development. See Spec. Reg. 1.	D.R., Chapter 142 KZC.	4-2 acres. See Spec. Reg. 6.	10'	0'	0'	80%	None See Spec. Reg. 68.	See Spec. Reg. 13h.	See Spec. Reg. 64.	As established in the CMP See Section 105.25.	<p>1. May include one or more of the uses allowed in this zone, unless listed as prohibited below. Development regulations of this section apply to all uses developed with a Conceptual Master Plan (CMP).</p> <p>2. Development must be part of a Conceptual Master Plan (CMP) for the entire property, which integrates the development with the entire zone.</p> <p>13. The Conceptual Master Plan for development of the entire subject property must be approved. The Master Plan must establish a circulation system for vehicles and pedestrians that integrates with existing and planned circulation throughout the TL 5 zone. The site plan should must be pedestrian-oriented and incorporate the following design principles:</p> <ul style="list-style-type: none"> a. Siting of buildings oriented to the pedestrian network; isolated building pads should be minimized. b. Storefront orientation to pedestrian and vehicular circulation routes. c. Ground floor spaces designed in a configuration which encourages pedestrian activity and visual interest. Uses other than retail, restaurants, and taverns may be permitted on the ground floor of structures only if the use and location do not compromise the desired pedestrian orientation and character of the development. d. Pedestrian connections internal to the site that provide convenient pedestrian mobility and contribute to the pedestrian and retail character of the development activity and visual interest. e. Shared vehicular connections to 124th Avenue NE. f. Clearly identifiable building and pedestrian access points and entryways. g. Provision of useable public spaces, plazas or pocket parks, and public amenities, such as art, sculpture, fountains or benches. h. Use of landscaping to emphasize entries into buildings and pedestrian areas, to enhance public spaces, and to screen blank walls and service areas. Landscaping should also be provided in plazas, along pedestrian circulation routes, and in parking areas. i. Design techniques to prevent the dominance of large single occupant structures, such as smaller building footprints and multiple tenant spaces on the ground floor at the street. j. Placement of parking areas behind buildings located on pedestrian-oriented streets and pathways. k. Placement of loading and service areas away from 124th Avenue NE and pedestrian areas.

<p>.010 Any use or combination of uses allowed in this zone, when developed within a Conceptual Master Plan Development (Continued)</p>	<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>i. Location of drive-through facilities to not compromise the pedestrian orientation of the development.</p> <p>2. <u>Development must include commercial use on the ground floor with gross floor area equal to or greater than 20% of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation.</u></p> <p>34. The following uses are not permitted within a Conceptual Master Plan:</p> <p>a. Retail establishments providing storage services unless accessory to another permitted use.</p> <p>b. Outdoor storage of bulk commodities, except in the following circumstances:</p> <ol style="list-style-type: none"> If the outdoor storage involves vehicles for sale associated with a vehicle dealership. If the square footage of the storage area is less than 20 percent of the total square footage of the use it is serving; or <p>c. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses.</p> <p>45. Signs for a development approved under this provision must be proposed within a Master Sign Plan application (KZC 100.80) for all signs within the project.</p> <p>6. <u>Land dedicated for roads pursuant to General Regulation 2 may be included in the lot size used to meet the minimum size requirement for a Conceptual Master Plan.</u></p> <p>57. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives.</p> <p>68. Building height may exceed the limits set forth in General Regulation 3; provided, that development on the property within the Conceptual Master Plan does not exceed:</p> <ol style="list-style-type: none"> The maximum floor area ratio (FAR) of 2.0, or 200 percent of lot size for office buildings over 65' in height, and The maximum floor area ratio (FAR) of 2.5, or 250 percent of lot size for residential buildings over 65' in height <p>Land dedicated for roads pursuant to General Regulation 2 may be included in the land used to calculate FAR.</p> <p>79. Parcels smaller than four acres may be added to a previously approved Conceptual Master Plan (CMP), if the applicable criteria set forth in the notice of approval for the approved Master Plan CMP are met.</p>									
	22,500 sq. ft.	40'	15' on each side	15'	80%	35' above average building elevation. See General Regulation 3.	A	E	See KZC 105.25.	<p>1. May not be more than two vehicle service stations at any intersection.</p> <p>2. Gas pump islands may extend 20 feet into the front yard. Canopies or covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.</p>
<p>.020 Vehicle Service Station</p>	D.R., Chapter 142 KZC.	None	10'	0'	0'	See Spec. Reg. 2.				<p>1. Vehicle and boat rental and used vehicles or boat sales are allowed as part of this use.</p> <p>2. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations.</p>
<p>.030 A Retail Establishment providing vehicle or boat sales or vehicle or boat service or repair.</p> <p>1.</p>										

.040	Restaurant or Tavern							B	1 per each 100 sq. ft. of gross floor area.	<p>1. For restaurants with drive-in or drive-through facilities: a. One outdoor waste receptacle shall be provided for every eight parking stalls. b. Access for drive-through facilities shall be approved by the Public Works Department. Drive-through facilities shall be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.</p> <p>1. May include accessory living facilities for resident security manager.</p>
.050	A Retail Establishment providing storage services. See also Spec. Reg. 1.	D.R., Chapter 142 KZC.	None	10'	0'	0'	0'	E	See KZC 105.25.	
.060	Any Retail Establishment other than those specifically listed in this zone, providing goods, or services including banking and related financial services	D.R., Chapter 142 KZC.	None	10'	0'	80%	35' above average building elevation. See General-Regulation-3.	B	1 per each 300 sq. ft. of gross floor area.	<p>1. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.</p> <p>2. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if: a. The seating and associated circulation area does not exceed more than 10 percent of the gross floor area of the use; and b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.</p>
.070	Office Use							C	If a medical, dental or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	<p>1. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an acoustical engineer, must be submitted with the development permit application.</p> <p>2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.</p>
.080	Hotel or Motel							B	1 per each room. See also Spec. Reg. 2.	<p>1. May include ancillary meeting and convention facilities. 2. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis.</p>
.090	A Retail Establishment providing entertainment, recreational or cultural activities	D.R., Chapter 142 KZC.	None	10'	0'	80%	35' above average building elevation. See General-Regulation-3.	B	1 per every 4 fixed seats.	
.100	Private Lodge or Club							C	1 per each 300 sq. ft. of gross floor area.	

<p>.110 Attached or Stacked Dwelling Unit See Spec. Reg. 1.</p>			<p><u>10'</u> See Spec. Reg. 1 and 2.</p>	<p><u>0'</u></p>	<p><u>80%</u></p>	<p><u>35' above average building elevation.</u></p>	<p><u>D</u></p>	<p>A</p>	<p>1.7 per unit.</p>	<p>1. Development must include commercial use with gross floor area on the ground floor equal to or greater than 20% of the parcel size of the subject property. Minor reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. No more than 10 percent of the ground floor of a structure may contain residential use. 2. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 3. At least two stories of the building must be dedicated to residential use. 4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</p>
<p>.120 Church</p>			<p>10'</p>	<p>0'</p>	<p>80%</p>	<p>35' above average building elevation. See Gen. Reg. 3.</p>	<p>C</p>	<p>B</p>	<p>1 for every 4 people based on maximum occupancy load of any area of worship. See also Special Reg. 2.</p>	<p>1. May include accessory living facilities for staff persons. 2. No parking is required for day-care or school ancillary to this use.</p>
<p>.130 School, Day-Care Center, Mini-School or Mini-Day-Care Center</p>	<p>D.R., Chapter 142 KZC.</p>	<p>None</p>	<p>10'</p>	<p>0'</p>	<p>80%</p>	<p>35' above average building elevation. See Gen. Reg. 3.</p>	<p>D</p>	<p>B</p>	<p>See KZC 105.25.</p>	<p>1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. 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. c. Five feet for a Mini-School or Mini-Day-Care Center. 4. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. 5. May include accessory living facilities for staff persons. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).</p>
<p>.140 Assisted Living Facility Convalescent Center Nursing Home See Spec. Reg. 1.</p>			<p>10' See the regulations for the ground floor.</p>	<p><u>0'</u></p>	<p><u>80%</u></p>	<p><u>35' above average building elevation.</u></p>	<p>A</p>	<p>A</p>	<p>Assisted Living: 1.7 per independent unit. 1 per assisted living unit. Convalescent Center or Nursing Home: 1 per bed</p>	<p>1. Development must include commercial use with gross floor area on the ground floor equal to or greater than 20% of the parcel size of the subject property. Minor reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. This use may not occupy more than 10 percent of the ground floor of a structure. 2. Chapter 115 KZC contains regulations regarding home occupations</p>

										and other accessory uses, facilities, and activities associated with this use.
.150	Public Utility		10'	0'	0'	80%	See Spec. Reg. 4.			1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.160	Government Facility Community Facility		35' above average building elevation.	A	C	See Spec. Reg. 1.			See KZC 105.25.	
.170	Public Park							Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.		

55.41 User Guide.

The charts in KZC 55.45 contain the basic zoning regulations that apply in the TL 6A and TL 6B zones of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section
55.43



Section 55.43 – GENERAL REGULATIONS

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

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.
2. Where feasible, primary access for nonresidential uses within TL 6 shall be from 124th Avenue NE, NE 124th Street, or NE 120th Street.
3. The ground floor of all structures with frontage on a pedestrian or vehicular circulation route, or adjacent to a pedestrian-oriented space shall be a minimum of ~~135~~ feet in height. This requirement does not apply to:
 - a. The following uses: vehicle service stations, private lodges or clubs, stacked dwelling units, churches, schools, day-care centers, mini-schools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, residential development in TL 6A where over 80 percent of the total units in the development are affordable to households earning no more than 60 percent of the King County median income, public utilities, government facilities or community facilities;
 - b. Parking garages;
 - c. Additions to existing nonconforming development where the Planning Official determines it is not feasible; or
 - d. Parcels located more than 500 feet north of NE 124th Street, east of 116th Avenue NE.
4. Within TL 6B, Ground floor spaces in structures with frontage on a public right-of-way, interior access road, major pedestrian sidewalk, through-block pedestrian pathway, internal pathway or pedestrian-oriented space, must be designed in a configuration which encourages pedestrian activity and visual interest. ~~at least 50 percent of the gross floor area located on the ground floor of all structures with frontage on a pedestrian or vehicular route, or adjacent to a pedestrian-oriented space, must contain retail establishments, restaurants, taverns, hotels or motels. These uses shall be oriented to a major pedestrian sidewalk, a through-block pedestrian pathway or an internal pathway (see also Chapter 105-KZC).~~ This regulation does not apply to parcels located more than 500 feet north of NE 124th Street, east of 116th Avenue NE (see Plate 34G).
5. In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established:
 - a. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two feet.
 - b. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.

