

ORDINANCE O-4479

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO LAND USE AND ZONING, REPEALING ORDINANCES O-4439, O-4446, O-4447, O-4453 AND O-4462; PERMITTING STATE-LICENSED MARIJUANA PRODUCTION AND PROCESSING FACILITIES IN THE TOTEM LAKE (TL) 7 AND 9A ZONES AND IN LIGHT INDUSTRIAL (LIT) ZONES; PERMITTING STATE-LICENSED RETAIL FACILITIES IN TL 7, TL 9A AND LIT ZONES WHERE AT LEAST 50 PERCENT OF THE ZONE IS BOUNDED BY COMMERCIAL ZONES; PROHIBITING STATE-LICENSED RETAIL FACILITIES IN MARKET STREET CORRIDOR (MSC) 1 AND 2 ZONES; PROHIBITING STATE-LICENSED RETAIL SALES IN ALL ZONES ON PROPERTIES ABUTTING DESIGNATED SCHOOL WALK ROUTES; AND AMENDING KIRKLAND ZONING CODE SECTION 115.100 TO ADD AN ODOR REGULATION FOR PROCESSING AND PRODUCTION FACILITIES; PROVIDING FOR SEVERABILITY, AND APPROVING A PUBLICATION SUMMARY, FILE NO. CAM14-0237.

1 WHEREAS, Initiative 502 approved by Washington voters in
2 November 2012, provides a framework for licensing and regulating the
3 production, processing, and retail sale of recreational marijuana; and
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5 WHEREAS, the Washington State Liquor Control Board has
6 adopted rules pertaining to the licensing of marijuana producers,
7 processors, and retailers and has accepted applications, and is currently
8 issuing licenses for these marijuana businesses; and
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10 WHEREAS, the State Liquor Control Board has determined that
11 two state licenses for the retail sale of recreational marijuana may be
12 issued for the City of Kirkland, but there is not a limit on the number of
13 production and processing licenses that could be issued within the City;
14 and
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16 WHEREAS, on January 16, 2014, the Washington State Attorney
17 General issued a formal opinion which concluded that I-502 does not
18 prevent local governments from regulating or banning marijuana
19 businesses; and
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21 WHEREAS, in 2014 the City Council passed a series of ordinances
22 which adopted interim zoning regulations regarding the retail sale of
23 recreational marijuana and odor control for marijuana processing and
24 production facilities; and
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26 WHEREAS, the City Council directed City staff to draft permanent
27 regulations to govern state-licensed retail, processing and production
28 facilities and refer to the Kirkland Planning Commission for review,
29 public hearing and recommendation for inclusion in the Kirkland Zoning
30 Code; and
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32 WHEREAS, on December 8, 2014, draft development regulations
33 were forwarded to the Washington State Department of Commerce as
34 required by RCW 36.70A.106(1); and

35 WHEREAS, as required by the State Environmental Policy Act
36 (SEPA), a SEPA addendum issued by the responsible official and dated
37 December 26, 2014, has accompanied the legislative proposal and
38 recommendation through the entire consideration process; and

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40 WHEREAS, on January 22, 2015, following notice as required by
41 RCW 35A.63.070, the Kirkland Planning Commission held a public
42 hearing on the amendment proposals and considered the comments
43 received at the hearing; and

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45 WHEREAS, on February 23, 2015, the Houghton Community
46 Council held a public hearing on the amendment proposals and
47 considered the comments received at the hearing; and

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49 WHEREAS, the City Council has received the recommendation of
50 approval from both the Planning Commission and Houghton Community
51 Council; and

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53 WHEREAS, the City Council believes that health, safety, and
54 welfare of the community is best served by establishing permanent
55 regulations related to state-licensed marijuana facilities.

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

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60 Section 1.

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62 a. Kirkland Zoning Code (KZC) Chapter 30, Office Zones,
63 Section 30.20.250, is amended to add a reference to and add
64 a new Permitted Uses (PU) Special Regulation, PU-39, which
65 prohibits retail establishments selling marijuana or products
66 containing marijuana on properties abutting the school walk
67 routes shown on Plate 46.
68 b. KZC Chapter 35, Commercial Zones, Section 35.20.170, is
69 amended to add a reference to and add a new Permitted
70 Uses Special Regulation, PU-30, which prohibits retail
71 establishments selling marijuana or products containing
72 marijuana on properties abutting the school walk routes
73 shown on Plate 46.

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75 The amendments in Section 1 are shown in Attachment A
76 attached to this Ordinance and incorporated by reference.

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78 Section 2.

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80 a. KZC Chapter 40, Industrial Zones, is amended to add Section
81 40.20.245, a new use listing in the LIT Zone, to the Permitted
82 Uses Table, to permit retail establishments selling marijuana
83 or products containing marijuana and add references to new
84 Special Regulation PU-30, permitting marijuana retail
85 establishments only where 50 percent of the boundaries of
86 the LIT Zone adjoin commercial zones and Special

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- Regulation PU-31, not permitting marijuana retail establishments on school walk routes shown on Plate 46.
- b. KZC Chapter 40, Industrial Zones, is amended to add Section 40.30.245, a new use listing, to the Density/Dimensions Table.

The amendments in Section 2 are shown in Attachment B attached to this Ordinance and incorporated by reference.

Section 3.

- a. The Use Zone Chart for the Market Street Corridor (MSC) 1, 4, KZC Section 51.10.050, is amended to prohibit retail establishments selling marijuana or products containing marijuana within the MSC 1 Zone.
- b. The Use Zone Chart for MSC 2, KZC Section 51.20.010, is amended to prohibit the sale of marijuana or products containing marijuana.

The amendments in Section 3 are shown in Attachment C attached to this Ordinance and incorporated by reference.

Section 4. The Use Zone Chart for Rose Hill (RH) 5A, 5B, KZC Section 53.54.050, the Use Zone Chart for RH 7, KZC Section 53.74.020, and the Use Zone Chart for RH 8, Section 53.84.040, are amended to prohibit retail establishments selling marijuana or products containing marijuana on properties abutting school walk routes shown on Plate 46 as shown in Attachment D attached to this Ordinance and incorporated by reference.

Section 5. The Use Zone Chart for Totem Lake (TL) 7, KZC Section 55.51.085, and the Use Zone Chart for TL 9A, Section 55.61.075, are amended to allow retail establishments selling marijuana or products containing marijuana as shown in Attachment E attached to this Ordinance and incorporated by reference.

Section 6. KZC 115.100, Odor, is amended to read as shown in Attachment F attached to this Ordinance and incorporated by reference.

Section 7. KZC Chapter 180, Plates, is amended to add Plate 46, "School Walk Routes," as shown in Attachment G attached to this Ordinance and incorporated by reference.

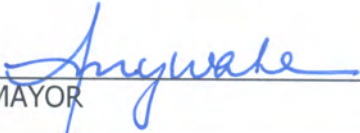
Section 8. Severability. Should any provision of this Ordinance or its application to any person or circumstance be held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 9. Effective Date. This Ordinance shall be in force and effect March 26, 2015, 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 this Ordinance and by this reference approved by the City Council.

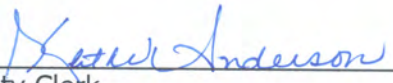
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Passed by majority vote of the Kirkland City Council in open meeting this 3rd day of March, 2015.

