

ORDINANCE O-4627

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING, AND LAND USE AND AMENDING CHAPTERS 55 AND 105 OF THE KIRKLAND ZONING CODE REGARDING STANDARDS THAT APPLY TO DEVELOPMENT IN THE TOTEM LAKE BUSINESS DISTRICT AND URBAN CENTER AND APPROVING A SUMMARY ORDINANCE FOR PUBLICATION, FILE NO. CAM17-00371.

1 WHEREAS, the City Council has received a recommendation
2 from the Kirkland Planning Commission to amend various sections of
3 Chapters 55 and 105 of the Kirkland Zoning Code, as set forth in the
4 report and recommendation of the Planning Commission dated
5 November 21, 2017 and bearing Kirkland Planning and Building
6 Department File No. CAM17-00371; and
7

8 WHEREAS, prior to making the recommendation, the Kirkland
9 Planning Commission, following notice as required by RCW 36.70A.035,
10 held a public hearing on the amendment proposals on October 19, 2017;
11 and
12

13 WHEREAS, pursuant to the State Environmental Policy Act
14 (SEPA), Chapter 43.21C RCW, a SEPA Addendum to Existing
15 Environmental Documents was issued by the responsible official
16 pursuant to WAC 197-11-625 on October 10, 2017; and
17

18 WHEREAS, in a public meeting on December 12, 2017, the City
19 Council considered the environmental documents received from the
20 responsible official, together with the report and recommendation of the
21 Planning Commission and a report from staff.
22

23 NOW, THEREFORE, the City Council of the City of Kirkland do
24 ordain as follows:
25

26 Section 1. Chapters 55 and 105 of the Kirkland Zoning Code
27 are amended as set forth in Exhibit A attached to this ordinance and
28 incorporated by reference.
29

30 Section 2. If any section, subsection, sentence, clause, phrase,
31 part or portion of this ordinance, including those parts adopted by
32 reference, is for any reason held to be invalid or unconstitutional by any
33 court of competent jurisdiction, such decision shall not affect the validity
34 of the remaining portions of this ordinance.
35

36 Section 3. This ordinance shall be in force and effect five days
37 after its passage by the Kirkland City Council and publication, pursuant
38 to Section 1.08.017 Kirkland Municipal Code, in the summary form
39 attached to the original of this ordinance and by this reference approved
40 by the City Council, as required by law.

41 Section 4. A complete copy of this ordinance shall be certified
42 by the City Clerk, who shall then forward the certified copy to the King
43 County Department of Assessments.

44
45 Passed by majority vote of the Kirkland City Council in open
46 meeting this 12th day of December, 2017.

47
48 Signed in authentication thereof this 12th day of December,
49 2017.



Amy Walen, Mayor

Attest:



Kathi Anderson, City Clerk

Publication Date: December 18, 2017

Approved as to Form:



Kevin Raymond, City Attorney

Section 55.75

Zone TL 10B

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS											
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 YARD (See Ch. 115)			Lot Coverage				Height of Structure	Landscape Category (See Ch. 95)
			Front	Side	Rear						
Section 55.75 Entertainment, Cultural and/or Recreational Facility	D.R., Chapter 142 KZC. See Gen. Reg. 5.	None	10'	0'	0'	70%	55' above average building elevation.	C See Spec. Reg. 4.	B	See KZC 105.25.	<ol style="list-style-type: none"> The use shall be conducted within a wholly enclosed building, unless the parcel abuts the Cross Kirkland Corridor (CKC). Outdoor activities may be located only between the CKC and the building. The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20 percent of the existing gross floor area of the building. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space. 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.
Assisted Living Facility	D.R., Chapter 142 KZC. See Gen. Reg. 5.	None	10'	5' but 2 side yards must equal at least 15'. See Spec. Reg. 3	10' See Spec. Reg. 4.	70%	65' above average building elevation.	D	A	See KZC 105.25	<ol style="list-style-type: none"> This use is permitted only on parcels located west of the 118th Avenue NE right-of-way alignment (see Housing Incentive Area 5, Plate 37, Chapter 180 KZC). Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.

