

ORDINANCE NO. 835

AN ORDINANCE OF THE CITY OF KIRKLAND, WASHINGTON, AMENDING AND SUPPLEMENTING ORDINANCE NO. 709, THE KIRKLAND ZONING ORDINANCE, BY CREATING TWO ADDITIONAL RESIDENTIAL LAND-USE CLASSIFICATIONS (R-7.2 7,000 SQUARE FEET MINIMUM LOT SIZE AND R-9.6 9,600 SQUARE FEET MINIMUM LOT SIZE) AND IN ALL OTHER RESPECTS TO RATIFY AND CONFIRM SAID ORDINANCE NO. 709.

THE CITY COUNCIL OF THE CITY OF KIRKLAND DO ORDAIN AS FOLLOWS:

Section 1: Section 2.1 of ORDINANCE NO. 709 be, and the same hereby is, amended to read as follows:

Section 2.1: ESTABLISHMENT OF LAND USE ZONES:

In order to classify, segregate and regulate the uses of land, buildings, and structures, the City of Kirkland hereby is divided into the following eighteen (18) land use Zones:

<u>SYMBOL</u>	<u>PRIORITY</u>	<u>ESSENTIAL USE</u>	<u>DESCRIPTION</u>
R-18.5	1	Single Family	Residence Zone - 18,500 Sq. Ft. Min. Lot
R-12.5	2	Single Family	Residence Zone - 12,500 Sq. Ft. Min. Lot
R- 9.6	3	Single Family	Residence Zone - 9,600 Sq. Ft. Min. Lot
R-8.5	3-A	Single Family	Residence Zone - 8,500 Sq. Ft. Min. Lot
R-7.2	3-B	Single Family	Residence Zone - 7,200 Sq. Ft. Min. Lot
R-6.0	4	Single Family	Residence Zone - 6,000 Sq. Ft. Min. Lot
S-1A	5	Single Family	Residence Zone - 1 Acre Min. Lot
S-A	6	Single Family	Residence & Agricultural Zone Unsubdivided
R-2	7	Two Family	Residence Zone - 6,000 Sq. Ft. Min. Lot
R-3	8	Multifamily	Residence Zone - 7,200 Sq. Ft. Min. Lot
R-4	9	Auto Court	Semi-Commercial - 1 Acre Min. Lot Zone
R-S	10	Semi-Public	Semi-Commercial - 8,500 Sq. Ft. Zone Min. Lot
B-P	11	Auto Parking	Commercial Zone
C-1	12	Neighborhood Business	Commercial Zone
C-2	13	Retail Business	Commercial Zone
C-3	14	Commercial Business	Commercial Zone
C-M	15	Controlled Manu- facturing	Industrial Zone
CH-1	16	Controlled Heavy Industrial	Industrial Zone

Section 2: Section 4.2 of ORDINANCE NO. 709 is hereby amended

to read as follows:

Section 4.2 RESIDENCE ZONES R--7.2, R-8.5 AND R-9.6. The minimum lot area in these Zones shall be as set forth below, except as permitted by Paragraph 5.1.30.

4.2.020 R-7.2 RESIDENCE ZONE. The minimum lot area in this Zone shall be 7,200 square feet.

4.2.10 ESSENTIAL USE:

4.2.11 A single family dwelling.

4.2.20 PRIMARY PERMITTED USES:

4.2.21 Churches, Community Clubhouses, etc. Same as 4.1.21.

4.2.22 Buildings or developments, etc. Same as 4.1.22.

4.2.30 SECONDARY PERMITTED USES:

4.2.31 Playgrounds when developed, etc. Same as 4.1.31.

4.2.32 Home occupations - as defined, etc. Same as 4.1.32.

4.2.33 Rooms may be rented, etc. Same as 4.1.33.

4.2.34 Accessory buildings and structures as defined in Chapter 3, and described in Paragraph 5.1.60 an accessory building shall not exceed 36 square feet in floor area when located on a minimum lot and shall not be closer than 25' to a property line, except by mutual recorded agreement of adjacent owners. The keeping of mink, goats, foxes, hogs or other animals or fowls creating a nuisance is prohibited.