Signed in authentication thereof this 3rd day of March, 2015.

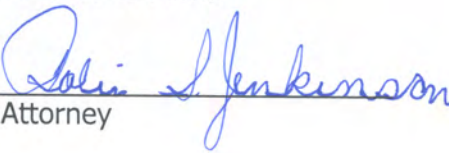

MAYOR

Attest:


City Clerk

Publication Date: March 9, 2015

Approved as to Form:


City Attorney

30.20 Permitted Uses

Permitted Uses Table – Office Zones
(PO; PR 8.5; PR 5.0; PR 3.6; PR 2.4; PR 1.8; PRA 1.8; PLA 1.8; PLA 5B, C; PLA 6B; PLA 15A; PLA 17A)
(See also KZC 30.30, Density/Dimensions Table, and KZC 30.40, Development Standards Table)

Use	Required Review Process:										
	PO	PR, PRA	PLA 5B	PLA 5C	PLA 6B	PLA 15A	PLA 17A	# = Applicable Special Regulations (listed after the table)			
30.20.010 Assisted Living Facility	NP	None 1, 2, 3, 4	None 2, 3, 4	DR 2, 4, 5	None 2, 3, 4	NP	NP	DR = Design Review, Chapter 142 KZC None = No Required Review Process			NP
30.20.020 Boat Launch for Nonmotorized and/or Motorized Boats	NP	NP	NP	NP	NP	I 16	NP	NP = Use Not Permitted			NP
30.20.030 Church	None	I 12	I	DR 5	None	NP	DR	# = Applicable Special Regulations (listed after the table)			DR
30.20.040 Community Facility	I	I 1, 13	I	DR 5	I/A	I/A 6	DR				DR 14
30.20.050 Convalescent Center	I	I 1, 3	I 3	DR 5	I 3	NP	DR				DR
30.20.060 Detached, Attached or Stacked Dwelling Units	NP	None 12	None 31	DR 5	None	I/B 6, 7, 8, 9, 10, 31	DR				DR 11, 31
30.20.070 Detached Dwelling Unit	NP	None 15	NP	None 15	None 15	I 10	None				None 15
30.20.080 Development containing: Attached or Stacked Dwelling Units; and Restaurant or Tavern; and Marina	NP	NP	NP	NP	NP	17, 18	NP				NP

Permitted Uses Table – Office Zones (Continued)
(PO; PR 8.5; PR 5.0; PR 3.6; PR 2.4; PR 1.8; PRA 1.8; PLA 5B, C; PLA 6B; PLA 15A; PLA 17A)
(See also KZC 30.30, Density/Dimensions Table, and KZC 30.40, Development Standards Table)

Use	Required Review Process:																			
	PO	PR, PRA	PLA 5B	PLA 5C	PLA 6B	PLA 15A	PLA 17A	I = Process I, Chapter 145 KZC IIA = Process IIA, Chapter 150 KZC IIB = Process IIB, Chapter 152 KZC			DR = Design Review, Chapter 142 KZC None = No Required Review Process									
30.20.090	Development Containing Stacked or Attached Dwelling Units and Office Uses	NP	None 12, 19, 20	None 19, 20, 21	DR 5, 19, 20	None 19, 20	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
30.20.100	Funeral Home or Mortuary	None	I 12, 22	NP	NP	I	NP	I	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
30.20.110	Government Facility	I	I 1, 13	I	DR 5	IIA	DR 5	IIA	IIA 6	IIA 6	IIA 6	IIA 6	IIA 6	IIA 6	IIA 6	IIA 6	IIA 6	IIA 6	IIA 6	IIA 6
30.20.120	Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, or Shoe Repair Shop	None 23	I 12, 22, 23, 24	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
30.20.130	Hospital Facility	IIA	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
30.20.140	Marina	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
30.20.150	Mini-School or Mini-Day-Care Center	None 26, 27, 28	None 1, 26, 28, 29	None 26, 27, 28, 30	DR 5, 26, 27, 28	None 26, 27, 28, 30	DR 5, 26, 27, 28, 30	None 26, 27, 28, 30	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
30.20.160	Nursing Home	I	I 1, 3	I 3	DR 5	I 3	DR 5	I 3	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
30.20.170	Office Uses	None 20, 33	None 12, 20, 33	None 20, 33	DR 5, 20, 33	None 20, 33	DR 5, 20, 33	None 20, 33	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP

NP = Use Not Permitted
= Applicable Special Regulations (listed after the table)

Permitted Uses Table – Office Zones (Continued)
(PO; PR 8.5; PR 5.0; PR 3.6; PR 2.4; PR 1.8; PRA 1.8; PLA 5B, C; PLA 6B; PLA 15A; PLA 17A)
(See also KZC 30.30, Density/Dimensions Table, and KZC 30.40, Development Standards Table)

Use	Required Review Process:							
	PO	PR, PRA	PLA 5B	PLA 5C	PLA 6B	PLA 15A	PLA 17A	
30.20.180 Passenger Only Ferry Terminal	NP	NP	NP	NP	NP	I 16	NP	NP
30.20.190 Piers, Docks, Boat Lifts and Canopies Serving Detached, Attached or Stacked Dwelling Units	NP	NP	NP	NP	NP	I 16	NP	NP
30.20.200 Piers, Docks, Boat Lifts and Canopies Serving Detached Dwelling Unit	NP	NP	NP	NP	NP	I 16	NP	NP
30.20.210 Public Access Pier, Public Access Facility, or Boardwalk	NP	NP	NP	NP	NP	IIB	NP	NP
30.20.220 Public Park	See KZC 45.50 for required review process.							
30.20.230 Public Utility	I 34	I1	I	DR 5	IIA	IIA 6	DR 14	NP
30.20.240 Restaurant or Tavern	None 34	I 12, 22, 24, 34	NP	NP	NP	NP	NP	NP
30.20.250 Retail Establishment other than those specifically listed, limited, or prohibited in this zone, selling goods or providing services including banking and financial services	NP	I 12, 24, 35, 36, 39	NP	NP	NP	NP	NP	NP

b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.

PU-37. If this use is adjoining a low density zone, then Process I, Chapter 145 KZC.

PU-38. Structured play areas must be setback from all property lines as follows:

- a. 20 feet if this use can accommodate 50 or more students or children.
- b. 10 feet if this use can accommodate 13 to 49 students or children.

PU-39. Retail establishments selling marijuana or products containing marijuana are not permitted on properties abutting the school walk routes shown on Plate 46.