USE ZONE CHART

Zone TL 10C

Section 55.81

USE REGULATIONS		MINIMUMS				MAXIMUMS			Sign Category (See Ch. 100)	Landscape Category (See Ch. 95)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		Required Review Process	Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
Section 55.81	USE REGULATIONS	D.R., Chapter 142 KZC. See Gen. Reg. 5.	None	20'	0'	0'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.	A	E	See KZC 105.25.	1. The use shall be conducted within a wholly enclosed building, unless the parcel abuts the Cross Kirkland Corridor (CKC). Outdoor activities may be located only between the CKC and the building. 2. The structure containing the use shall have been in existence on June 1, 2004, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. 3. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space.
	Assisted Living Facility. See Spec. Reg. 1.	D.R., Chapter 142, KZC. See Gen. Reg. 5.	None	10'	5' but 2 side yards must equal at least 15'. See Spec. Reg. 4.	10'. See Spec. Reg. 5.	80%	Where adjoining a low density zone, 30' above average building elevation. See Spec. Reg. 2.	D	A	See KZC 105.25	1. This use is permitted only in Housing Incentive Area 4 (see Plate 37, Chapter 180 KZC). 2. No portion of a structure may exceed the following heights above the elevation of NE 116th Street, as measured at the midpoint of the frontage of the subject property on NE 116th Street: a. Within 20 feet of NE 116th Street, 35 feet. b. Within 30 feet of NE 116th Street, 45 feet. c. Within 40 feet of NE 116th Street, 65 feet. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 4. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet. 5. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.

Section 55.87

Zone
TL 10D

USE ZONE CHART

USE REGULATIONS		DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS									
		MINIMUMS					MAXIMUMS				
		Required Review Process	Lot Size	REQUIRED YARD (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							
Section 55.87	USE ? REGULATIONS ?	D.R., Chapter 142 KZC.	10 Acres	10'	0'	0'	80 %	80' above average building elevation. See Spec. Reg. 5.	E	See KZC 105.25.	1. A development which includes one or more of the uses specifically listed in this "use" column may also include one or more of the other uses allowed in this zone. 2. Development must be located on property adjacent to the Cross Kirkland Corridor (CKC), and provide building and site orientation to the CKC. 3. Vehicular and pedestrian access must be oriented away from primary access routes for industrial traffic. 4. Developers and residents in this zone should be aware that this property lies within a district containing and allowing future development of uses of a light industry/office nature, and impacts typically associated with these uses, such as noise and odor, may be experienced by residents. 5. Maximum building height for development that includes land on both sides of the CKC is 100 feet. At least 25 percent of the gross floor area of the development must be on either side of the corridor to satisfy this requirement. 6. The landscaping requirement adjacent to property in TL 10D shall comply with KZC 95.42(1). Where existing residential use abuts the parcel boundaries, KZC 95.42(2) applies.
	Assisted Living Facility. See Spec. Reg. 1.	D.R., Chapter 142 KZC. See Gen. Reg. 3.	None	10'	5', but 2' side yards must equal at least 15'. See Spec. Reg. 4.	0'	80 %	Where adjoin a low density zone, 30' above average building elevation. Otherwise, 65' above average building elevation. See Spec. Reg. 1.	A	See KZC 105.25.	1. This use is permitted only in Housing Incentive Area 4 (see Plate 37, Chapter 180 KZC). 2. Developers and residents in this zone should be aware that this property lies within a district containing and allowing future development of uses of a light industry/office nature, and impacts typically associated with these uses, such as noise and odor, may be experienced by residents. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 4. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet.

