

ORDINANCE No. 862

AN ORDINANCE OF THE CITY OF KIRKLAND, WASHINGTON, AMENDING AND SUPPLEMENTING ORDINANCE No. 709 AS AMENDED BY ADDING TWO NEW SUB-SECTIONS TO CHAPTER 4, SECTION 8 THEREOF, AND ALLOWING FOR CERTAIN CREDITS AGAINST MINIMUM AREA REQUIREMENTS FOR MULTI-FAMILY DWELLINGS IN R3 ZONE :

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KIRKLAND AS FOLLOWS:

Section 1: That Ordinance No. 709 as amended is hereby supplemented by the addition to Chapter 4, Section 8 thereof, two new sub-sections to be numbered 4.8.56 and 4.8.57, which sub-sections shall read as follows:

4.8.56 In a multi-family dwelling, the development of usable outdoor space above ground such as roof terraces, roof decks or balconies, may be considered an addition to the area of the site. Such terraces, decks or balconies, in order to qualify, must adjoin and be accessible from the dwelling units. The minimum dimension of such balcony, terrace or deck shall be 6 ft and the minimum area, 60 sq. ft. Such roof terraces, decks or balconies may in turn be roofed and may have two solid walls. Such terraces, decks or balconies shall be surfaced for use, but shall not be usable by vehicles. Measurements shall be taken from inside of walls or railings. The area of such terrace, deck or balcony added to the Lot area shall not exceed the area of the dwelling unit or units having access to such usable outdoor space, and such area credit shall not permit the addition of more than one apartment unit.

4.8.57 In multi-family dwellings where automobile parking is provided under the floors or on the roofs of habitable parts of the building, such areas of parking shall be considered as put to "double use" and may add to the area of the site 2 sq. ft. for every 1 sq. ft of such parking area provided.

Section 2: That Ordinance No. 709 of the City of Kirkland as amended be and the same hereby is in all other respects, confirmed.

Section 3: 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 8 day of January, 1962.

Passed and approved this 15 day of January, 1962.

[Signature]
MAYOR

Attest:

[Signature]
City Clerk

Approved as to Form

[Signature]
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. and entitled "An Ordinance as above."
....., City Clerk."