Permitted Uses Table – Commercial Zones (BN, BNA, BC, BC 1, BC 2, BCX) (Continued)
(See also KZC 35.30, Density/Dimensions Table, and KZC 35.40, Development Standards Table)

Use	Required Review Process:		
	BN, BNA	BC, BC 1, BC 2	BCX
	I = Process I, Chapter 145 KZC IIA = Process IIA, Chapter 150 KZC IIB = Process IIB, Chapter 152 KZC NP = Use Not Permitted # = Applicable Special Regulations (listed after the table)		
35.20.120 Office Use	DR 18, 19, 20, 21	None 18, 19	None 18, 19
35.20.130 Private Lodge or Club	DR	None	None
35.20.140 Public Park	See KZC 45.50 for required review process.		
35.20.150 Public Utility	IIA	None	None
35.20.160 Restaurant or Tavern	DR 11, 12, 13	None 11, 13	None 11, 13
35.20.170 Retail Establishment other than those specifically listed in this zone, selling goods, or providing services including banking and related financial services	NP	None 12, 22, 23, 30	None 12, 22, 23, 24
35.20.180 Retail Establishment providing banking and related financial services	DR 11, 12, 13	NP	NP
35.20.190 Retail Establishment providing laundry, dry cleaning, barber, beauty or shoe repair services	DR 11, 12, 13	NP	NP
35.20.200 Retail Establishment providing storage services	NP	None 25, 26	None 25
35.20.210 Retail Establishment providing vehicle or boat sales or vehicle or boat service or repair	NP	None 27	NP
35.20.220 Retail Establishment selling drugs, books, flowers, liquor, hardware supplies, garden supplies or works of art	DR 11, 23, 30	NP	NP

- PU-19. 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.
- PU-20. At least 75 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, or offices. These uses shall be oriented to an adjacent arterial, a major pedestrian sidewalk, a through-block pedestrian pathway or an internal pathway.
- PU-21. For properties located within the Moss Bay neighborhood, this use not allowed above the street level floor of any structure.
- PU-22. 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.
- PU-23. 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.
- PU-24. The sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers is not permitted. Motorcycle sales, service, or rental is permitted if conducted indoors.
- PU-25. May include accessory living facilities for resident security manager.
- PU-26. This use not permitted in BC 1 and BC 2 zones or if any portion of the property is located within 150 feet of the Cross Kirkland Corridor.
- PU-27. Vehicle and boat rental are allowed as part of this use.
- PU-28. May not be more than two vehicle service stations at any intersection.
- PU-29. This use not allowed in the BN zone.
- PU-30. Retail establishments selling marijuana or products containing marijuana are not permitted on properties abutting the school walk routes shown on Plate 46.

Permitted Uses Table – Industrial Zones (LIT, PLA 6G) (Continued)
(See also KZC 40.30, Density/Dimensions Table, and KZC 40.40, Development Standards Table)

		Required Review Process:	
Use		LIT	PLA 6G
40.20.190	Public Utility	None 7	IIA 12
40.20.200	Recycling Center	None 7, 26	NP
40.20.210	Restaurant	None 7, 19, 27	NP
40.20.220	Retail Establishment Providing Banking and Related Financial Services	None 7, 19, 27	NP
40.20.230	Retail Establishment Providing Rental Services	None 7	NP
40.20.240	Retail Establishment Providing Storage Services	None 7, 28, 29	None 28, 29
<u>40.20.245</u>	<u>Retail Establishment Selling Marijuana or Products Containing Marijuana</u>	<u>None</u> <u>7, 30, 31</u>	<u>NP</u>
40.20.250	School or Day-Care Center	None 7, 16, 17, 18	Schools are NP, see KZC 40.20.060 for Day-Care Centers
40.20.260	Vehicle or Boat Repair, Services, Storage, or Washing	None 7, 25	NP
40.20.270	Warehouse Storage Service	None 7, 14	None 11, 12, 13, 14, 15

- b. The use is integrated into the design of the building.
- PU-20. Must comply with the state siting criteria adopted in accordance with RCW 70.105.210.
- PU-21. 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.
- PU-22. Reserved.
- PU-23. Must provide suitable shelter for the animals.
- PU-24. Must maintain a clean, healthful environment for the animals.
- PU-25. 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.
- PU-26. 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.
- PU-27. This use is permitted if accessory to a primary use, and there is no vehicle drive-in or drive-through.
- PU-28. May include accessory living facilities for resident security manager.
- PU-29. This use not permitted if any portion of the subject property is located within 150 feet of the Cross Kirkland Corridor.
- PU-30. Permitted only where 50 percent of the boundaries of the LIT zone adjoin commercial zones.
- PU-31. Not permitted on school walk routes shown on Plate 46.

Density/Dimensions Table – Industrial Zones (LIT, PLA 6G) (Continued)
(Refer to KZC 40.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 40.40, Development Standards Table)

USE	Minimum Lot Size	REQUIRED YARDS (See Ch. 115)			Maximum Lot Coverage	Maximum Height of Structure ABE = Average Building Elevation
		Front	Side	Rear		
40.30.170 Packaging of Prepared Materials Manufacturing	None	20'	0'	0'	90%	35' above ABE. ³
40.30.180 Public Park	Development standards will be determined on a case-by-case basis. See KZC 45.50.					
40.30.190 Public Utility	None	20'	0'	0'	80%	35' above ABE. ³
40.30.200 Recycling Center	None	20'	0'	0'	80%	35' above ABE. ³
40.30.210 Restaurant	None	20'	0'	0'	80%	35' above ABE. ³
40.30.220 Retail Establishment Providing Banking and Related Financial Services	None	20'	0'	0'	80%	35' above ABE. ³
40.30.230 Retail Establishment Providing Rental Services	None	20'	0'	0'	80%	35' above ABE. ³
40.30.240 Retail Establishment Providing Storage Services	None	20'	0'	0'	LIT: 90% PLA 6G: 80%	35' above ABE. ³
40.30.245 Retail Establishment Selling Marijuana or Products Containing Marijuana	None	20'	0'	0'	80%	35' above ABE. ¹⁰
40.30.250 School or Day-Care Center	None	20'	0'	0'	80%	35' above ABE. ³
40.30.260 Vehicle or Boat Repair, Services, Storage, or Washing	None	20'	0'	0'	80%	35' above ABE. ³
40.30.270 Warehouse Storage Service	None	20'	0'	0'	90%	35' above ABE. ³
40.30.280 Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control	None	20'	0'	0'	LIT: 80% PLA 6G: 90%	35' above ABE. ³
40.30.290 Wholesale Printing or Publishing	None	20'	0'	0'	90%	35' above ABE. ³

Development Standards Table – Industrial Zones (LIT, PLA 6G) (Continued)
(Refer to KZC 40.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 40.30, Density/Dimensions Table)

Use	Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	Required Parking Spaces (Chapter 105 KZC)
40.40.160 Office Use ³	C ¹¹	LIT: E PLA 6G: D	LIT: 1 per each 300 sq. ft. of gross floor area. ¹² PLA 6G: 1 per each 300 sq. ft. of gross floor area. ^{4, 12}
40.40.170 Packaging of Prepared Materials Manufacturing	LIT: A ¹⁵ PLA 6G: A	C	LIT: 1 per each 1,000 sq. ft. of gross floor area. ¹⁵ PLA 6G: 1 per each 1,000 sq. ft. of gross floor area.
40.40.180 Public Park	Development standards will be determined on a case-by-case basis. See KZC 45.50.		
40.40.190 Public Utility ³	LIT: C ⁵ PLA 6G: A ⁵	B	See KZC 105.25.
40.40.200 Recycling Center	A	C	See KZC 105.25.
40.40.210 Restaurant	B	E	1 per each 100 sq. ft. of gross floor area.
40.40.220 Retail Establishment Providing Banking and Related Financial Services	B	E	1 per each 300 sq. ft. of gross floor area.
40.40.230 Retail Establishment Providing Rental Services	B ¹	E	1 per each 1,000 sq. ft. of gross floor area.
40.40.240 Retail Establishment Providing Storage Services ³	A	E	LIT: See KZC 105.25. PLA 6G: See KZC 105.25. ⁴
40.40.245 Retail Establishment Selling Marijuana or Products Containing Marijuana	B	E	1 per each 300 sq. ft. of gross floor area.
40.40.250 School or Day-Care Center	D	B	See KZC 105.25. ^{10, 13}
40.40.260 Vehicle or Boat Repair, Services, Storage, or Washing	A	E	See KZC 105.25. ¹⁴
40.40.270 Warehouse Storage Service ³	LIT: A ¹⁵ PLA 6G: A	C	LIT: 1 per each 1,000 sq. ft. of gross floor area. PLA 6G: 1 per each 1,000 sq. ft. of gross floor area. ⁴
40.40.280 Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control ³	LIT: B ¹ PLA 6G: A	LIT: E PLA 6G: C	LIT: 1 per each 1,000 sq. ft. of gross floor area. PLA 6G: 1 per each 1,000 sq. ft. of gross floor area. ⁴