6. The review process for development in this zone is as follows:
 - a. In TL 6A, any development activities requiring Design Review approval pursuant to KZC 142.15 shall be reviewed administratively (ADR), pursuant to KZC 142.25. Where gross floor area of an existing building is expanded by less than 10 percent, no design review is required.
 - b. In TL 6B, as set forth in Chapter 142 KZC.
7. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.
8. Some development standards or design regulations may be modified as part of the design review process. See Chapter 92 or 142 KZC for requirements.
9. In TL 6B, development must provide a grid of internal access roads (see Plate 34G) pursuant to the following standards:
 - a. A centralized east-west connection that forms the spine for the site. Such a connection would reduce the need for vehicular circulation on NE 124th Street.
 - b. Two to three north-south connections from NE 124th Street to the east-west connection noted above. A desirable distance between access roads is between 250 and 300 feet. The maximum allowable distance between access roads shall be 350 feet. These may be public or private streets. Wider separation (up to 500 feet) may be considered where properties dedicate a minimum 30-foot-wide public pedestrian corridor.
 - c. Suggested cross-sections for each of these roads:
 - 1) Two travel lanes (one lane each way);
 - 2) On-street parallel parking;
 - 3) Eight- to 12-foot-wide sidewalks on each side of the street with street trees placed 30 feet on-center. Sidewalk width may be reduced where planting strips (minimum four feet wide) are maintained between the street and sidewalk.The above access roads may be private or public.
10. The applicant shall install a through-block pathway or other pathways to link streets and/or activities. (See Plate 34G.) Include at least one mid-block east-west pathway connecting uses to 116th Avenue NE and a network of north-south pathways at intervals no greater than 350 feet that link uses to NE 124th Street. Through-block pathways may be integrated with internal access roads and/or provided within separate pedestrian-only corridors. See KZC 105.19 for through-block pathway standards. Additional through-block pathways not shown in the Comprehensive Plan may be required by the City on parcels larger than two acres in order to enhance pedestrian access on large sites.
11. No portion of a structure on the subject property within 40 feet of Slater Avenue in TL 6A may exceed 30 feet above the elevation of Slater Avenue as measured at the midpoint of the frontage of the subject property on Slater Avenue

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
USE ↓	REGULATIONS ↑	Section 55.45	Required Review Process	MINIMUMS			MAXIMUMS		Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure				
				Front	Side	Rear						
.010	Vehicle Service Station		D.R., Chapter 142 KZC. See Gen. Reg. 6.	22,500 sq. ft.	40'	15' on each side	15"	80%	A	E	See KZC 105.25.	1. May not be more than two vehicle service stations at any intersection. 2. Gas pump islands may extend 20 feet into the front yard. Canopies or covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.
.020	A Retail Establishment providing vehicle or boat sales or vehicle or boat service or repair. See Spec. Reg. 3.			None	10'	0'	0'		B			1. This use is not permitted in the TL 6B zone. 2. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations. 3. Vehicle and boat rental and used vehicles or boat sales are allowed as part of this use.
.030	Restaurant or Tavern										1 per each 100 sq. ft. of gross floor area.	1. For restaurants with drive-in or drive-through facilities: a. One outdoor waste receptacle shall be provided for every eight parking stalls. b. Access for drive-through facilities shall be approved by the Public Works Department. Drive-through facilities shall be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.
.040	A Retail Establishment providing storage services. See also Spec. Reg. 1.										See KZC 105.25.	1. May include accessory living facilities for resident security manager.

.050	Any Retail Establishment, other than those specifically listed in this zone, selling goods or providing services, including banking and related financial services	D.R., Chapter 142 KZC. See Gen. Reg. 6.	None	10'	0'	0'	80%	435' above average building elevation. See Gen. Reg. 11	B	E	1 per each 300 sq. ft. of gross floor area.	<p>1. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:</p> <ul style="list-style-type: none"> a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. <p>2. A delicatessen, bakery, or other similar use may include, as part of the use, necessary seating if:</p> <ul style="list-style-type: none"> a. The seating and associated circulation area does not exceed more than 10 percent of the gross floor area of the use, and b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.
.060	Office Use	D.R., Chapter 142 KZC. See Gen. Reg. 6.	None	10'	0'	0'	80%	435' above average building elevation. See Gen. Reg. 11	C	D	<p>If a medical, dental or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.</p>	<p>1. The following regulations apply to veterinary offices only:</p> <ul style="list-style-type: none"> a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an acoustical engineer, must be submitted with the development permit application. <p>d. A veterinary office is not permitted in any development containing dwelling units.</p> <p>2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:</p> <ul style="list-style-type: none"> a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
.070	Hotel or Motel								B	E	1 per each room. See also Spec. Reg. 2.	<p>1. May include ancillary meeting and convention facilities.</p> <p>2. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis.</p>
.080	A Retail Establishment providing entertainment, recreational or cultural activities										1 per every 4 fixed seats.	
.090	Private Lodge or Club								C	B	1 per each 300 sq. ft. of gross floor area.	

<p>.100 Attached or Stacked Dwelling Units. See Spec. Reg. 1.</p>	<p>D.R., Chapter 142 KZC. See Gen. Reg. 6.</p>	<p>None</p>	<p>10'</p>	<p>0'</p>	<p>0'</p>	<p>80%</p>	<p>65' above average building elevation. See Spec. Reg. 2. and Gen. Reg. 11.</p>	<p>D</p>	<p>A</p>	<p>See KZC 105.25.</p>	<p>1. Development must include commercial use on the ground floor with gross floor area equal to or greater than 20% of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. On parcels abutting NE 124th Street or 124th Avenue NE, no more than 10 percent of the ground floor of a structure may be in residential use within 250 feet of these streets; provided, however, there shall be no such restriction on. This requirement does not apply to ground floor residential use in TL 6A where over 80 percent of the total units in the development are affordable to households earning no more than 60 percent of King County median income, adjusted for household size. 2. No portion of a structure on the subject property within 40 feet of Slater Avenue may exceed 30 feet above the elevation of Slater Avenue as measured at the midpoint of the footage of the subject property on Slater Avenue. 3. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</p>
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<p>.110</p> <p>Development containing attached or stacked dwelling units and offices, restaurants or taverns, or retail uses allowed in this zone.</p>	<p>D.R., Chapter 142 KZC. See Gen. Reg. 6.</p>	<p>None</p>	<p>10'</p>	<p>5' on each side</p>	<p>10'</p>	<p>0'</p>	<p>0'</p>	<p>80%</p>	<p>65' above average building elevation. See Spec. Reg. 4.</p>	<p>D</p>	<p>E</p>	<p>See KZC 405.25.</p>	<p>1. A veterinary office is not permitted in any development containing dwelling units. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. No more than 10 percent of the ground floor of a structure may be in residential use within 250 feet of 124th Avenue NE or NE 124th Street; provided, however, there shall be no such restriction on ground floor residential use in TL 6A where over 80 percent of the total units in the development are affordable to households earning no more than 60 percent of King County median income, adjusted for household size. 4. No portion of a structure on the subject property within 40 feet of Slater Avenue may exceed 30 feet above the elevation of Slater Avenue as measured at the midpoint of the frontage of the subject property on Slater Avenue. 5. The equivalent of the additional gross floor area constructed over 35 feet over ABE must be dedicated to residential use. Residential use may be located anywhere in the building above the ground floor. 6. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 7. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.</p>
<p>.120</p> <p>Wholesale Trade See Spec. Reg. 1. Packaging of Prepared Materials Wholesale Printing or Publishing Industrial Laundry Facility</p>	<p>D.R., Chapter 142 KZC. See Gen. Reg. 6.</p>	<p>None</p>	<p>20'</p>	<p>0'</p>	<p>0'</p>	<p>0'</p>	<p>80%</p>	<p>35' above average building elevation.</p>	<p>A</p>	<p>C</p>	<p>1 per each 1,000 sq. ft. of gross floor area.</p>	<p>1. This use is only allowed on property in TL 6A. 2. May include, as part of this use, accessory retail sales or service. 3. The building housing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. 4. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space.</p>	
<p>.123</p> <p>Church</p>	<p>D.R., Chapter 142 KZC. See Gen. Reg. 6.</p>	<p>None</p>	<p>10'</p>	<p>5' on each side</p>	<p>10'</p>	<p>0'</p>	<p>80%</p>	<p>45' above average building elevation. See Gen. Reg. 11.</p>	<p>C</p>	<p>B</p>	<p>1 for every 4 people based on maximum occupancy load of any area of worship. See also Spec. Reg. 2.</p>	<p>1. May include accessory living facilities for staff persons. 2. No parking is required for day-care or school ancillary to this use.</p>	