4.2.35 There shall be provided and maintained at least one parking space or garage for each of the cars used by the owners or residents of a dwelling unit provided it is on a lot owned by the owner of the dwelling. Such parking space need not be separately zoned. The driveway in the front yard may be used as only one parking space.

4.2.36 Non-Commercial cultivation, etc. Same as 4.1.36.

4.2.40 SPECIAL PERMITTED USES:

4.2.41 Public transportation shelter, etc. Same as 4.1.41.

4.2.50 AREA & DIMENSIONAL REGULATIONS:

4.2.51 Minimum lot area: 7,200 square feet.

4.2.52 Minimum lot dimensions should be 60' in width at front building line; 30' minimum width at the street line; 80' minimum mean depth.

4.2.53 Minimum setback requirements.

A. B. C. - Same as 4.1.53.

4.2.54 Maximum land coverage by buildings. (A) Interior Lot: 35%.

(B) Corner Lot: 40%.

4.2.55 Maximum building height; Two stories, but not more than 30'.

An application for reclassification to B-P for uses in conjunction with uses permitted by Paragraph 4.2.20 shall be presented to the Planning Commission for consideration and recommendation to the City Council.

An application for a permit for a home occupation shall be presented to the Board of Adjustment, and if, upon investigation, the Board finds the intended use is a permitted use and complies with the requirements of 4.1.32 such application shall be granted.

4.2.102 R-8.5 RESIDENCE ZONE. The minimum lot area in this Zone shall be 8,500 square feet, except as permitted by Paragraph 5.1.30.

4.2.110 ESSENTIAL USE:

4.2.111 A single family dwelling.

4.2.120 PRIMARY PERMITTED USES:

4.2.121 Churches, Community Clubhouses, etc. Same as 4.1.21.

4.2.122 Buildings or developments, etc., Same as 4.1.22

4.2.130 SECONDARY PERMITTED USES:

4.2.131 Playgrounds when developed, etc. Same as 4.1.31.

4.2.132 Home occupations - as defined, etc. Same as 4.1.32

4.2.133 Rooms may be rented, etc. Same as 4.1.33

4.2.134 Accessory buildings and structures as defined in Chapter 3 and described in Paragraph 5.1.60, an accessory building shall not exceed 36 square feet in floor area when located on a minimum lot and shall not be closer than 25' to a property line, except by mutual recorded agreement of adjacent owners. The keeping of mink, goats, foxes, hogs or other animals or fowls creating a nuisance is prohibited.

4.2.135 There shall be provided and maintained at least one parking space or garage for each of the cars used by the owners or residents of a dwelling unit, provided it is on a lot owned by the owner of the dwelling. Such parking space need not be separately zoned. The driveway in the front yard may be used as only one parking space.

4.2.136 Non-Commercial cultivation, etc. Same as 4.1.36

4.2.140 SPECIAL PERMITTED USES:

4.2.141 Public transportation shelter, etc. Same as 4.1.41.

4.2.150 AREA AND DIMENSIONAL REGULATIONS:

4.2.151 Minimum lot area: 8,500 square feet.

4.2.152 Minimum lot dimensions: 60' in width at front building line; 30' minimum width at the street line; 100' minimum mean depth.

4.2.153 Minimum setback requirements.

A. B. C. - Same as 4.1.53

4.2.154 Maximum land coverage by buildings. (A) Interior lot: 35%; Corner lot: 40%.

4.2.155 Maximum building height: Two stories, but not more than 30'.

An application for reclassification to B-P for use in conjunction with uses permitted by Paragraph 4.2.20 shall be presented to the Planning Commission for consideration and recommendation to the City Council.