USE ZONE CHART

Zone
TL7

Section 55.51

Section 55.51		US		REGULATION		Required Review Process		Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	MAXIMUMS		Landscaping Category (See Ch. 95)	Sign Category (See Ch. 105)	Req'd Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
									Front	Side	Rear		Height of Structure					
.085	A Retail Establishment selling marijuana or products containing marijuana	■	■	■	■	D.R. Chapter 142. See Gen. Reg. 3.	None	10'	0'	0'	0'	80%	45' above average building elevation	B	E	1 per each 300 sq. ft. of gross floor area		

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

Section 55.61



USE ZONE CHART

Section 55.61		REGULATIONS		DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS								
		USE	REQUIREMENTS	MINIMUMS	MAXIMUMS	Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	Req'd Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)			
		Required Review Process	Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.075	A Retail Establishment selling marijuana or products containing marijuana	None	None	10'	0'	0'	80%	45' above average building elevation	B	F	1 per each 300 sq. ft. of gross floor area	

USE ZONE CHART

Zone
MSC 1, 4

Section 51.10

Section 51.10		REGULATIONS		USE		DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS									
		USE	REGULATIONS	MINIMUMS	MAXIMUMS	Required Review Process	Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)
USE	REGULATIONS	Front	Side	Rear											
.010	Detached Dwelling Units	None	3,600 sq. ft.	10' in MSC 4, otherwise 20'	5'	10'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	E	A	2.0 per dwelling unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.			
				D.R., Chapter 142 KZC.	5' for detached units. For attached or stacked units, 5', but 2 side yards must equal at least 15'.	5' but 2 side yards must equal at least 15'.			D	1. Minimum amount of lot area per dwelling unit is as follows: a. In MSC 1 zone, the minimum lot area per unit is 3,600 sq. ft. b. In MSC 4 zone west of Market Street, the minimum lot area per unit is 3,600 sq. ft., and east of Market Street, the minimum lot area per unit is 1,800 sq. ft. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.					
.020	Detached, Attached or Stacked Dwelling Units	D.R., Chapter 142 KZC.	None	None	None	None	None	None	C	D	If medical, dental or veterinary office, then one per each 200 sq. ft. of gross floor area. Otherwise one per each 300 sq. ft. of gross floor area.	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. Prior to issuance of a development permit, documentation must be provided by a qualified acoustical consultant, for approval by the Planning Official, verifying that the expected noise to be emanating from the site adjoining any residentially zoned property complies with the standards set forth in WAC 173-60-040(1) for a Class B source property and a Class A receiving property. d. Not permitted in any development containing dwelling units. 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.			

Section 51.10

Zone
MSC 1, 4

USE ZONE CHART

Section 51.10		DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										
		MINIMUMS				MAXIMUMS		Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)		
USE ↓	REGULATIONS ↑	Required Review Process	Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage				Height of Structure	Landscape Category (See Ch. 95)
				Front	Side	Rear						
.040	Restaurant or Tavern	D.R., Chapter 142 KZC.	None	10' in MSC 4, other- wise 20'	5' but 2 side yards must equal at least 15'.	10'	70%	If adjoining a low density zone, then 25' above average build- ing elevation. Otherwise, 30' above average building elevation.	C See Spec. Reg. 4.	E	1 per each 100 sq. ft. floor area.	<ol style="list-style-type: none"> 1. This use is limited to 2,000 sq. ft. maximum. 2. Drive-in or drive-through facilities are not permitted. 3. Prior to issuance of a development permit, documentation must be provided by a qualified acoustical consultant, for approval by the Planning Official, verifying that the expected noise to be emanating from the site adjoining any residentially zoned property complies with the standards set forth in WAC 173-60-040(1) for a Class B source property and a Class A receiving property. 4. Any outdoor seating areas are subject to Landscape Category B.

USE ZONE CHART

Zone
MSC 1, 4

Section 51.10



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

Section 51.10	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 YARDS (See Ch. 115)		Lot Coverage				
			Front	Side	Rear					
.050	Any Retail Establishment, other than those specifically listed, limited or prohibited in this zone, selling goods or providing services, including banking and related financial services.	D.R., Chapter 142 KZC.	10' in MSC 4, otherwise 20'	5' but 2 side yards must equal at least 15'	10'	70%	C	E	1 per each 300 sq. ft. floor area.	1. The following uses are not permitted in this zone: a. Vehicle service stations. b. Automotive service centers. c. Uses with drive-in facilities or drive-through facilities. d. Retail establishments providing storage services unless accessory to another permitted use. e. Retail establishments involving the sale, service or repair of automobiles, trucks, boats, motorcycles, recreational vehicles, heavy equipment and similar vehicles. f. Storage and operation of heavy equipment, except delivery vehicles associated with retail uses. g. Storage of parts unless conducted entirely within an enclosed structure. h. Within the MSC 1 zone, retail establishments selling marijuana or products containing marijuana. 2. Prior to issuance of a development permit, documentation must be provided by a qualified acoustical consultant, for approval by the Planning Official, verifying that the expected noise to be emanating from the site adjoining any residentially zoned property complies with the standards set forth in WAC 173-60-040(1) for a Class B source property and a Class A receiving property. 3. Gross floor area cannot exceed 2,000 square feet. 4. 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.
.060	Church			20' on each side.	20'		C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use.

Section 51.10

Zone
MSC 1,4

USE ZONE CHART

Section 51.10		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		USE 	REGULATIONS 	MINIMUMS			MAXIMUMS				Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)
Required Review Process	Lot Size			REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.070	School or Day-Care Center	D.R., Chapter 142 KZC.	7,200 sq. ft.	10' in MSC4, otherwise 20'	5' but 2 side yards must equal at least 15'.	10'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation. See Spec. Reg. 5.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> A six-foot-high fence is required only along the property lines adjacent to the outside play areas. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading area on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. May include accessory living facilities for staff persons. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated. For school use, structure height may be increased, up to 35 feet, if: <ol style="list-style-type: none"> The school can accommodate 200 or more students; and The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and The increased height will not result in a structure that is incompatible with surrounding uses or improvements.