<p>.134 0</p>	<p>School, Day-Care Center, Mini-School or Mini-Day-Care Center</p>	<p>D.R., Chapter 142 KZC. See Gen. Reg. 6.</p>	<p>None</p>	<p>10'</p>	<p>0'</p>	<p>0'</p>	<p>80%</p>	<p>435' above average building elevation. See Gen. Reg. 11</p>	<p>D</p>	<p>B</p>	<p>See KZC 105.25.</p>	<p>1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. 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. c. Five feet for a Mini-School or Mini-Day-Care Center. 4. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. 5. May include accessory living facilities for staff persons. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 368).</p>
<p>.145 0</p>	<p>Assisted Living Facility Convalescent Center Nursing Home</p>	<p>D.R., Chapter 142 KZC. See Gen. Reg. 6.</p>	<p>None</p>	<p>10' <u>10'</u></p>	<p>0' <u>0'</u></p>	<p>0' <u>0'</u></p>	<p>80% <u>80%</u></p>	<p>435' above average building elevation. See Gen. Reg. 11</p>	<p>D <u>D</u></p>	<p>A</p>	<p>Assisted Living: 1.7 per independent unit. 1 per assisted living unit. Convalescent Center or Nursing Home: 1 per bed.</p>	<p>1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. Development must include commercial use on the ground floor with gross floor area equal to or greater than 20% of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. This use may not occupy more than 10 percent of the ground floor of a structure. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.</p>
<p>.156 0</p>	<p>Public Utility</p>	<p>D.R., Chapter 142 KZC. See Gen. Reg. 6.</p>	<p>None</p>	<p>10'</p>	<p>0'</p>	<p>0'</p>	<p>80%</p>	<p>435' above average building elevation. See Gen. Reg. 11</p>	<p>A</p>	<p>B</p>	<p>See KZC 105.25.</p>	<p>1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.</p>
<p>.167 0</p>	<p>Government Facility Community Facility</p>	<p>D.R., Chapter 142 KZC. See Gen. Reg. 6.</p>	<p>None</p>	<p>10'</p>	<p>0'</p>	<p>0'</p>	<p>80%</p>	<p>435' above average building elevation. See Gen. Reg. 11</p>	<p>A</p>	<p>B</p>	<p>See KZC 105.25.</p>	<p>1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.</p>
<p>.178 0</p>	<p>Public Park</p>	<p>D.R., Chapter 142 KZC. See Gen. Reg. 6.</p>	<p>None</p>	<p>10'</p>	<p>0'</p>	<p>0'</p>	<p>80%</p>	<p>435' above average building elevation. See Gen. Reg. 11</p>	<p>A</p>	<p>B</p>	<p>See KZC 105.25.</p>	<p>Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.</p>

55.47 User Guide.

The charts in KZC 55.51 contain the basic zoning regulations that apply in the TL 7 zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

**Section
55.49**



Section 55.49 – GENERAL REGULATIONS

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

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.
2. Any development activities requiring Design Review approval pursuant to KZC 142.15 in this zone shall be reviewed ~~administratively~~ through Administrative Design Review (ADR), pursuant to KZC 142.25. The guidelines contained in the Design Guidelines for the Totem Lake Neighborhood, adopted by KMC 3.30.040, shall be applied in lieu of the design regulations in Chapter 92.
3. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.
4. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS													
Section 55.51	USE ↓	REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS			Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARD (See Ch. 115)			Lot Size	Front	Side				
.010	Packaging of Prepared Materials Manufacturing See Spec. Regs. 1 and 2.		D.R., Chapter 142 KZC. See Gen. Reg. 2.	None	120'	0'	0'	90%	435' above average building elevation.	A	C	1 per each 1,000 sq. ft. of gross floor area.	1. The following manufacturing uses are permitted: a. Food, drugs, stone, clay, glass, china, ceramics products, electrical equipment, scientific or photographic equipment; b. Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities; c. Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations; d. Packaging of prepared materials; e. Textile, leather, wood, paper and plastic products from pre-prepared material; and f. Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes. 2. May include, as part of this use, accessory retail sales, office or service utilizing not more than 20 35 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.
.020	Warehouse Storage Service												1. May include, as part of this use, accessory retail sales, office or service utilizing no more than 20 35 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.
.030	Wholesale Trade												
.040	Industrial Laundry Facility												
.050	Wholesale Printing or Publishing												
.060	A Retail Establishment providing storage services. See Spec. Reg. 1.										E	See KZC 105.25.	1. May include accessory living facilities for resident security manager.

<p>.070</p> <p>A Retail Establishment providing building construction, plumbing, electrical, landscaping, or pest control services</p>	<p>1. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A.</p>	<p>1 per each 300 sq. ft. of gross floor area.</p>	<p>B</p>	<p>1. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A.</p>	<p>1. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A.</p>
<p>.080</p> <p>A Retail Establishment selling building materials or hardware</p>	<p>D.R., Chapter 142 KZC. See Gen. Reg. 2.</p>	<p>435' above average building elevation.</p>	<p>B</p>	<p>E</p>	<p>1 per each 300 sq. ft. of gross floor area.</p>
<p>.090</p> <p>A Retail Establishment providing rental services</p>					
<p>.100</p> <p>A Retail Establishment providing banking and related financial services</p>					
<p>.104</p> <p>0</p> <p>High Technology</p>			<p>A</p>	<p>D</p>	<p>If manufacturing, then 1 per each 1,000 sq. ft. of gross floor area. If office, then 1 per 300 sq. ft. of gross floor area. Otherwise, see KZC 105.25.</p> <p>1. This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors.</p> <p>2. May include, as part of this use, accessory retail sales or service utilizing not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.</p> <p>3. Refer to KZC 115.105 for provisions regarding outside use, activity and storage.</p>
<p>.112</p> <p>0</p> <p>Office Use</p>		<p>80%</p>	<p>C</p> <p>See also Spec. Reg. 1a.</p>		<p>1. The following regulations apply only to veterinary offices:</p> <p>a. If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A.</p> <p>b. Outside runs and other outside facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.</p>

<p>.1230</p>	<p><u>A-Retail-Variety-of-Department-Store/Any Retail Establishment other than those specifically listed in this zone, selling goods or providing services including banking and related services. (See Special Regulation 1).</u></p>	<p>D.R., Chapter 142 KZC. See Gen. Reg. 2.</p>	<p>None</p>	<p>120'</p>	<p>0'</p>	<p>0'</p>	<p>80%</p>	<p>435' above average building elevation.</p>	<p>B</p>	<p>E</p>	<p>1 per each 300 sq. ft. of gross floor area.</p>	<p>4. This use must contain at least 75,000 square feet of gross floor area. 1. This use is only permitted on properties located north of NE 124th Street, south of the Cross Kirkland Corridor right-of-way and west of 135th Avenue NE. 2. Outdoor storage for this use must be buffered as established in Chapter 95 for Landscaping Category A. 3. A delicatessen, bakery, or other similar use may include, as part of this use, accessory seating: a. The seating and associated circulation area does not exceed more than 10 percent of the gross floor area of the use; and b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded. 4. No drive-through or drive-in facilities are permitted. 1. This use is only permitted on properties located north of NE 124th Street, south of the Cross Kirkland Corridor right-of-way and west of 135th Avenue NE. 2. No drive-through or drive-in facilities are permitted.</p>
<p>.140</p>	<p><u>Restaurant or Tavern</u></p>										<p>See KZC-405.25.</p>	<p>1. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A. 2. No drive-through or drive-in facilities are permitted. 3. A delicatessen, bakery, or other similar use may include, as part of this use, accessory seating: a. The seating and associated circulation area does not exceed more than 10 percent of the gross floor area of the use; and b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded. 4. Ancillary assembly and manufactured goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. 5. Churches are limited to no more than 15 percent of the gross floor area of the complex.</p>
<p>.1450</p>	<p><u>Athletic Instructional Facility</u></p>											
<p>.1560</p>	<p><u>Hotel or Motel</u></p>											<p>1. May include meeting and convention facilities. 2. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for those ancillary uses shall be determined on a case-by-case basis.</p>

.167 0	A Retail Establishment providing printing, publishing, or duplicating services	D.R., Chapter 142 KZC. See Gen. Reg. 2.	None	120'	0'	0'	80%	495' above average building elevation.	B	E	1 per each 300 sq. ft. of gross floor area.	1. Gross floor area for this use may not exceed 3,000 sq. ft. For a larger printing or publishing facility, see wholesale printing or publishing listing in this use zone.
.178 0	A Retail Establishment providing vehicle or boat sales, repair, services, washing, or rental								A		See KZC 105.25.	1. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations.
.180	<u>Church</u>								<u>C</u>	<u>B</u>	<u>1</u> for every <u>4</u> people based on maximum occupancy load of any area of worship. See Special Reg. <u>2</u> .	1. May include accessory living facilities for staff persons. 2. No parking is required for day-care or school ancillary to this use. 3. The structure containing the use shall have been in existence on June 30, 2012, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building.
.190 .200	<u>Restaurant</u> See Spec. Reg. <u>1</u> .								<u>B</u>	<u>E</u>	<u>4</u> per each <u>100</u> sq. ft. of gross floor area.	4. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. The use is integrated into the design of the building; and c. There is no vehicle drive-in or drive-through.
.200 .240	Auction House See Spec. Reg. 1. Kennel			120' See Spec. Reg. 1.	0'	0'			B	E	1 per each 300 sq. ft. of gross floor area.	1. Livestock auctions are not permitted. 2. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A. 1. Outside runs and other facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations. 2. Must provide suitable shelter for the animals. 3. Must maintain a clean, healthful environment for the animals.
.212 0	Vehicle Service Station		22,500 sq. ft.	40'	15' on each side	10'			A		See KZC 105.25.	1. May not be more than two vehicle service stations at any intersection. 2. Gas pump islands may not be closer than 15 feet to any property line. Canopies or covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.