CORRECTIONS - SPECIAL REGULATIONS

O-4627 Exhibit A

U S E Z O N E C

Zone
TL 1A

Section 55.09

REGULATIONS		MINIMUMS			MAXIMUMS			Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		Lot Size	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure					
USE	REGULATIONS	Front	Side	Rear	Front	Side	Rear				
.010 Office Use	D.R., Chapter 142 KZC	10'	0'	0'	85%	30' to 160' above average building elevation. See Spec. Reg. 2.		B	D	See Chapter 105 KZC	<p>1. The minimum floor area ratio (F.A.R.) for development on the subject property is 1.0, or 100 percent of lot size.</p> <p>2. Building height may be increased as follows:</p> <p>a. Building height may exceed 30 feet above average building elevation if one of the following public improvements is provided:</p> <ol style="list-style-type: none"> 1) Dedication and improvement of new streets pursuant to General Regulation 5; or 2) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains. <p>b. Building height may be increased up to 160 feet above average building elevation; provided, that:</p> <ol style="list-style-type: none"> 1) Development on the subject property complies with <u>2-4(a)</u> above. 2) Design of buildings meets guidelines for taller buildings set forth in Design Guidelines (Chapter 142 KZC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. <p>3. Increases in lot coverage may be considered if:</p> <ol style="list-style-type: none"> a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property; and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.



Section 55.09



USE ZONE CHART

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

Section 55.09	USE REGULATIONS	MINIMUMS			MAXIMUMS			Special Regulations (See also General Regulations)			
		Required Review Process	Lot Size	REQUIRED YARD (See Ch. 115)			Height of Structure		Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)
				Front	Side	Rear					
.040	Attached or Stacked Dwelling Units or Residential Suites	D.R., Chapter 142 KZC	None	10'	0'	0'	30' to 160' above average building elevation. See Spec. Reg. 3.	C	A	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 2. Residential development must provide a minimum density of 50 dwelling units per gross acre. 3. Building height may be increased as follows: a. Building height may exceed 30 feet above average building elevation, if: 1) One of the following public improvements is provided: a) Dedication and improvement of new streets pursuant to General Regulation 5; or b) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and 2) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations: 1) Development on the subject property complies with <u>3.5(a)</u> above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedications required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties.

Section 55.09



USE ZONE CHART

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

Section 55.09	USE ?	REGULATIONS ?	MINIMUMS			MAXIMUMS			Special Regulations (See also General Regulations)				
			Required Review Process	Lot Size	REQUIRED YARD (See Ch. 115)			Height of Structure		Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	
					Front	Side	Rear						
.070	Assisted Living Facility		D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 3.	30' to 160' above average building elevation. See Spec. Reg. 2.	B	A	See KZC 105.25.	<p>1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.</p> <p>2. Building height may be increased as follows:</p> <p>a. Building height may exceed 30 feet above average building elevation, if:</p> <ol style="list-style-type: none"> 1) One of the following public improvements is provided: <ol style="list-style-type: none"> a) Dedication and improvement of new streets pursuant to General Regulation 5; or b) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and 2) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. <p>b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations:</p> <ol style="list-style-type: none"> 1) Development on the subject property complies with 24(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road design is required pursuant to General Regulation 5. On the parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties.

REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

Section 55.09

Zone
TL 1A

USE ZONE CHART

Section 55.09		DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										
		MINIMUMS					MAXIMUMS					
		Required Review Process	Lot Size	REQUIRED YARD (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								
USE ?	REGULATIONS ?	D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 2.	30' to 160' above average building elevation. See Spec. Reg. 1.	C	B	1 for each bed.	<p>1. Building height may be increased as follows:</p> <p>a. Building height may exceed 30 feet above average building elevation, if one of the following public improvements is provided:</p> <ol style="list-style-type: none"> 1) Dedication and improvement of new streets pursuant to General Regulation 5; or 2) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains. <p>b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations:</p> <ol style="list-style-type: none"> 1) Development of the subject property complies with 13(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 13.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedicated parking is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet of floor area between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. <p>2. Increases in lot coverage may be considered if:</p> <ol style="list-style-type: none"> a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property, and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.