USE ZONE CHART

Zone
MSC 1, 4

Section 51.10

Section 51.10 REGULATIONS		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		MINIMUMS					MAXIMUMS					
USE	REGULATIONS	Required Review Process	Lot Size	REQUIRED YARDS (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						
.080	Mini-School or Mini-Day-Care	D.R., Chapter 142 KZC.	3,600 sq. ft.	10' in MSC 4, otherwise 20'	5' but 2 side yards must equal at least 15'.	10'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	E	B	See KZC 105.25.	<ol style="list-style-type: none"> A six-foot-high fence is required along the property lines adjacent to the outside play areas. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated. Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses. May include accessory living facilities for staff persons.
.090	Assisted Living Facility								D	A	1.7 per independent unit. 1 per assisted living unit.	<ol style="list-style-type: none"> A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. Through Process IIB, Chapter 152 KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the property may be approved if the following criteria are met: <ol style="list-style-type: none"> Project is of superior design; and Project will not create impacts that are substantially different than would be created by a permitted multifamily development. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
.100	Convalescent Center or Nursing Home		7,200 sq. ft.		10' on each side				C	B	1 for each bed.	
.110	Public Utility		None		20' on each side	20'			A		See KZC 105.25.	
.120	Government Facility Community Facility				10' on each side	10'			C See Spec. Reg. 2.			<ol style="list-style-type: none"> Site design must minimize adverse impacts on surrounding residential neighborhoods. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.130	Public Park											Development standards will be determined on case-by-case basis. See Chapter 49 KZC for required review process.

Section 51.20

Zone MSC 2

USE ZONE CHART

Attachment D



Section 51.20 REGULATIONS		MINIMUMS		MAXIMUMS		Special Regulations (See also General Regulations)						
		Lot Size	REQUIRED YARDS (See Ch. 115)		Lot Coverage		Height of Structure					
USE	REGULATIONS	Required Review Process	Front	Side	Rear	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)					
			.010	Any Retail Establishment, other than those specifically listed, limited or prohibited in this zone, selling goods or providing services, including banking and related financial services.	D.R., Chapter 142 KZC.			None	0' along Market Street, otherwise 20'	10' on each side	10'	80%

h. Retail establishments selling marijuana or products containing marijuana.

Section 51.20

Zone
MSC 2

USE ZONE CHART

Section 51.20 USE REGULATIONS  		DIRECTIONS: FIRST, read down to find use... THEN, across for 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 YARDS (See Ch. 115)			Lot Coverage	Height of Structure					
		Front	Side	Rear							
.020 Restaurant or Tavern	None	0' along Market Street, otherwise 20'	10' on each side	10'	80%	If adjoining a low density zone, then 25' above average building elevation. 30' above average building elevation.	B See Gen. Reg. 6.	D	1 per each 100 sq. ft. of gross floor area.	1. Restaurants and taverns are limited to 4,000 sq. ft. maximum. 2. Drive-in and drive-through facilities are not permitted. 3. Prior to issuance of a development permit, documentation must be provided by a qualified acoustical consultant, for approval by the Planning Official, verifying that the expected noise to be emanating from the site adjoining any residentially zoned property complies with the standards set forth in WAC 173-60-040(1) for a Class B source property and a Class A receiving property.	
.030 Private Lodge or Club								B	1 per each 300 sq. ft. of gross floor area.	1. Prior to issuance of a development permit, documentation must be provided by a qualified acoustical consultant, for approval by the Planning Official, verifying that the expected noise to be emanating from the site adjoining any residentially zoned property complies with the standards set forth in WAC 173-60-040(1) for a Class B source property and a Class A receiving property.	
.040 Office Use								D	If a medical, dental or veterinary office, then one per each 200 sq. ft. of gross floor area. Otherwise one per each 300 sq. ft. of gross floor area.	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. Prior to issuance of a development permit, documentation must be provided by a qualified acoustical consultant, for approval by the Planning Official, verifying that the expected noise to be emanating from the site adjoining any residentially zoned property complies with the standards set forth in WAC 173-60-040(1) for a Class B source property and a Class A receiving property. 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.	
.050 Attached or Stacked Dwelling Unit. See Gen. Reg. 4.					Same as the regulations for the ground floor use.			A	1.7 per unit.	1. Minimum lot area per dwelling unit is 900 square feet. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.	

(Revised 9/13)

Section 51.20		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)
Lot Size	REQUIRED YARDS (See Ch. 115)		Lot Coverage		Height of Structure								
USE	REGULATIONS			Front		Side	Rear						
.060	Church	D.R., Chapter 142 KZC.	None	20'	10' on each side	10'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See also Spec. Reg. 2.	1. May include accessory living facilities for staff persons. 2. No parking is required for day-care or school ancillary to this use.	
.070	School or Day-Care Center		0' along Market Street, otherwise 20'					If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation. See Spec. Reg. 6.	B See Gen. Reg. 6.	See KZC 105.25.	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. 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. 4. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 5. May include accessory living facilities for staff persons. 6. For school use, structure height may be increased, up to 35 feet, if: a. The school can accommodate 200 or more students; and b. The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements.		

Section 51.20

Zone
MSC 2

USE ZONE CHART

Section 51.20		USE REGULATIONS		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
		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 YARDS (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									
.080	Mini-School or Mini-Day-Care	D.R., Chapter 142 KZC.	None	0' along Market Street, otherwise 20'	10' on each side	10'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	B See Gen. Reg. 6.	B	See KZC 105.25.	<ol style="list-style-type: none"> A six-foot-high fence is required along the property lines adjacent to the outside play areas. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 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. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. May include accessory living facilities for staff persons. 	
.090	Assisted Living Facility See Gen. Reg. 4.							Same as the regulations for the ground floor use.	A	A	1.7 per independent unit. 1 per assisted living unit.	<ol style="list-style-type: none"> A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of attached or stacked dwelling units allowed on the subject property. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 	
.100	Convalescent Center or Nursing Home			20'	10' on each side	10'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	1 for each bed.		
.110	Public Utility				20' on each side	20'			A		See KZC 105.25.	<ol style="list-style-type: none"> 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. 	
.120	Government Facility Community Facility				10' on each side	10'			C See Spec. Reg. 1				
.130	Public Park											Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.	

Section 53.54

USE ZONE CHART

Zone RH 5A, 5B

Section 53.54		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)
		USE	REGULATIONS	Lot Size	REQUIRED YARDS (See Ch. 115)	Lot Coverage	Height of Structure				
				Front	Side	Rear					
.010	Vehicle Service Station See Spec. Regs. 1 and 2.	↑	↑	20' See Spec. Reg. 4.	15' See Spec. Reg. 4.	15' See Spec. Reg. 4.	80%	A	E	See KZC 105.25.	1. This use is permitted only if the subject property abuts NE 85th Street. 2. This use is not permitted in the RH 5B zone. 3. May not be more than two vehicle service stations at any intersection. 4. Gas pump islands must be set back at least 20 feet from all property lines. 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. 5. See KZC 95.40 through 95.45, required landscaping, for further regulations.
.020	Automotive Service Center See Spec. Reg. 1.			10' adjacent to NE 85th St., otherwise 20'.	0'	15'				1 per each 250 sq. ft. of gross floor area. See Spec. Reg. 4.	1. This use is not permitted in the RH 5B zone. 2. This use specifically excludes a retail establishment involving the sale, lease, repair or service of automobiles, trucks, boats, motorcycles, recreational vehicles, heavy equipment, and similar vehicles. 3. No openings (i.e., doors, windows which open, etc.) shall be permitted in any facade of a building adjoining any residential zone. Windows are permitted if they are triple-paned and unable to be opened. 4. Ten percent of the required parking spaces on site must have a minimum dimension of 10 feet wide by 30 feet long for motor home/travel trailer use. 5. Parts and tires must be stored entirely within an enclosed structure. 6. Outdoor vehicle parking or storage 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.
.030	Entertainment, Cultural and/or Recreational Facility									See KZC 105.25.	
.040	Restaurant or Tavern See Spec. Regs. 1 and 2.									1 per each 100 sq. ft. of gross floor area.	1. Taverns and restaurants with drive-in or drive-through facilities are not permitted uses in an RH 5B zone. 2. 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.

