

ORDINANCE NO. 942

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING AND AMENDING AND SUPPLEMENTING ORDINANCE NO. 709 (ZONING ORDINANCE) OF THE CITY OF KIRKLAND BY THE ADDITION THERETO OF A NEW LAND USE CLASSIFICATION TO BE KNOWN AS R-3L (LIMITED MULTIFAMILY DISTRICT).

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

Section 1. Section 2.1, Chapter 2 of Ordinance No. 709,

be and it 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 nineteen (19) land use zones.

SYMBOL	PRIORITY	ESSENTIAL USE		DESCRIPTION
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	7,000 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 and 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-3L	8-A	Limited Multifamily	Residence Zone	7,200 sq. ft. Min. Lot
R-4	9	Auto Court	Semi-Commercial Zone	1 Acre Min. Lot
R-S	10	Semi-Public	Semi-Commercial Zone	8,500 sq. ft. 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 Manufacturing	Industrial Zone	
CH-1	16	Controlled Heavy Industrial	Industrial Zone	

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Section 2. Section 4.8, Chapter 4 of Ordinance No. 709 is hereby supplemented by the addition thereto of the following land use regulations subsections to read as follows:

Section 4.8.100 R-3L Limited Multifamily District.

The minimum lot area in this district shall be 7,200 square feet.

4.8.110 ESSENTIAL USES:

4.8.111 A single family dwelling, subject to the regulations set forth in Sections 4.2.020 through 4.2.55 inclusive (R7.2 Residence Zone).

4.8.112 A two family dwelling, subject to the regulations of Section 4.7, except as to minimum lot area which shall be 7,200 square feet.

4.8.113 A multifamily dwelling provided:

A. There are not more than four apartment units in a single one-story building, or more than six apartment units in a single two-story building. Individual buildings containing more than four apartment units shall be so designed that such buildings contain more than one building mass element. The proportions of such masses shall not be equal in one building or less than 25% in a secondary element to 75% in a major mass element, with each mass element having its own axis. In the development of a group of buildings, shapes shall be varied so that there is no obvious standard or repeated pattern.

B. Side yards are not less than 10'.

C. There is not less than 20' between each multifamily building or any other adjacent existing building used for residential purposes.

D. Group parking when provided in a rear or side yard location is sight screened from view from the street

and from adjoining properties by landscaping. Such parking and screening shall observe the front yard setback requirements of buildings on street frontage. Landscaping for such screening purposes shall be of evergreen material and shall constitute a solid planting within two years.

E. The parking and circulation plan complies with the requirements of Section 4.13 (BP Auto Parking Zone).

4.8.120 PRIMARY PERMITTED USES:

4.8.121 Churches, community clubhouses, non-commercial art galleries, library or museum, schools, colleges, parks, provided the site is of sufficient size to permit compliance with the requirements of Paragraphs 5.1.40, 5.1.50 and Section 4.13.

4.8.130 SECONDARY PERMITTED USES:

4.8.131 Playgrounds when developed in connection with a school, college, park or community clubhouse provided there is compliance with the requirements of Paragraph 5.1.40, 5.1.42 and 5.1.43.

4.8.140 SPECIAL PERMITTED USES:

4.8.141 Public transportation shelter stations located on public rights of way provided the City Engineer determines that the location and the structure is safe and will best serve the need for a shelter station in the area. A permit for the shelter must be obtained from the City Engineer.

4.8.150 AREA & DIMENSIONAL REGULATIONS:

4.8.151 Minimum lot area: 7,200 square feet. For a multifamily dwelling the required land area shall be computed as follows: Initial minimum lot size for three family unit of any size: 7,200 square feet, for each additional unit over three add:

Living room, kitchen and bath apartment - 1,000  
square feet / unit.

Living room, kitchen, bath and one bedroom apartment -  
1,500 square feet / unit.

Living room, kitchen, bath and two bedroom apartment -  
2,000 square feet / unit.

Living room, kitchen, bath and three bedroom or more  
apartment - 2,500 square feet / unit.

4.8.152 Minimum lot dimensions: 70 feet in width at the front building line, 30 feet minimum width at the street line and 100 minimum mean depth.

4.8.153 Minimum setback requirements:

Same as 4.1.53 A. B. C., except as required by 4.8.113 B. and C.

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

4.8.155 Maximum building height: Two stories but not more than 30 feet.

4.8.156 In a multifamily 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 feet and the minimum area 60 square feet. 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.

4.8.157 In multifamily 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 square feet for every 1 square foot of such parking area provided.

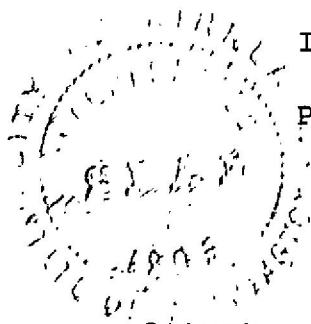
4.8.158 An application for designation of B-P for use in conjunction with uses permitted in Paragraphs 4.8.120 shall be presented to the City Engineer and the City Planning Department for their approval.

Section 3. Ordinance No. 709 of the City of Kirkland as heretofore amended is in all other respects confirmed. Said ordinance was adopted on March 18, 1957, and has heretofore been amended by Ordinance No. 855 on December 4, 1961; Ordinance No. 862 on January 15, 1962; Ordinance No. 880 on August 20, 1962; Ordinance No. 897 on February 4, 1963; and Ordinance No. 929 on January 20, 1964.

Section 4. This ordinance shall take effect and be in force five (5) days from and after its passage by the council, approval by the Mayor, and posting or publishing according to law.

INTRODUCED the 15<sup>th</sup> day of June, 1964.

PASSED AND APPROVED the 6<sup>th</sup> day of July, 1964.



[Signature]  
Mayor

Attest:

George E. Anderson  
City Clerk

Approved as to form:

[Signature]  
City Attorney

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