

ORDINANCE NO. 880

AN ORDINANCE OF THE CITY OF KIRKLAND, WASHINGTON, RELATING TO ZONING AND AMENDING SECTION 4.9 OF ORDINANCE NO. 709, THE ZONING ORDINANCE FOR THE CITY OF KIRKLAND.

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

Section 1. That Section 4.9 R-4 Auto Court Zone of ORDINANCE NO. 709, the zoning Ordinance for the City of Kirkland, be, and it hereby is amended to read as follows:

Section 4.9 R-4 MOTEL OR MOTOR HOTEL ZONE

4.9.10 ESSENTIAL USES:

4.9.11 Motels or Motor Hotels, primarily designed to house transient auto travelers and their automobiles. If the units are grouped or are in one building, abutting units shall have separation walls of one-hour construction, as defined by the Uniform Building Code, from the ground to the roof finish and through the exterior sheathing of the walls. These separation walls shall be designed to retard sound conduction. The wall and ceiling of carports or garages connected to dwelling units shall be of one-hour construction and shall have no openings directly into the dwelling unit. Meals, foods, soft drinks, tobaccos, magazines, souvenirs and similar items may be provided primarily for the convenience of the tourists accommodated in the motel but no such facility shall be oriented to the adjacent city streets. Any shops, dining facilities or similar services and the access to them shall be oriented to the interior of the site. No show windows or advertising devices shall be oriented to adjacent city streets. Parking areas and service yards for deliveries must be sight screened from adjoining properties. Gas stations are prohibited. Each dwelling unit shall have its own toilet and bath facilities. The kitchen facilities and equipment in a dwelling unit shall be the minimum required for transient guests. The motel accommodations shall comply with the requirements of the State Health Department. Each motel development shall provide and maintain a 5' wide solid planting of evergreen trees and shrubs on any boundary facing a single family residential zone, with a minimum height of 5', or that a solid wall or view-obstructing fence not less than five feet nor

more than six feet in height may be established and maintained in lieu of said planting, except where such plantings, wall or fence would constitute a sight-obstructing traffic hazard. An illuminated advertising device oriented to traffic on an adjacent State Highway or arterial is permitted on a motel site. The owner of the motel or motor hotel must obtain an annual license from the City of Kirkland.

4.9.20 PRIMARY PERMITTED USES:

4.9.22 Public Transportation System Terminals. Such terminals shall be completely sight screened from any adjoining residences by solid planting. A terminal development shall provide and maintain a 5' wide solid planting of evergreens trees and shrubs on any boundary facing a single family residential zone.

4.9.23 Municipal Buildings, Police Stations, Fire Stations.

4.9.30 SECONDARY PERMITTED USES:

4.9.31 Home Occupations - As Defined, Etc. Same as 4.1.32.

4.9.34 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 erected on a lot, or within 100' of such 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. For motel or motor hotel developments there shall be provided one parking space and one garage or two parking spaces for each dwelling unit in the development and these spaces shall be located on the building lot. Any mass parking area shall be zoned B-P. (See Requirements in Section 4.13.)

4.9.40 SPECIAL PERMITTED USES:

4.9.41 Public Transportation Shelter, Etc. - Same as 4.1.41.

4.9.50 AREA & DIMENSIONAL REGULATIONS:

4.9.51 The minimum land area for any Motel or Motor Hotel use shall be 6,000 square feet with ~~frontage~~ ^{Frontage} on a public right-of-way or at the building line of sixty (60) feet, and a minimum lot depth of 80 feet, and shall have an additional 1,000 square feet of site area

for each additional unit in excess of the one (1) unit included in the basic 6,000 square feet.

4.9.53 MINIMUM SETBACK REQUIREMENTS.

A. Front Yard: 15'. Buildings on corner lots shall observe the minimum setback on both streets.

4.9.54 HEIGHT OF BUILDINGS AND LOT COVERAGE:

The gross FLOOR AREA of any non-residential STRUCTURE, not including floor area used for parking, shall not exceed two and one-half times the area of the LOT.

An application for reclassification to B-P for use in conjunction with uses permitted by Paragraph 4.9.20 and Sub-Paragraph 4.9.34 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 4.9.31 such application shall be granted.

Section 2. That ORDINANCE NO. 709 as heretofore Amended be, and the same hereby is, in all other respects confirmed.

Section 3. This ORDINANCE shall be in force and take effect five (5) days from and after its passage by the Council, approval by the Mayor, and posting or publishing according to law.

INTRODUCED the 6th day of August, 1962.

PASSED and APPROVED the 20 day of August, 1962.

[Signature]

Mayor

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. 880 "An Ordinance as above."

ATTEST:

[Signature]
George E. Anderson-City Clerk

Approved as to Form:

[Signature]

[Signature] City Clerk.