USE ZONE CHART

Zone RH 5A, 5B

Section 53.54

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS												
Section 53.54	USE ↑	REGULATIONS ↑	MINIMUMS			MAXIMUMS		Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)		
			Required Review Process	Lot Size	REQUIRED YARDS (See Ch. 115)						Height of Structure	Landscape Category (See Ch. 95)
					Front	Side	Rear					
.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.	None	10' adjacent to NE 85th St., otherwise 20'.	0'	15'	80%	If adjoining an RS or RSX zone, then 30' above average building elevation. Otherwise, 35' above average building elevation.	A	E	1 per each 300 sq. ft. of gross floor area.	1. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: <ol style="list-style-type: none"> 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. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. 2. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if: <ol style="list-style-type: none"> The seating and associated circulation area does not exceed more than 10 percent of the gross floor area of the use; and It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded. 3. For a retail establishment involving the sale, service or rental of motor vehicles, sailboats, motor boats, or recreation trailers, the following shall apply: <ol style="list-style-type: none"> This use is not permitted in the RH 5B zone; provided, that motorcycle sales, service, or rental is permitted if conducted indoors. For the number of required parking stalls see KZC 105.25. Parts must be stored entirely within an enclosed structure. See KZC 95.40 through 95.45, required landscaping, for further regulations.
.060	Office Use								B	D	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 to veterinary offices only: <ol style="list-style-type: none"> May only treat small animals on the subject property. Outside runs and other outside facilities for the animals are not permitted. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: <ol style="list-style-type: none"> The ancillary assembled or manufactured goods are subordinate to and dependent on this use. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.

4. Retail establishments selling marijuana or products containing marijuana are not permitted on properties abutting the school walk routes shown on Plate 46.

Section 53.54

USE ZONE CHART

Zone RH 5A, 5B

Section 53.54		USE REGULATIONS		DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS									
		USE	REGULATIONS	Required Review Process	Lot Size	MINIMUMS			MAXIMUMS			Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)
REQUIRED YARDS (See Ch. 115)		Front	Side			Rear	Lot Coverage	Height of Structure					
.070	Hotel or Motel	10' adjacent to NE 85th St., otherwise 20'.	0'	15'	80%	If adjoining an RS or RSX zone, then 30' above average building elevation. Otherwise, 35' above average building elevation.	A	E	1 per each room. See also Spec. Reg. 2.	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	Private Lodge or Club						B	B	1 per each 300 sq. ft. of gross floor area.				
.090	Stacked Dwelling Units See Spec. Reg. 1.						A	A	1.7 per unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.			
.100	Church						B	B	1 per every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 2.	1. May include accessory living facilities for staff persons. 2. No parking is required for day-care or school ancillary to the use.			

Section 53.54

USE ZONE CHART

Zone
RH 5A,
5B

Section 53.54 USE REGULATIONS		DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS									
		MINIMUMS			MAXIMUMS			Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
Required Review Process	Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)				
		Front	Side	Rear							
.110 School, Day-Care Center, Mini-School or Mini-Day-Care Center	None	10' adjacent to NE 85th St., otherwise 20'	0'	15'	80%	If adjoining an RS or RSX zone, then 30' above average building elevation. Otherwise, 35' above average building elevation.	A	B	See KZC 105.25. See Spec. Regs. 2 and 4.	<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. 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. 3. May include accessory living facilities for staff persons. 4. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated. 	
											.120 Assisted Living Facility, Convalescent Center or Nursing Home
.130 Public Utility	C See Spec. Reg. 1.	B	See KZC 105.25.	<ol style="list-style-type: none"> 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. 							
					.140 Government Facility Community Facility	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.					
.150 Public Park											

Section 53.74

Zone RH 7

USE ZONE CHART

Section 53.74		USE REGULATIONS		DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS											
		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)				Lot Coverage	Height of Structure	Front	Side	Rear	80%					30' above average building elevation.
	Front	Side	Rear												
.010	Restaurants or Taverns			D.R., Chapter 142 KZC.	None	10' adjacent to NE 85th St., otherwise 20'.	0'	0'	0'	80%	30' above average building elevation.	A	E	1 per each 100 sq. ft. of gross floor area.	1. Fast food restaurants must provide one outdoor waste receptacle for every eight parking stalls.
.020	Any Retail Establishment other than those specifically listed, limited or prohibited in this zone, selling goods or providing services, including banking and related financial services. See Spec. Regs. 1 and 2.													1 per each 300 sq. ft. of gross floor area.	1. The following uses are not permitted in this zone: <ul style="list-style-type: none"> a. Vehicle service stations; b. Automotive service centers; c. Uses with drive-in facilities or drive-through facilities; d. Retail establishments providing storage services unless access to another permitted use. e. A retail establishment involving the sale, service or rental of motor vehicles, sailboats, motor boats, recreation trailers, heavy equipment, and similar vehicles; provided, that motorcycle sales, service, or rental is permitted if conducted indoors. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: <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. 3. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if: <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.

4. Retail establishments selling marijuana or products containing marijuana are not permitted on properties abutting the school walk routes shown on Plate 46.

Section 53.74

Zone RH 7

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
Section 53.74 USE REGULATIONS	Required Review Process	MINIMUMS			MAXIMUMS			Special Regulations (See also General Regulations)	Required Parking Spaces (See Ch. 105)	Sign Category (See Ch. 100)
		Lot Size	REQUIRED YARDS (See Ch. 115)		Height of Structure	Landscaping Category (See Ch. 95)				
		Front	Side	Rear	Lot Coverage					
.030 Office Use	D.R., Chapter 142 KZC.	10' adjacent to NE 85th St., otherwise 20'.	0'	0'	80%	30' above average building elevation.	A	D	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 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. 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.
.040 Hotel or Motel								E	1 per each room. See also Spec. Reg. 2.	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.
.050 Entertainment, Cultural and/or Recreational Facility									See KZC 105.25.	
.060 Private Lodge or Club								B	1 per each 300 sq. ft. of gross floor area.	
.070 Attached or Stacked Dwelling Units								A	1.7 per unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

Section 53.74

Zone
RH 7

USE ZONE CHART

Section 53.74		USE REGULATIONS		DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS									
		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)
Section 53.74	USE	REGULATIONS	Lot Size		REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear							
.080	Development Containing Stacked Dwelling Units and one or more of the following uses: Retail uses including Banking and Other Financial Services, Restaurants or Taverns See Spec. Regs. 1 and 2.	D.R., Chapter 142 KZC.	More than 3 acres.	10' adjacent to NE 85th St., otherwise 20'.	0'	0'	80%	45' above average building elevation.	A	E	See KZC 105.25.	1. Development may also include other uses allowed in this zone. 2. The following uses are not permitted in this zone: a. Vehicle service stations. b. Automotive service centers. c. Uses with drive-in facilities or drive-through facilities. d. Retail establishments providing storage services unless accessory to another permitted use. e. Retail establishment involving the sale, service or repair of automobiles, trucks, boats, motorcycles, recreational vehicles, heavy equipment and similar vehicles. 3. The entire zone must be physically integrated both in site, building design, pedestrian access internally and to the street and provide other pedestrian amenities. 4. At least 10 percent of the units 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.	
				None	30' above average building elevation.	B	1 per 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.					
.090	Church												