An application for a permit for a home occupation shall be presented to the Board of Adjustment, and if upon investigation the Board finds the intended use is a permitted use and complies with the requirements of 4.2.32 such application shall be granted.

4.2.202 R-9.6 RESIDENCE ZONE. The minimum lot area in this Zone shall be 9,600 square feet, except as permitted by Paragraph 5.1.30.

4.2.210 ESSENTIAL USE:

4.2.211 A single family dwelling.

4.2.220 PRIMARY PERMITTED USES:

4.2.221 Churches, Community Clubhouses, etc. Same as 4.1.21.

4.2.230 SECONDARY PERMITTED USES:

4.2.231 Playgrounds when developed, etc. Same as 4.1.31.

4.2.232 Home Occupations - as defined, etc. Same as 4.1.32

4.2.233 Rooms may be rented, etc. Same as 4.1.33.

4.2.234 Accessory buildings and structures as defined in Chapter 3, and described in Paragraph 5.1.60, an accessory building shall not exceed 36 square feet in floor area when located on a minimum lot and shall not be closer than 25' to a property line, except by mutual recorded agreement of adjacent owners. The keeping of mink, goats, foxes, hogs or other animals or fowls creating a nuisance is prohibited.

4.2.235 There shall be provided and maintained at least one parking space or garage for each of the cars used by the owners or residents of a dwelling unit provided it is on a lot owned by the owners of the dwelling. Such parking space need not be separately zoned. The driveway in the front yard may be used as only one parking space.

4.2.236 Non-Commercial cultivation, etc. Same as 4.1.36.

4.2.240 SPECIAL PERMITTED USES:

4.2.241 Public transportation shelter, etc. Same as 4.1.41.

4.2.250 AREA & DIMENSIONAL REGULATIONS:

4.2.251 Minimum lot area: 9,600 square feet.

4.2.252 Minimum lot dimensions: 75' in width at front building line; 30' minimum width at the street line; 100' minimum mean depth.

4.2.253 Minimum setback requirements.

A. B. C. - Same as 4.1.53

4.2.254 Maximum land coverage by buildings. (A) Interior lot: 35%. (B) Corner lot: 40%.

4.2.255 Maximum building height: Two stories, but not more than 30'.

An application for reclassification to B-P for use in conjunction with uses permitted by Paragraph 4.2.20 shall be presented to the Planning Commission for consideration and recommendation to the City Council.

An Application for a permit for a home occupation shall be presented to the Board of Adjustment, and if, upon investigation, the Board finds the intended use is a permitted use and complies with the requirements of 4.1.32 such application shall be granted.

Section 3: That Ordinance No. 709 of the City of Kirkland be and the same hereby is, in all other respects confirmed.

Section 4: This ORDINANCE shall be in force and take effect five days from and after its passage by the Council, approval by the Mayor and posting or publishing according to law.

INTRODUCED this 20 day of November 1961.

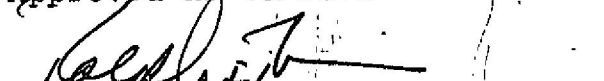
PASSED and APPROVED the 4 day of DECEMBER 1961.

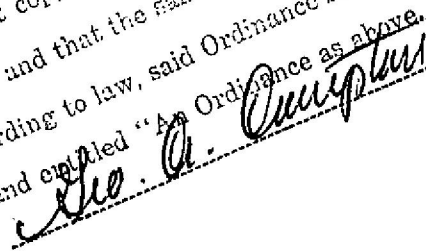

Byron Baggaley - Mayor

ATTEST:


George A. Compton - City Clerk

Approved as to Form:


Ralph I. Thomas - City Attorney

I hereby certify that the foregoing is a true and correct copy of an Ordinance of the City of Kirkland and that the same was published or posted according to law, said Ordinance being No. 855 and entitled "An Ordinance as above."
 City Clerk.