<p>.223 0</p>	<p>School or Day-Care Center</p>	<p>D.R., Chapter 142 KZC. See Gen. Reg. 2.</p>	<p>None</p>	<p>120'</p>	<p>0'</p>	<p>0'</p>	<p>80%</p>	<p>495' above average building elevation.</p>	<p>D C See Spec. Reg. 1.</p>	<p>B See KZC 105.25.</p>	<p>1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. 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. 4. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. 5. May include accessory living facilities for staff persons. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 7. These uses are subject to the requirements established by the Department of Social and Health Services (WSAC Title 388). 1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.</p>
<p>.234 0</p>	<p>Public Utility</p>										
<p>.245 0</p>	<p>Government Facility Community Facility</p>										
<p>.256 0</p>	<p>Public Park</p>		<p>Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.</p>								

55.53 User Guide.

The charts in KZC 55.57 contain the basic zoning regulations that apply in the TL 8 zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

**Section
55.55**



Section 55.55 – GENERAL REGULATIONS

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

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.
2. Ground floor uses on the two westernmost parcels in this zone with frontage on 120th Avenue NE must contain retail, restaurants, and/or taverns.
3. The ground floor of all structures with frontage on a pedestrian or vehicular circulation route, or adjacent to a pedestrian-oriented space shall be a minimum of 135 feet in height. This requirement does not apply to:
 - a. The following uses: vehicle service stations, private lodges or clubs, stacked dwelling units, churches, schools, day-care centers, mini-schools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, public utilities, government facilities or community facilities;
 - b. Parking garage; or
 - c. Additions to existing nonconforming development where the Planning Official determines it is not feasible.
4. In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established:
 - a. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two feet.
 - b. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.
5. Shared access points must be used to the maximum extent possible. Curb cuts must be limited to minimize traffic congestion (does not apply to Public Utility, Government Facility or Community Facility and Public Park uses).
6. Development must emphasize Totem Lake as the focal point of this zone (does not apply to Public Utility, Government Facility or Community Facility and Public Park uses).
7. Refer to Chapter 90 KZC regarding restrictions on development around Totem Lake and wetland areas.
8. Parcels located east of the strip of land zoned "P" are exempt from Design Review.

~~9. Must install a landscape berm on the subject property adjacent to 120th Avenue N.E. and Totem Lake Way consistent with existing landscaped berms along these rights-of-way.
(Does not apply to Public Park uses).~~

940. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.

104. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.

.060	Office Use See Gen. Reg. 2.	D.R., Chapter 142 KZC. See Gen. Reg. 8.	None	10'	5' each side	10'	70%	65' above average building elevation.	C	D	See KZC 105.25.	<p>1. The following regulations apply to veterinary offices only:</p> <ul style="list-style-type: none"> a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an acoustical engineer, must be submitted with the development permit application. <p>2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:</p> <ul style="list-style-type: none"> a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
.070	Attached or Stacked Dwelling Units See Gen. Reg. 2.				5' each side See Spec. Reg. 3.	10' See Spec. Reg. 4.		65' above average building elevation.	D	A		<p>1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</p> <p>2. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives.</p> <p>3. 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.</p> <p>4. 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.</p>
.080	Development containing attached or stacked dwelling units and offices, restaurants or taverns, or retail uses allowed in this zone. See Gen. Reg. 2. See Spec. Reg. 1.	D.R., Chapter 142 KZC. See Gen. Reg. 8.	None	10'	5' each side See Spec. Reg. 6.	10' See Spec. Reg. 7.	70%	65' above average building elevation.	B	E	See KZC 105.25.	<p>1. A veterinary office is not permitted in any development containing dwelling units.</p> <p>2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</p> <p>3. Ancillary assembly and manufactured goods on the premises of this use are permitted only if:</p> <ul style="list-style-type: none"> a. The assembled or manufactured goods are subordinate and directly related to and dependent on this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail or office uses. <p>4. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives.</p> <p>5. The equivalent of the additional gross floor area constructed above 35 feet over ABE must be dedicated to residential use. Residential use may be located anywhere in the building above the ground floor.</p> <p>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.</p> <p>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.</p>

.090	Private Lodge or Club See Gen. Reg. 2.	None	10'	5' each side.	10'	70%	635' above average building elevation.	C	B	
.100	School Day-Care Center, Mini-School or Mini-Day-Care Center See Gen. Reg. 2.	None	10'	5' on each side	10'	70%	635' above average building elevation.	D	B	See KZC 105.25.
.110	Assisted Living Facility Convalescent Center Nursing Home See Gen. Reg. 2.			20' on each side	20'		645' above average building elevation.	A		
.120	Public Utility See Gen. Reg. 2.			10' on each side				C	See Spec. Reg. 1	
.130	Government Facility or Community Facility See Gen. Reg. 2.									
.140	Public Park									Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.

1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas.
 2. 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.
 c. Five feet for a Mini-School or Mini-Day-Care Center.
 3. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
 4. May include accessory living facilities for staff persons.
 5. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.
~~6. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).~~
 1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
 1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

55.59 User Guide TL 9A.

The charts in KZC 55.61 contain the basic zoning regulations that apply in the TL 9A zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

**Section
55.60**



Section 55.60 – GENERAL REGULATIONS

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

1. Refer to Chapter 1 KZC to determine what other provision of this code may apply to the subject property.
2. Except if adjoining a low density zone, structure height may be increased above 435 feet in height through a Process IIA, Chapter 150 KZC, if:
 - a. It will not block local or territorial views designated in the Comprehensive Plan;
 - b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and
 - c. The required yard of any portion of the structure may be increased up to a maximum of one foot for each foot that any portion of the structure exceeds 35 feet above average building elevation. The need for additional setback yards will be determined as part of the review of any request to increase structure height.
(Does not apply to Public Parks uses).
3. Retail uses are prohibited unless otherwise allowed in the use zone charts.

.070 Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control	None	None	None	120'	0'	0'	80%	435' above average building elevation.	B	E	1 per each 1,000 sq. ft. of gross floor area.	1. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscape Category A.
											1 per each 300 sq. ft. of gross floor area.	1. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. The use is integrated into the design of the building; and c. There is no vehicle drive-in or drive-through.
.080 A Retail Establishment Providing Banking and Related Financial Services	None	None	None	120'	0'	0'	80%	Same as primary use.	A	D	1 per each 300 sq. ft. of gross floor area.	1. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. The use is integrated into the design of the building; and c. There is no vehicle drive-in or drive-through.
								45' above average building elevation.			1. This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors. 2. May include as part of this use, accessory retail sales or service utilizing not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 3. Refer to KZC 115.105 for provisions regarding outside use, activity and storage.	
.090 High Technology	None	None	None	120'	0'	0'	70%	45' above average building elevation.	C See also Spec. Reg. 1a.	E	If a medical, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	1. The following regulations apply only to veterinary offices: a. If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A. b. Outside runs and other outside facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.
								80%			1. Livestock auctions are not permitted. 2. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A.	
.110 Auction House See Spec. Reg. 1.	None	None	None	120'	0'	0'	80%	435' above average building elevation.	B	E	1 per each 300 sq. ft. of gross floor area.	1. Livestock auctions are not permitted. 2. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A.
											1. Outside runs and other facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations. 2. Must provide suitable shelter for the animals. 3. Must maintain a clean, healthful environment for the animals.	
.120 Kennel	None	None	None	120'	0'	0'	80%	435' above average building elevation.	B	E	1 per each 300 sq. ft. of gross floor area.	1. Livestock auctions are not permitted. 2. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A.

.130	Day-Care Center See Spec. Reg. 1.	None	None	None	120'	0'	0'	80%	Same as primary use. 35'-above-average- building-elevation.	D	B	See KZC 105.25.	1. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. The use is integrated into the design of the building. 2. A six-foot-high fence is required along the property lines adjacent to the outside play areas. 3. Hours of operation may be limited to reduce impacts on nearby residential uses. 4. 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. 5. An on-site passenger loading area may be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses. 6. May include accessory living facilities for staff persons. 7. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 8. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
.140	Mini-Day-Care See Spec. Reg. 1.	None	None	None	120'	0'	0'	80%	Same as primary use. 35'-above-average- building-elevation.	D	B	See KZC 105.25.	1. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. The use is integrated into the design of the building. 2. A six-foot-high fence is required along the property lines adjacent to the outside play areas. 3. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated. 4. Structured play areas must be set back from all property lines by five feet. 5. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 7. May include accessory living facilities for staff persons. 8. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
.150	Recycling Center								45'above average building elevation.	A	C		1. May deal in metal cans, glass, and paper. Other materials may be recycled if the Planning Director determines that the impacts are no greater than those associated with recycling metal cans, glass, or paper. The individual will have the burden of proof in demonstrating similar impacts.
.160	Public Utility									C	B		1. Landscape Category A or B may be required depending on the type

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.170	Government Facility Community Facility				See Spec. Reg. 1.	of use on the subject property and the impacts associated with the use on the nearby uses.
.180	Vehicle or Boat Repair, Services, Storage, or Washing			A	E	<p>1. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations.</p> <p>2. Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.</p>
.190	Public Park					Development standards will be determined on case-by-case basis. See Chapter 49 KZC for required review process.

55.65 User Guide.

The charts in KZC 55.69 contain the basic zoning regulations that apply in the TL 10A zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

**Section
55.67**



Section 55.67 – GENERAL REGULATIONS



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

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.
2. 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 20 feet above average building elevation; or
 - b. The maximum horizontal facade shall not exceed 50 feet in width.
 See KZC 115.30, Distance Between Structures/Adjacency to Institutional Use, for further details.
3. Vehicular access to NE 124th Street should be limited and consolidated where possible. Properties with frontage on 113th Avenue NE must be accessed via 113th Avenue NE rather than NE 124th Street.
4. Development must retain and maintain the existing hill form and vegetation along the eastern boundary of the zone, north of 115th Avenue NE.
5. Any development activities requiring Design Review approval pursuant to KZC Section 142.15 shall be reviewed administratively (ADR), pursuant to KZC 142.25. Where gross floor area of an existing building is expanded by less than 10 percent, no design review is required.
6. A 50-foot-wide sight-obscuring landscaped buffer must be provided adjacent to any residential zone, except the TL 11 zone to the west.
7. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.
8. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.