Section 55.15

Zone
TL 1B

USE ZONE CHART

Section 55.15		MINIMUMS		MAXIMUMS		Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
		Required Process	Lot Size	REQUIRED YARD (See Ch. 115)						Height of Structure
				Front	Side					
020	Development Containing Both Office Use and Attached or Stacked Dwelling Units or Residential Suites	D.R., Chapter 142 KZC	None	10'	0'	0'	C	D	<p>1. Twenty-foot yard required where properties abut NE 132nd Street.</p> <p>2. Building height is regulated as follows:</p> <p>a. Building height may exceed 30 feet above average building elevation, if:</p> <ol style="list-style-type: none"> One of the following public improvements is provided: <ol style="list-style-type: none"> Dedication and improvement of new streets pursuant to General Regulation 4; or Where General Regulation 4 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. <p>b. Building height may be increased up to 160 feet above average building elevation; provided, that:</p> <ol style="list-style-type: none"> Development on the subject property complies with 24(a) above, Design of buildings meets guidelines for tower set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet above average building height. Methods for mitigating any shadows, shading and lighting impacts of the increased building height on the residential areas to the north are proposed. Taller elements of buildings would be stepped back from the perimeter of TL 1B boundaries, away from adjacent residential zones. Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. <p>3. Increases in lot coverage may be considered if:</p> <ol style="list-style-type: none"> Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or 	

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

REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

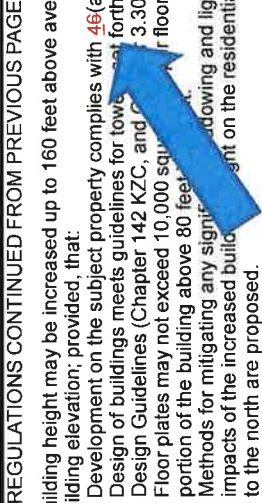
USE ZONE CHART



Section 55.15

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS								
Section 55.15	USE	REGULATIONS	MINIMUMS			MAXIMUMS		
			Lot Size	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure	
				Front Side	Rear	Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)
.050	Attached or Stacked Dwelling Units or Residential Suites (continued)	REGULATIONS						
<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>b. Building height may be increased up to 160 feet above average building elevation; provided, that:</p> <ol style="list-style-type: none"> 1) Development on the subject property complies with 46(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 143 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet above ground level. 4) Methods for mitigating any significant shadowing and lighting impacts of the increased building height on the residential areas to the north are proposed. 5) Taller elements of buildings would be stepped back from the perimeter of TL 1B boundaries, away from adjacent residential zones. 6) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. <p>5. Increases in lot coverage may be considered if:</p> <ol style="list-style-type: none"> a. Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space. <p>6. Residential suites development shall be designed, built and certified to achieve or exceed one or more of the following green building standards: Built Green 5 Star certified, LEED Gold certified, or Living Building Challenge certified.</p>								

Special Regulations
(See also General Regulations)



Section 55.15



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS												
Section 55.15	USE ?	REGULATIONS ?	MINIMUMS		MAXIMUMS							
			Required Review Process	Lot Size	REQUIRED YARD (See Ch. 115)	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)			
										Front	Side	Rear
.080	Assisted Living Facility (continued)											<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>b. Building height may be increased up to 160 feet above average building elevation; provided, that:</p> <ol style="list-style-type: none"> 1) Development on the subject property complies with 35(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and 3.30 KMC). 3) Floor plates may not exceed 10,000 sq ft per floor, for the portion of the building above 80 feet in height. 4) Methods for mitigating any significant shading and lighting impacts of the increased building height on the residential areas to the north are proposed. 5) Taller elements of buildings would be stepped back from the perimeter of TL 1B boundaries, away from adjacent residential zones. 6) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. <p>4. Increases in lot coverage may be considered if:</p> <ol style="list-style-type: none"> a. Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.