Section 53.74 USE REGULATIONS		DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS									
		Required Review Process	Lot Size	MINIMUMS (See Ch. 115)			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)
Front	Side			Rear	Lot Coverage	Height of Structure					
.100 School, Day-Care Center, Mini-School or Mini-Day-Care Center	None	10' adjacent to NE 85th St., otherwise 20'.	0'	0'	80%	30' above average building elevation.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 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. May include accessory living facilities for staff persons. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated. 	
											D.R., Chapter 142 KZC.
.110 Assisted Living Facility, Convalescent Center or Nursing Home See Spec. Reg. 1.								A Convalescent or Nursing Home: B	Independent unit: 1.7 per unit. Assisted living unit: 1 per unit. Convalescent Center or Nursing Home: 1 per each bed.	<ol style="list-style-type: none"> Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 	
.120 Public Utility							A	B	See KZC 105.25.	<ol style="list-style-type: none"> 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 Government Facility Community Facility							C See Spec. Reg. 1.				
.140 Public Park							Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.				

Section 53.84

Zone
RH 8

USE ZONE CHART

Section 53.84		REGULATIONS		MINIMUMS		MAXIMUMS		DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS		Special Regulations (See also General Regulations)
		USE	REGULATIONS	Lot Size	REQUIRED YARDS (See Ch. 115)	Lot Coverage	Height of Structure	Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	
				Front	Side	Rear				
.010	Office Use	None	D.R., Chapter 142 KZC.	10' adjacent to NE 85th St., otherwise 20'.	0'	15'	70%	A	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: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. 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>
.020	Restaurant								E	<p>1 per each 100 sq. ft. of gross floor area. See KZC 105.25.</p> <p>1. May not be located above the ground floor of a structure. 2. Gross floor area for each individual use may not exceed 4,000 sq. ft.</p>
.030	Entertainment, Cultural and/or Recreational Facility									<p>1. Gross floor area for each individual use may not exceed 4,000 sq. ft.</p>
.040	Any Retail Establishment other than those specifically listed, limited or prohibited in this zone, selling goods or providing services, including banking and related financial services.								D	<p>1 per each 300 sq. ft. of gross floor area.</p> <p>1. The following uses are not permitted in this zone: a. Vehicle service stations. b. Automotive service centers. c. Uses with drive-in facilities or drive-through facilities. d. Retail establishments providing storage services unless accessory to another permitted use. e. A retail establishment involving the sale, service or rental of motor vehicles, sailboats, motor boats, recreation trailers, heavy equipment and similar vehicles; provided, that motorcycle sales, service or rental is permitted if conducted indoors. f. Storage and operation of heavy equipment, except delivery vehicles associated with retail uses. g. Storage of parts unless conducted entirely within an enclosed structure.</p>

REGULATIONS CONTINUED ON NEXT PAGE

Section 53.84

Zone RH 8

USE ZONE CHART

Attachment E

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

Section 53.84 USE REGULATIONS	MINIMUMS				MAXIMUMS			Required Review Process	Lot Size	Required YARDS (See Ch. 115) Front Side Rear	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)	
	REQUIRED YARDS (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														
.040	Any Retail Establishment other than those specifically listed, limited or prohibited in this zone, selling goods or providing services, including banking and related financial services. (continued)															REGULATIONS CONTINUED FROM PREVIOUS PAGE 2. This use may not be located above the ground floor of a structure except for personal service establishments that provide services involving the care of a person, or of a person's apparel, such as laundry and dry cleaning services, beauty shops, barber shops, shoe repair shops and tailors may be located above the ground floor; provided, that the use of exterior areas adjoining residential uses is prohibited. 3. Gross floor area for each individual use may not exceed 4,000 sq. ft. 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	Stacked Dwelling Units See Spec. Reg. 1.	None	10' adjacent to NE 85th St., otherwise 20'.	0'	15'	70%	30' above average building elevation. See Gen. Regs. 2 and 3.	A	A	1.7 per unit.						5. Retail establishments selling marijuana or products containing marijuana are not permitted on properties abutting the school walk routes shown on Plate 46.	
.060	Assisted Living Facility, Convalescent Center or Nursing Home See Spec. Reg. 1.	D.R., Chapter 142 KZC.														1. This use may not be located on the ground floor of a structure. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 2. This use may not be located on the ground floor of a structure. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.	
.070	Church															1. No parking is required for day-care or school ancillary to the use.	

Section 53.84

Zone RH 8

USE ZONE CHART

Section 53.84		USE REGULATIONS		DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS											
		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)		Lot Coverage		Height of Structure	Front	Side	Rear	A	B					C
	None	10'		adjacent to NE 85th St., otherwise 20'.							0'	15'	30' above average building elevation. See Gen. Regs. 2 and 3.	See KZC 105.25.	
.080	School, Day-Care Center, Mini-School or Mini-Day-Care Center	↑	↑	D.R., Chapter 142 KZC.	None	10'	adjacent to NE 85th St., otherwise 20'.	0'	15'	70%	30' above average building elevation. See Gen. Regs. 2 and 3.	A	B	See KZC 105.25.	<ol style="list-style-type: none"> A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 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. May include accessory living facilities for staff persons. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated. For school use, structure height may be increased, up to 35 feet, if: <ol style="list-style-type: none"> The school can accommodate 200 or more students; and The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. The increased height will not result in a structure that is incompatible with surrounding uses or improvements.
.090	Public Utility														
.100	Government Facility Community Facility														
.110	Public Park			Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.											<ol style="list-style-type: none"> 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.

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115.100 Odor

1. General

Any odor which injures; endangers the comfort, repose, health or safety of persons on abutting properties or streets; or in any way renders persons insecure in life, or in the use of abutting properties or streets, is a violation of this code.

2. Marijuana Processing and Production - Marijuana processing and production businesses must be equipped with a ventilation system that prevents marijuana odors from being detected beyond the premises of the business. Applicants for such businesses must submit, as part of building and mechanical permit applications, a ventilation plan prepared by a licensed mechanical engineer. The ventilation plan shall be reviewed and approved by the City. Once operation of the business begins, if odors are detected beyond the premises of the building, even with an approved ventilation plan, the facility shall be subject to Code Enforcement actions as outlined in KMC Chapter 1.12.