Section 55.69	USE ↓ REGULATIONS ↑	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS							
		Required Review Process	MINIMUMS			MAXIMUMS			
			Lot Size	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure		
			Front	Side	Rear	Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)

.010	Wholesale trade, Wholesale printing or publishing, Manufacturing of electrical equipment, Manufacturing of scientific or photographic equipment, Packaging of prepared materials, Manufacturing of textile or leather products from pre-prepared material, Manufacturing of paper products from pre-prepared material, manufacturing of plastic products from pre-prepared material	D.R., Chapter 142 KZC. See Gen. Reg. 5.	None	120'	5' but 2 side yards must equal at least 15'	10'	80%	See Spec. Reg. 3.	C	C	1 per each 1,000 sq. ft. of gross floor area.	<ol style="list-style-type: none"> Outdoor storage is prohibited. The discharge of any substance that creates any impact detrimental to the environment or adjacent residents is not permitted. Maximum building height for this use is as follows: <ol style="list-style-type: none"> If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. Elsewhere in this zone, 55 feet above average building elevation. Ancillary warehouse space associated with a listed permitted use is allowed.
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DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS



Section 55.69	USE 	REGULATIONS 	Required Review Process	MINIMUMS			MAXIMUMS		Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure			
					Front	Side					Rear
.040	Any Retail Establishment other than those specifically listed in this zone, selling goods, or providing services including banking and related financial services. See Spec. Regs. 1 and 2.		D.R., Chapter 142 KZC. See Gen. Reg. 5.	None	10'	0'	0'	80%	55' above average building elevation. 35' above average building elevation.	1 per each 300 sq. ft. of gross floor area.	1. This use is only allowed on parcels with frontage on NE 124th Street. 2. The following uses and activities are prohibited: a. The sale, service, and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers are not permitted; provided, that motorcycle sales, service, or rental is permitted if conducted indoors. b. Retail establishments providing storage services unless accessory to another permitted use. c. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses. d. Outdoor storage of bulk commodities unless the square footage of the storage area is less than 10 percent of the retail structure. 3. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are subordinate to and dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. 4. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if: a. The seating and associated circulation area does not exceed more than 10 percent of the gross floor area of the use; and b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.
.050	Hotel or Motel								55' above average building elevation.	1 per each room. See also Spec. Reg. 3.	1. This use is only allowed on parcels with frontage on NE 124th Street. 2. May include ancillary meeting and convention facilities. 3. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis.

Section 55.69	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS		MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARD (See Ch. 115)		Lot Coverage					Height of Structure
				Front	Side						

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

.060	Convalescent Center or Nursing Home							A	1 per bed.	<p>1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.</p> <p>2. Maximum building height for this use is as follows:</p> <ol style="list-style-type: none"> If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. Elsewhere in this zone, <u>55</u> feet above average building elevation.
.070	School, Day-Care Center, Mini-School or Mini-Day-Care Center	D.R., Chapter 142 KZC. See Gen. Reg. 5.	None	120'	0'	0'	80%	D	See KZC 105.25.	<p>1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas.</p> <p>2. Structured play areas must be set back from all property lines as follows:</p> <ol style="list-style-type: none"> Twenty feet if this use can accommodate 50 or more students or children. Ten feet if this use can accommodate 13 to 49 students or children. Five feet for a Mini-School or Mini-Day-Care Center. <p>3. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.</p> <p>4. May include accessory living facilities for staff persons.</p> <p>5. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.</p> <p>6. <u>Maximum building height for this use is as follows:</u></p> <ol style="list-style-type: none"> <u>If adjoining a residential zone other than TL 11, then 25 feet above average building elevation.</u> <u>South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation.</u> <u>Elsewhere in this zone, 55 feet above average building elevation.</u>

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.69	USE 	REGULATIONS 	Required Review Process		MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure					
				Front	Side	Rear							

.080	Church		5' but 2 side yards must equal at least 15'	10'		C	See Spec. Reg. 2.	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.				<p>6. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).</p>
.090	Public Utility					A	See Spec. Reg. 3.	See KZC 105.25.				<p>1. Outdoor uses are not permitted. 2. 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. 3. <u>Maximum building height for this use is as follows:</u> a. <u>If adjoining a residential zone other than TL 11, then 25 feet above average building elevation.</u></p>
.100	Government Facility or Community Facility					C See Spec. Reg. 2.						

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
Section 55.69	USE ⇨		REGULATIONS ⇧		Required Review Process	MINIMUMS			MAXIMUMS		Special Regulations (See also General Regulations)
	Lot Size	REQUIRED YARD (See Ch. 115)				Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	
		Front	Side	Rear							
.110	Public Park										<p>b. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation.</p> <p>c. Elsewhere in this zone, 55 feet above average building elevation.</p>
					Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.						

55.71 User Guide.

The charts in KZC 55.75 contain the basic zoning regulations that apply in the TL 10B zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

**Section
55.73**



Section 55.73 – GENERAL REGULATIONS

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

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.
2. 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 20 feet above average building elevation; or
 - b. The maximum horizontal facade shall not exceed 50 feet in width.
 See KZC 115.30, Distance Between Structures/Adjacency to Institutional Use, for further details.
3. ~~The ability to accommodate new development in the TL 10B zone is dependent upon the extension of 118th Avenue NE to NE 116th Street as shown on Plate 34C, Chapter 180 KZC. Consistent with and to the extent authorized by applicable statutes and court decisions, new development on properties across which the planned extension of 118th Avenue NE to NE 116th Street is located, as shown on Plate 34C, Chapter 180 KZC this street in whole or in part extends,~~ shall contribute to the creation of the street as follows:
 - a. With all new development, the portions of this street crossing the subject property shall be dedicated as public right-of-way consistent with Plate 34C; and
 - b. ~~With all new development exceeding 35 feet in height,~~ the street shall be improved as determined by the Public Works Director. – Minor deviations in the location and width of the street may be approved by the Public Works Director if the deviations will not negatively affect the functioning of the street.
4. ~~Maximum allowable building height may be increased to 45 feet above average building elevation on parcels where dedication for the road is provided. Additional height increases beyond 45 feet above A.B.E. may be allowed for certain uses, as authorized in the Use Zone Chart.~~
45. Vehicular access to NE 116th is permitted only via 118th Avenue NE, or if the subject property does not have access to 118th Avenue NE. (Does not apply to Public Park use).
56. Any development activities requiring Design Review approval pursuant to KZC Section 142.15 shall be reviewed administratively (ADR), pursuant to KZC 142.25. Where gross floor area of an existing building is expanded by less than 10 percent, no Design Review is required.
67. Development must be designed to retain the existing hill along NE 116th Street and retain, at a minimum, 25 percent of the viable significant trees. The City may require greater than 25 percent depending on the location and clustering of trees. (Does not apply to Public Park use).

Section 55.75	USE ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS						
Required Review Process	MINIMUMS		MAXIMUMS		Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
	Lot Size	REQUIRED YARD (See Ch. 115)		Coverage				

78. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.

USE ↓	REGULATIONS ↑	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS							
		Required Review Process	MINIMUMS		MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)
Section 55.75		Lot Size	REQUIRED YARD (See Ch. 115)	Coverage	Height of Structure				

USE ↓	REGULATIONS ↑	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
		Required Review Process	MINIMUMS		MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
Section 55.75		Lot Size	REQUIRED YARD (See Ch. 115)	Lot Coverage	Height of Structure						
.010	Attached or Stacked Dwelling Units See Spec. Reg. 1.	D.R., Chapter 142 KZC. See Gen. Reg. 56.	None	120' 5' but 2 side yards must equal at least 15'. See Spec. Reg. 4.	10' See Spec. Reg. 5.	70%	35' to 65' above average building elevation See Gen. Reg. 4 and Spec. Reg. 2.	D	A	1.7 per unit.	<ol style="list-style-type: none"> This use is permitted only on parcels located west of the 118th Avenue NE right-of-way alignment (see Plates 36 and 37, Chapter 180). Maximum building height may be increased from 35 feet to 60 feet. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 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. 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.

USE REGULATIONS ↓		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process		MINIMUMS		MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
Section 55.75		Lot Size	REQUIRED YARD (See Ch. 115)	Coverage	Height of Structure	A	C	1 per each 1,000 sq. ft. of gross floor area.	1. The following manufacturing uses are permitted: a. Food, drugs, stone, clay, glass, china, ceramic products, electrical equipment, scientific or photographic equipment; b. Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities; c. Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations; d. Packaging of prepared materials; e. Textile, leather, wood, paper and plastic products from pre-prepared material; and f. Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes. 2. Outdoor fabrication is not permitted. Outdoor storage must be located as far as possible from the adjoining residential zones and the freeway. 3. May include as part of this use accessory retail sales, office or service occupying not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 4. The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20 percent of the existing gross floor area of the building. 5. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space. 6. Refer to KZC 115.105 for provisions regarding Outdoor Use, Activity and Storage.			
.020	Manufacturing See Spec. Reg. 1.	None	20'	0'	0'	35' above average building elevation. See Gen. Reg. 4.	A	C	1 per each 1,000 sq. ft. of gross floor area.	1. The following manufacturing uses are permitted: a. Food, drugs, stone, clay, glass, china, ceramic products, electrical equipment, scientific or photographic equipment; b. Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities; c. Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations; d. Packaging of prepared materials; e. Textile, leather, wood, paper and plastic products from pre-prepared material; and f. Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes. 2. Outdoor fabrication is not permitted. Outdoor storage must be located as far as possible from the adjoining residential zones and the freeway. 3. May include as part of this use accessory retail sales, office or service occupying not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 4. The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20 percent of the existing gross floor area of the building. 5. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space. 6. Refer to KZC 115.105 for provisions regarding Outdoor Use, Activity and Storage.		
.030	Warehouse Storage Services	None	20'	0'	0'	35' above average building elevation. See Gen. Reg. 4.	A	C	1 per each 1,000 sq. ft. of gross floor area.	1. Outdoor fabrication is not permitted. Outdoor storage must be		
.040	Wholesale Trade	None	20'	0'	0'	35' above average building elevation. See Gen. Reg. 4.	A	C	1 per each 1,000 sq. ft. of gross floor area.	1. Outdoor fabrication is not permitted. Outdoor storage must be		

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.75	USE ↓	Required Review Process	MINIMUMS		MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)	Coverage	Height of Structure				
.050	Industrial Laundry Facility	Chapter 142 KZC. See Gen. Reg. 56.								located as far as possible from the adjoining residential zones and the freeway.
	Wholesale Printing or Publishing									2. May include as part of this use, accessory retail sales, office or service occupying not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.
	Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control					B				3. The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20 percent of the existing gross floor area of the building. 4. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space. 5. Refer to KZC 115.105 for provisions regarding Outdoor Use, Activity and Storage.
.060	Office Use					C	D			1. Maximum building height may be increased from 40 feet to 55 feet above average building elevation on parcels where dedication for the road is provided, pursuant to General Regulations 3 and 4. 12. The following regulations apply only to veterinary offices: a. Outdoor runs or other outdoor facilities for the animals must comply with Landscape Category A. b. Outside runs and other outside facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations. 23. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
USE ↓	REGULATIONS	Section 55.75	MINIMUMS		MAXIMUMS		Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)		
			Lot Size	REQUIRED YARD (See Ch. 115)	Coverage	Height of Structure						
.090	High Technology		None	10-20'	0'	0'	70%	40' to 55' above average building elevation. See Spec. Reg. 1 and Gen. Regs. 3 and 4.	C See Spec. Reg. 34.	D	If manufacturing, then 1 per each 1,000 sq. ft. of gross floor area. If office, then 1 per 300 sq. ft. of gross floor area. Otherwise, see KZC 105.25.	1. Maximum building height may be increased from 40 feet to 55 feet above average building elevation on parcels where dedication for the road is provided, pursuant to General Regulations 3 and 4. 12. This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors. 23. Refer to KZC 115.105 for provisions regarding outside use, activity and storage. 34. Any outdoor storage area shall be buffered according to Landscape Category A.
										other office uses.		

USE REGULATIONS		DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS							
		Required Review Process	MINIMUMS		MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)
Section 55.75	USE ↓	Lot Size	REQUIRED YARD (See Ch. 115)	Coverage	Height of Structure	C. See Spec. Reg. 3			
							.100	Vehicle or Boat Repair, Services, Washing or Rental See Spec. Reg. 1	None.
Mini-Day-Care See Spec. Reg. 68.				53' above average building elevation. See Gen. Reg. 4.	D	B		See KZC 105.25.	

USE REGULATIONS		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
		Required Review Process	MINIMUMS		MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
Section 55.75	USE ↓	Lot Size	REQUIRED YARD (See Ch. 115)		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			None	120'						0'	0'
.110	Church	None	120'	0'	0'	70%	535' above average building elevation. See Gen. Reg. 4.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Special Regulation 2.	1. May include accessory living facilities for staff persons. 2. No parking is required for day-care or school ancillary to the use.
.120	A Retail Establishment providing storage services See Spec. Reg. 3.	None	120'	0'	0'	70%	535' above average building elevation. See Gen. Reg. 4.	A	E	See KZC 105.25.	1. May include accessory living facilities for staff persons. 2. Outdoor storage must be located as far as possible from the adjoining residential zones and the freeway. 3. This use is only allowed east of the 118th Avenue NE right-of-way alignment and its future extension to NE 116th Street (see Plate 36).
									B		1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.130	Public Utility										
.140	Government Facility or Community Facility										
.150	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review proposals.									
.160	School or Day-Care Center	None	If this use can accommodate 50 or more students or children, then: 50' 50' on each side		70%	535' above average building elevation. See Gen. Reg. 4.	C	B	See KZC 105.25.	1. A six-foot-high fence along the side and rear property lines is required only along the property lines adjacent to the outside play areas. 2. Hours of operation and maximum number of attendees at one time may be limited to reduce impacts on nearby residential uses. 3. 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. c. Otherwise, five feet.	
			If this use can accommodate 13 to 49 students or children, then:								

Section 55.75	USE ↓	REGULATIONS				DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS			
		Required Review Process	MINIMUMS	MAXIMUMS		Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		Lot Size	REQUIRED YARD (See Ch. 115)	Coverage	Height of Structure				
			20' on each side Otherwise: 20' 5' but 2 side yards must equal at least 15'						4. 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. 5. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 6. Electrical signs shall not be permitted. 7. May include accessory living facilities for staff persons. 8. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).

55.77 User Guide.

The charts in KZC 55.81 contain the basic zoning regulations that apply in the TL 10C zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

**Section
55.79**





Section 55.79 – GENERAL REGULATIONS

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


1. Refer to Chapter 1 KZC to determine what other provision of this code may apply to the subject property.
2. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.
3. When a permitted use is included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.
4. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 152 KZC for requirements.

5. The review process for development in this zone is as follows:

- a. Where property does not abut a public right-of-way, including the Cross Kirkland Corridor, any structures up to 30 feet in height which require Design Review approval pursuant to KZC 142.15 shall be reviewed administratively (ADR), pursuant to KZC 142.25. Where gross floor area of an existing building is expanded by less than 10 percent, no design review is required.
- b. Otherwise, as set forth in Chapter 142 KZC.

Section 55.81	USE 	REGULATIONS 	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure				
					Front	Side						

.050	Wholesale Printing or Publishing	15'									alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20 percent of the existing gross floor area of the building. 3. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space. 4. Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage.
.060	Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control	0'	0'	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.	B	E					1. May include, as part of this use, accessory retail sales, office or service occupying no more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 2. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A. 3. The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20 percent of the existing floor area of the building. 4. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space. 5. Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage.

USE REGULATIONS 		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	Front Side	Rear	REQUIRED YARD (See Ch. 115)	Lot Coverage				



DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.81

.070	A Retail Establishment providing banking and related financial services	D.R., Chapter 142 KZC (See Gen. Reg. 5)	None	120'	0'	0'	80%	Same as primary use. Where adjoining a low-density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.	B	E	1 per each 300 sq. ft. of gross floor area.	<ol style="list-style-type: none"> This use is permitted if accessory to a primary use, and: <ol style="list-style-type: none"> It will not exceed 20 percent of the gross floor area of the building; It will not be located in a separate structure from the primary use; It will not exceed 50 percent of the ground floor area of the building; The use is integrated into the design of the building; and There is no vehicle drive-in or drive-through.
.080	Office Use							Where adjoining a low density zone, then 30' above average building elevation. Otherwise, 45' above average building elevation. See also Spec. Regs. 2 and 3.	C See also Spec. Reg. 1a.	D	If medical, dental or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	<ol style="list-style-type: none"> The following regulations apply only to veterinary offices: <ol style="list-style-type: none"> If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A. Outside runs and other outside facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations. When three stories of this use are developed in a mixed-use project with attached or stacked dwelling units, building height may be increased by 10 feet per floor of residential use, not to exceed 65 feet above average building elevation. No portion of a structure may exceed the following heights above the elevation of NE 116th Street, as measured at the midpoint of the frontage of the subject property on NE 116th Street: <ol style="list-style-type: none"> Within 20 feet of NE 116th Street, 35 feet. Within 30 feet of NE 116th Street, 45 feet. Within 40 feet of NE 116th Street, 55 feet.



DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
USE ↓	REGULATIONS ↑	Section 55.81	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage				
				Front	Side	Rear						

.090	High Technology		D.R., Chapter 142 KZC (See Gen. Reg. 5)	None	120'	0'	0'	80%	Where adjoining a low density zone, then 30' above average building elevation. Otherwise, 45' above average building elevation. See also Spec. Regs. 2 and 3.	A	D	If manufacturing, then 1 per each 1,000 sq. ft. of gross floor area. If office, then 1 per 300 sq. ft. of gross floor area. Otherwise, see KZC 105.25.	<ol style="list-style-type: none"> This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors. When three stories of this use are developed in a mixed-use project with attached or stacked dwelling units, building height may be increased by 10 feet per floor of residential use, not to exceed 65 feet above average building elevation. No portion of a structure may exceed the following heights above the elevation of NE 116th Street, as measured at the midpoint of the frontage of the subject property on NE 116th Street: <ol style="list-style-type: none"> Within 20 feet of NE 116th Street, 35 feet. Within 30 feet of NE 116th Street, 45 feet. Within 40 feet of NE 116th Street, 55 feet. May include, as part of this use, accessory retail sales or service occupying not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. Refer to KZC 115.105 for provisions regarding outside use, activity and storage.
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Section 55.81	USE 	REGULATIONS 	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure				
					Front	Side						

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

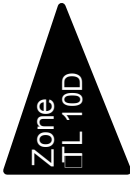
.130	Vehicle or boat sales, repair, services, washing or rental See Spec. Reg. 1.										<p>a. <u>Within 20 feet of NE 116th Street, 35 feet.</u></p> <p>b. <u>Within 30 feet of NE 116th Street, 45 feet.</u></p> <p>c. <u>Within 40 feet of NE 116th Street, 55 feet.</u></p> <p>1. Vehicle or boat sales or rental uses are only permitted if the property abuts NE 116th Street.</p> <p>2. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations.</p>
.140	Restaurant or Tavern See Spec. Reg. 1.	D.R., Chapter 142 KZC (See Gen. Reg. 5)	None	0'	0'	80%	<p><u>Where adjoining a low density zone, then 30' above average building elevation. Otherwise, 45' above average building elevation.</u></p> <p><u>Same as primary use. Where adjoining a low density zone, then 30' above average building elevation. Otherwise, 35' above average building elevation.</u></p>	B	E	1 per each 100 sq. ft. of gross floor area.	<p>1. This use is permitted if accessory to a primary use, and:</p> <p>a. it will not exceed 20 percent of the gross floor area of the building;</p> <p>b. it is not located in a separate structure from the primary use;</p> <p>c. The use is integrated into the design of the building;</p> <p>d. There is no vehicle drive-in or drive-through.</p>
.150	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.									