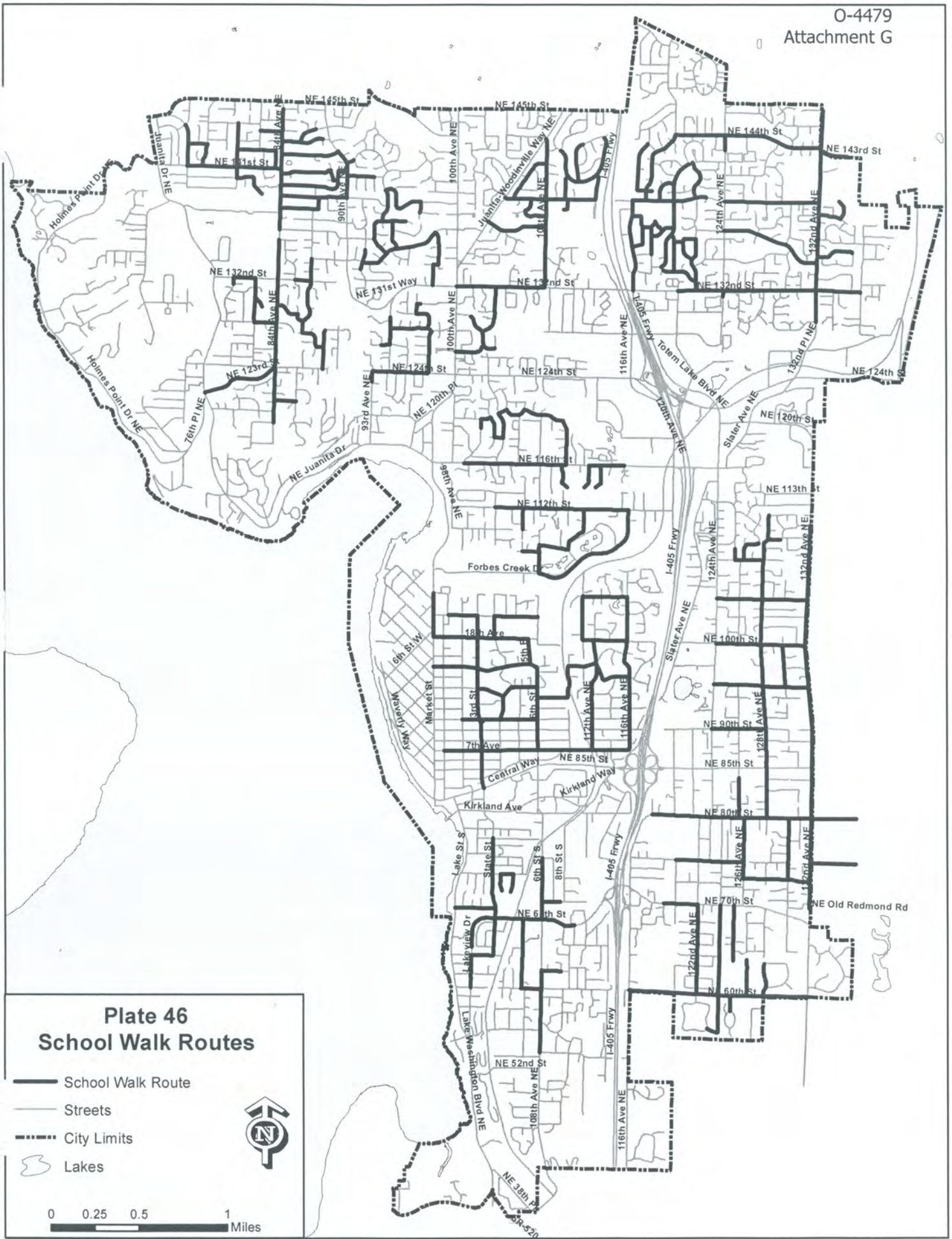


Plate 46 School Walk Routes

- School Walk Route
- Streets
- City Limits
- Lakes



PUBLICATION SUMMARY
OF ORDINANCE O-4479

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO LAND USE AND ZONING, REPEALING ORDINANCES O-4439, O-4446, O-4447, O-4453 AND O-4462; PERMITTING STATE-LICENSED MARIJUANA PRODUCTION AND PROCESSING FACILITIES IN THE TOTEM LAKE (TL) 7 AND 9A ZONES AND IN LIGHT INDUSTRIAL (LIT) ZONES; PERMITTING STATE-LICENSED RETAIL FACILITIES IN TL 7, TL 9A AND LIT ZONES WHERE AT LEAST 50 PERCENT OF THE ZONE IS BOUNDED BY COMMERCIAL ZONES; PROHIBITING STATE-LICENSED RETAIL FACILITIES IN MARKET STREET CORRIDOR (MSC) 1 AND 2 ZONES; PROHIBITING STATE-LICENSED RETAIL SALES IN ALL ZONES ON PROPERTIES ABUTTING DESIGNATED SCHOOL WALK ROUTES; AND AMENDING KIRKLAND ZONING CODE SECTION 115.100 TO ADD AN ODOR REGULATION FOR PROCESSING AND PRODUCTION FACILITIES; PROVIDING FOR SEVERABILITY, AND APPROVING A PUBLICATION SUMMARY, FILE NO. CAM14-0237.

SECTION 1. Amends Kirkland Zoning Code (KZC) Chapter 30, Office Zones, Section 30.20.250, to add a reference to and add a new Permitted Uses (PU) Special Regulation, PU-39, which prohibits retail establishments selling marijuana or products containing marijuana on properties abutting the school walk routes shown on Plate 46 and amends KZC Chapter 35, Commercial Zones, Section 35.20.170, to add a reference to and add a new Permitted Uses Special Regulation, PU-30, which prohibits retail establishments selling marijuana or products containing marijuana on properties abutting the school walk routes shown on Plate 46.

SECTION 2. Amends KZC Chapter 40, Industrial Zones, to add Section 40.20.245, a new use listing in the LIT Zone, to the Permitted Uses Table, to permit retail establishments selling marijuana or products containing marijuana and add references to new Special Regulation PU-30, permitting marijuana retail establishments only where 50 percent of the boundaries of the LIT Zone adjoin commercial zones and Special Regulation PU-31, not permitting marijuana retail establishments on school walk routes shown on Plate 46 and amending KZC Chapter 40, Industrial Zones, to add Section 40.30.245, a new use listing, to the Density/Dimensions Table.

SECTION 3. Amends the Use Zone Chart for the Market Street Corridor (MSC) 1, 4, KZC Section 51.10.050, to prohibit retail establishments selling marijuana or products containing marijuana within the MSC 1 Zone and amends the Use Zone Chart for MSC 2, KZC Section 51.20.010, to prohibit the sale of marijuana or products containing marijuana.

SECTION 4. Amends the Use Zone Chart for Rose Hill (RH) 5A, 5B, KZC Section 53.54.050, the Use Zone Chart for RH 7, KZC Section 53.74.020, and the Use Zone Chart for RH 8, Section 53.84.040, to

prohibit retail establishments selling marijuana or products containing marijuana on properties abutting school walk routes.

SECTION 5. Amends the Use Zone Chart for Totem Lake (TL) 7, KZC Section 55.51.085, and the Use Zone Chart for TL 9A, Section 55.61.075, to allow retail establishments selling marijuana or products containing marijuana.

SECTION 6. Amends KZC 115.100, related to "Odor."

SECTION 7. Amends KZC Chapter 180, Plates, to add Plate 46, "School Walk Routes."

SECTION 8. Provides a severability clause for the ordinance.

SECTION 9. 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 March 26, 2015, after publication of summary.

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 3rd day of March, 2015.

I certify that the foregoing is a summary of Ordinance O-4479 approved by the Kirkland City Council for summary publication.



City Clerk