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS														
Section 55.81	USE 	REGULATIONS 	Required Review Process			MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)	Front	Side	Rear	Lot Coverage	Height of Structure					
.160	Commercial Recreation Area and Use		D.R., Chapter 142 KZC (See Gen. Reg. 5)	None	20'	0'	0'	0'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise 35' above average building elevation.	A	E	See KZC 105.25.	<p>1. The use is permitted only if the property is located between NE-107th Street (extended) and NE-116th Street; and between L-405 and L-416th Avenue NE.</p> <p>12. The use shall be conducted within a wholly enclosed building.</p> <p>23. The structure containing the use shall have been in existence on June 1, 2004, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building.</p> <p>34. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space.</p>

55.83 User Guide.

The charts in KZC 55.87 contain the basic zoning regulations that apply in the TL 10D zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.



**Section
55.85**



Section 55.85 – GENERAL REGULATIONS

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

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.
2. When a permitted use is included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.
3. The review process for development in this zone is as follows:
 - a. Where property does not abut a public right-of-way including the Cross Kirkland Corridor, structures up to 30 feet in height which require Design Review approval pursuant to KZC 142.15 shall be reviewed administratively (ADR), pursuant to KZC 142.25. Where gross floor area of an existing building is expanded by less than 10 percent, no design review is required.
 - b. Otherwise, as set forth in Chapter 142 KZC.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
Section 55.87	USE 	REGULATIONS 	Required Review Process	MINIMUMS			MAXIMUMS			Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure					
				Front	Side	Rear							
.010	Packaging of Prepared Materials Manufacturing See Spec. Regs. 1 and 2.		D.R., Chapter 142 KZC (See Gen. Reg. 3)	20'	0'	0'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.	A	C	1 per each 1,000 sq. ft. of gross floor area.	<ol style="list-style-type: none"> 1. The following manufacturing uses are permitted: <ol style="list-style-type: none"> a. Food, drugs, stone, clay, glass, china, ceramics products, electrical equipment, scientific or photographic equipment; b. Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities; c. Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations; d. Packaging of prepared materials; e. Textile, leather, wood, paper and plastic products from pre-prepared material; and f. Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes. 2. May include, as part of this use, accessory retail sales, or service using not more than 20 percent of the gross floor area. The floor area of accessory office use is not limited. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 3. The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20 percent of the existing gross floor area of the building. 4. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space. 5. Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage. 	
.020	Warehouse Storage Service		D.R., Chapter	20'	0'	0'	80%	Where adjoining a low density zone, 30'	A	C	1 per each 1,000 sq. ft. of	<ol style="list-style-type: none"> 1. May include, as part of this use, accessory retail sales, or service occupying no more than 20 percent of the gross floor area. The 	

.030	Wholesale Trade	142 KZC (See Gen. Reg. 3).			above average building elevation. Otherwise, 35' above average building elevation.		gross floor area.	landscaping and parking requirements for these accessory uses will be the same as for the primary use. 2. The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20 percent of the existing gross floor area of the building. 3. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space. 4. Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage.
.040	Industrial Laundry Facility					B		
.050	Wholesale Printing or Publishing					E		
.060	Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control							1. May include, as part of this use, accessory retail sales, office or service occupying no more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 2. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A. 3. The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20 percent of the existing gross floor area of the building. 4. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space. 5. Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage.
.070	A Retail Establishment providing banking and related financial services	D.R., Chapter 142 KZC (See Gen. Reg. 3).	None	120'	80%	B	1 per each 300 sq. ft. of gross floor area.	1. This use is permitted if accessory to a primary use and: a. It will not exceed 20 percent of the gross floor area of the building; b. The use is integrated into the design of the building; c. It will not be located in a separate structure from the primary use; d. It will not exceed 50 percent of the ground floor area of the building; and e. There is no vehicle drive-in or drive-through.

.080	High Technology							Where adjoining a low density zone, 30' above average building elevation. Otherwise, 80' above average building elevation. See Spec. Reg. 1.	C See Spec. Reg. 5.	D	If manufacturing, then 1 per each 1,000 sq. ft. of gross floor area. If office, then 1 per 300 sq. ft. of gross floor area. Otherwise, see KZC 105.25.	<ol style="list-style-type: none"> 1. If this use is located within the "Stand-Alone Housing Areas" (see Plate 37, Chapter 180), maximum building height is 65 feet above average building elevation. 2. This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors. 3. May include as part of this use, accessory retail sales or service occupying not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 4. Refer to KZC 115.105 for provisions regarding outside use, activity and storage. 5. Any outdoor storage area must be buffered according to Landscape Category A.
.090	Office Use								C See also Spec. Reg. 2a.		If a medical, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	<ol style="list-style-type: none"> 1. If this use is located within the "Stand-Alone Housing Areas" (see Plate 37, Chapter 180), maximum building height is 65 feet above average building elevation. 2. The following regulations apply only to veterinary offices: <ol style="list-style-type: none"> a. If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A. b. Outside runs and other outside facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.
.100	Attached or Stacked Dwelling Units See Spec. Reg. 1.	D.R., Chapter 142 KZC (See Gen. Reg. 3).	None	120'	5', but 2 side yards must equal at least 15'. See Spec. Reg. 4.	0'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 65' above average building elevation. See Spec. Reg. 1.	D	A	<ol style="list-style-type: none"> 1. This use is permitted as a free-standing development only in locations identified on Plate 37 as "Stand-Alone Housing Areas" (see Plate 37, Chapter 180). If developed in a mixed-use project with three stories of office or high technology use, it may be located throughout the TL 10D zone. 2. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 4. 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. 	

<p>.110 Day-Care Center and Mini-Day-Care Center See Spec. Reg. 1.</p>	<p>D.R., Chapter 142 KZC (See Gen. Reg. 3).</p>	<p>None</p>	<p>120 <u>See Spec. Reg. 4.</u></p>	<p>0'</p>	<p>0'</p>	<p>80%</p>	<p>Same as primary use. Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above building elevation.</p>	<p>D</p>	<p>B</p>	<p>See KZC 105.25.</p>	<p>1. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. The use is integrated into the design of the building. 2. A six-foot-high fence is required along the property lines adjacent to the outside play areas. 3. Hours of operation may be limited to reduce impacts on nearby residential uses. 4. 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. c. Five feet for a Mini-Day-Care Center. 5. An on-site passenger loading area may be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses. 6. May include accessory living facilities for staff persons. 7. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 8. These uses are subject to the requirements established by the Department of Social and Health Services (WAAC Title 388).</p>
<p>.120 Public Utility</p>			<p>10'</p>			<p>Where adjoining a low density zone, 30' above average building elevation. Otherwise, 80' above average building elevation. See Spec. Reg. 1</p>	<p>C See Spec. Reg. 1</p>			<p>1. If this use is located within the "Stand-Alone Housing Areas" (see Plate 37, Chapter 180), maximum building height is 65 feet above average building elevation. 2. 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.</p>	
<p>.130 Government Facility Community Facility</p>						<p>Same as primary use. Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above building elevation.</p>	<p>B</p>	<p>E</p>	<p>1 per each 100 sq. ft. of gross floor area.</p>	<p>1. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. It will not be located in a separate structure from the primary use; c. It will not exceed 50 percent of the ground floor area of the building; d. The use is integrated into the design of the building; and e. There is no vehicle drive-in or drive-through.</p>	
<p>.140 Restaurant or Tavern See Spec. Reg. 1.</p>						<p>Same as primary use. Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above building elevation.</p>	<p>B</p>	<p>E</p>	<p>1 per each 100 sq. ft. of gross floor area.</p>	<p>1. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. It will not be located in a separate structure from the primary use; c. It will not exceed 50 percent of the ground floor area of the building; d. The use is integrated into the design of the building; and e. There is no vehicle drive-in or drive-through.</p>	

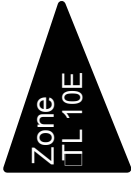
Attachment 22
ZON11-00034

<p>.150 Commercial Recreation Area and Use</p>	<p>D.R., Chapter 142 KZC (See Gen. Reg. 3).</p>	<p>None</p>	<p>20'</p>	<p>0'</p>	<p>0'</p>	<p>80%</p>	<p>Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.</p>	<p>A</p>	<p>E</p>	<p>See KZC 105.25.</p>	<p>1. The use is permitted only if the property is located between NE-107th Street (extended) and NE-116th Street; and between 1405- and 1416th Avenue NE. 12. The use shall be conducted within a wholly enclosed building. 23. The structure containing the use shall have been in existence on June 1, 2004, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. 34. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space.</p>
<p>.160 Public Park</p>	<p>Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.</p>										

55.89 User Guide.

The charts in KZC 55.93 contain the basic zoning regulations that apply in the TL 10E zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

**Section
55.91**



Section 55.91 – GENERAL REGULATIONS

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

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.
2. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.
3. When a permitted use is included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.
4. Where a stream has been diverted into a pipe or culvert, development must not preclude future restoration of the stream to its historic corridor, removal of fish barriers, or the daylighting of the stream. The City may require the applicant to preserve 100 feet in width for the stream corridor. An increase in the allowable building height of 15 feet (beyond 100 feet of a low density zone), shall be extended to those parcels required to preserve land for stream restoration. The placement of buildings, driveways and parking areas shall be located to enable stream restoration to occur.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.93	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage				
			Front	Side	Rear						
.010	Packaging of Prepared Materials Manufacturing See Spec. Regs. 1 and 2.	D.R., Chapter 142 KZC	20'	0'	0'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.	A	C	1 per each 1,000 sq. ft. of gross floor area.	<ol style="list-style-type: none"> The following manufacturing uses are permitted: <ol style="list-style-type: none"> Food, drugs, stone, clay, glass, china, ceramics products, electrical equipment, scientific or photographic equipment; Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities; Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics; or other toilet preparations; Packaging of prepared materials; Textile, leather, wood, paper and plastic products from pre-prepared material; and Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes. May include as part of this use, accessory retail sales, or service occupying not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20 percent of the existing gross floor area of the building. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space.
.020	Warehouse Storage Service	D.R., Chapter 142 KZC	20'	0'	0'	80%	Where adjoining a low density zone, 30' above average	A	C	1 per each 1,000 sq. ft. of gross floor area.	<ol style="list-style-type: none"> May include, as part of this use, accessory retail sales, or service occupying no more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.

							<p>2. The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20 percent of the existing gross floor area of the building.</p> <p>3. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space.</p>
.030	Wholesale Trade			building elevation. Otherwise, 35' above average building elevation.			
.040	Industrial Laundry Facility			Same as for primary use.		1 per each 300 sq. ft. of gross floor area.	
.050	Wholesale Printing or Publishing			Where adjoining a low density zone, then 50' above average building elevation. Otherwise, 80' above average building elevation.	C See also Spec. Reg. 1a.	If medical, dental or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	
.060	A Retail Establishments providing banking and related financial services						<p>1. This use is permitted if accessory to a primary use, and:</p> <ul style="list-style-type: none"> a. it will not exceed 20 percent of the gross floor area of the building; b. it will not be located in a separate structure from the primary use; c. it will not exceed 50 percent of the ground floor area of the building; d. The use is integrated into the design of the building; and e. There is no vehicle drive-in or drive-through.
.070	Office Use	10'					<p>1. The following regulations apply only to veterinary offices:</p> <ul style="list-style-type: none"> a. If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A. b. Outside runs and other outside facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. <p>See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.</p>

Attachment A to Ordinance 4357
ZON11-00034

.080	High Technology	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	Where adjoining a low density zone, 50' above average building elevation. Otherwise, 80' above average building elevation.	C See Spec. Reg. 3.	D If manufacturing, then 1 per each 1,000 sq. ft. of gross floor area. If office, then 1 per 300 sq. ft. of gross floor area. Otherwise, see KZC 105.25.	1. This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors. 2. May include, as part of this use, accessory retail sales or service occupying not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 3. Refer to KZC 115.105 for provisions regarding outside use, activity and storage. 4. Any outdoor storage area must be buffered according to Landscape Category A.	1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.	1. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations.	
.090	Public Utility		None	120'				If adjoining a low density zone, then 50' above average building elevation. Otherwise, 80' above average building elevation.	C See Spec. Reg. 1.	B	1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.			
.100	Government Facility Community Facility							Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.		EA				
.110	Vehicle or Boat Repair, Services, Washing or Rental See Spec. Reg. 1.			10'				Same as for primary use.	B	E	1. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. It is not located in a separate structure from the primary use; c. The use is integrated into the design of the building; and d. There is no vehicle drive-in or drive-through.			
.120	Restaurant or Tavern See Spec. Reg. 1.			20'	0'	0'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.	A	E	1. The use is permitted only if the property is located between NE-107th Street (extended) and NE-116th Street; and between L-105 and L-116th Avenue NE. 12. The use shall be conducted within a wholly enclosed building. 23. The structure containing the use shall have been in existence on June 1, 2004, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. 34. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space.			
.130	Commercial Recreation Area and Use	D.R., Chapter 142 KZC	None	20'	0'	0'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.						
.140	Public Park													

Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.

Chapter 92 – DESIGN REGULATIONS

92.05 Introduction

1. General
2. Applicability
3. Design Review Procedures
4. Relationship to Other Regulations
5. Dedication
6. Design Districts in Rose Hill Business District
7. Design Districts in the Totem Lake Neighborhood

92.10 Site Design, Building Placement and Pedestrian-Oriented Facades

1. Building Placement in JBD
2. Pedestrian-Oriented Facades Defined for RHBD and TLN
3. Building Placement in RHBD, TLN and YBD
4. Multi-Story Buildings on Sites Adjacent to a Low Density Zone in RHBD and TLN
5. Multifamily Buildings Located in TLN
6. Building Location at Street Corners in the RHBD and TLN Zones
7. Building Location at Street Corners in CBD

92.15 Pedestrian-Oriented Improvements on or Adjacent to the Subject Property

1. All Zones – Pedestrian Oriented Space and Plazas in Parking Areas
2. Pedestrian-Oriented Space and Plazas in TC, CBD, NRHBD, RHBD and TLN Zones
3. Blank Wall Treatment
4. Parking Garages

92.30 Architectural and Human Scale

1. Techniques To Moderate Bulk and Mass in the CBD
2. Horizontal Definition in All Zones
3. Techniques To Moderate Bulk and Mass in the RHBD and TLN Zones
4. Techniques To Achieve Architectural Scale in All Zones
5. Techniques To Achieve Architectural Scale in the RHBD and the TLN Zones
6. Achieving Human Scale in All Zones

92.35 Building Material, Color and Detail

1. Required Elements
2. Prohibited Materials – All Zones
3. Metal Siding – All Zones
4. Concrete Block – All Zones
5. Awnings – All Zones
6. Covering of Existing Facades – All Zones
7. Building Cornerstone or Plaque – All Zones
8. Required On-Site Improvements – All Zones

92.05 Introduction

1. General – This chapter establishes the design regulations that apply to development in Design Districts including the Central Business District (CBD), Market Street Corridor (MSC), Juanita Business District (JBD), Rose Hill Business District (RHBD), Totem Lake Neighborhood (TLN), North Rose Hill Business District (NRHBD), Totem Center (TC), Yarrow Bay Business District (YBD) and in areas indicated on the use zone charts for PLA 5C.

Special provisions that apply to a particular Design District are noted in the section headings of the chapter.

2. Applicability – The provisions of this chapter apply to all new development, with the exception of development in the TL 7 zone. The provisions of Chapters [142](#) and [162](#) KZC regarding Design Review and nonconformance establish which of the regulations

of this chapter apply to developed sites. Where provisions of this chapter conflict with provisions in any other section of the code, this chapter prevails. For more information on each Design District refer to the Design Guidelines applicable to that Design District adopted by reference in Chapter 3.30 KMC.

142.25 Administrative Design Review (A.D.R.) Process

1. Authority – The Planning Official shall conduct A.D.R. in conjunction with a related development permit pursuant to this section.

The Planning Official shall review the A.D.R. application for compliance with the design regulations contained in Chapter [92 KZC](#), or in zones where so specified, with the applicable design guidelines adopted by KMC 3.30.040. In addition, the following guidelines and policies shall be used to interpret how the regulations apply to the subject property:

- a. Design guidelines for pedestrian-oriented business districts, as adopted in KMC 3.30.040.
 - b. Design guidelines for the Rose Hill Business District (RHBD), the Totem Lake Neighborhood (TLN) and Yarrow Bay Business District (YBD) as adopted in KMC 3.30.040.
 - c. For review of attached or stacked dwelling units within the NE 85th Street Subarea and the Market Street Corridor, Appendix C, Design Principles for Residential Development contained in the Comprehensive Plan.
2. Application – As part of any application for a development permit requiring A.D.R., the applicant shall show compliance with the design regulations in Chapter [92 KZC](#), or where applicable, the design guidelines adopted by KMC 3.30.040, by submitting an A.D.R. application on a form provided by the Planning Department. The application shall include all documents and exhibits listed on the application form, as well as application materials required as a result of a pre-design conference.
 3. Pre-Design Conference – Before applying for A.D.R. approval, the applicant may schedule a pre-design meeting with the Planning Official. The meeting will be scheduled by the Planning Official upon written request by the applicant. The purpose of this meeting is to provide an opportunity for an applicant to discuss the project concept with the Planning Official and for the Planning Official to designate which design regulations, or design guidelines, apply to the proposed development based primarily on the location and nature of the proposed development.
 4. A.D.R. Approval
 - a. The Planning Official may grant, deny, or conditionally approve the A.D.R. application. The A.D.R. approval or conditional approval will become conditions of approval for any related development permit, and no development permit will be issued unless it is consistent with the A.D.R. approval or conditional approval.
 - b. Additions or Modifications to Existing Buildings
 - 1) Applications involving additions or modifications to existing buildings shall comply with the design regulations of Chapter [92 KZC](#), or where applicable, the design guidelines adopted by KMC 3.30.040 to the extent feasible depending on the scope of the project. The Planning Official may waive compliance with a particular design regulation if the applicant demonstrates that it is not feasible given the existing development and scope of the project.

- 2) The Planning Official may waive the A.D.R. process for applications involving additions or modifications to existing buildings if the design regulations are not applicable to the proposed development activity.
5. Lapse of Approval – The lapse of approval for the A.D.R. decision shall be tied to the development permit and all conditions of the A.D.R. approval shall be included in the conditions of approval granted for that development permit.
6. Design departure and minor variations may be requested pursuant to KZC [142.37](#).

PUBLICATION SUMMARY
OF ORDINANCE O-4357

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING, AND LAND USE, REVISING THE CITY'S ZONING REGULATIONS IN THE TOTEM LAKE NEIGHBORHOOD, AMENDING ORDINANCE 3719 AS AMENDED, THE KIRKLAND ZONING CODE AND APPROVING A SUMMARY ORDINANCE FOR PUBLICATION, FILE NO. ZON11-00034.

Section 1. Provides that regulations in portions of the Kirkland Zoning Code relating to zones in the Totem Lake area are amended in various respects, and that the amendments are attached to the Ordinance as Attachment A.

Section 2. 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 after publication of this summary.

Section 4. Provides that the City Clerk shall send a certified copy of the Ordinance 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 19th day of June, 2012.

I certify that the foregoing is a summary of Ordinance O-4357 approved by the Kirkland City Council for summary publication.



City Clerk