Special Regulations
(See also General Regulations)

USE ZONE CHART

Zone TL 1B

Section 55.15

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

Section 55.15	USE REGULATIONS	MINIMUMS		MAXIMUMS		Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)				
		Lot Size	REQUIRED YARD (See Ch. 115)		Height of Structure				Landscape Category (See Ch. 95)			
			Front Side	Rear								
.090	Convalescent Center or Nursing Home	D.R., Chapter 142 KZC	None	10' See Spec. Reg. 1.	0'	0'	80%	30' to 160' above average building elevation. See Spec. Reg. 2.	C	B	1 for each bed.	<ol style="list-style-type: none"> Twenty-foot yard required where properties abut NE 132nd Street. Building height is regulated as follows: <ol style="list-style-type: none"> Building height may exceed 30 feet above average building elevation, if one of the following public improvements is provided: <ol style="list-style-type: none"> Dedication and improvement of new streets pursuant to General Regulation 4; or Where General Regulation 4 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and Building height may be increased up to 160 feet above average building elevation, provided, that: <ol style="list-style-type: none"> Development on the subject property complies with 24(a) above. Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height. Methods for mitigating any shadows/shadowing and lighting impacts of the increased building height on the residential areas to the north are proposed. Taller elements of buildings would be stepped back from the perimeter of TL 1B boundaries, away from adjacent residential zones. Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. Increases in lot coverage may be considered if: <ol style="list-style-type: none"> Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.

USE ZONE CHART



Section 55.33

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

Section 55.33	USE ?	REGULATIONS ?	MINIMUMS			MAXIMUMS		Special Regulations (See also General Regulations)		
			Required Review Process	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure			
				Lot Size	Front				Side	Rear
.100	Attached or Stacked Dwelling Units See Spec. Reg. 1.	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	65' above average building elevation. See Spec. Reg. 4.	Landscaping Category (See Ch. 95) D Sign Category (See Ch. 100) E Required Parking Spaces (See Ch. 105) 1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	1. Development must include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. At least 10 percent of the units provided 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. 4. The equivalent of the additional gross floor area constructed above 35 feet over ABE must be dedicated to residential use. Residential use may be located anywhere in the building above the ground floor. 5. 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.
.110	Church							65' above average building elevation.	Landscaping Category (See Ch. 95) C Sign Category (See Ch. 100) B Required Parking Spaces (See Ch. 105) 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.

Section 55.51

Zone
TL 7A,
7B

USE ZONE CHART

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

Section 55.51	USE ?	REGULATIONS ?	MINIMUMS			MAXIMUMS		Special Regulations (See also General Regulations)				
			Required Review Process	Lot Size	REQUIRED YARD (See Ch. 115)		Height of Structure		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	
					Front	Side						Rear
.010	Packaging of Prepared Materials Manufacturing See Spec. Regs. 1, and 3.	D.R., Chapter 142 KZC. See Gen. Reg. 3.	None	10'	0'	0'	90%	TL 7A: 80' above average building elevation. TL 7B: 45' above average building elevation.	A	C	1 per each 1,000 sq. ft. of gross floor area.	1. The following manufacturing uses are permitted: <ol style="list-style-type: none"> Food, drugs, stone, clay, glass, china, ceramics products, electrical equipment, scientific or photographic equipment; Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities; Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations; Packaging of prepared materials; Textile, leather, wood, paper and plastic products from pre-prepared material; and Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes. 2. May include, as part of this use, accessory retail sales, office or service utilizing not more than 35 percent (50 percent for properties located within 150 feet of the Cross Kirkland or Eastside Rail Corridor) of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.
.015	Breweries, Wineries, Distilleries										1 per each 1,000 sq. ft. of gross floor area. Tasting rooms 1 per each 100 sq. ft. of gross floor area.	1. May include tasting rooms, accessory retail sales, or office utilizing not more than 35 percent of the gross floor area (no limit on properties in this zone where a restaurant use is allowed).
.020	Warehouse Storage Service										1 per each 1,000 sq. ft. of gross floor area.	1. May include, as part of this use, accessory retail sales, office or service utilizing no more than 35 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.
.030	Wholesale Trade											
.040	Industrial Laundry Facility											
.050	Wholesale Printing or Publishing											

UNCOUPLE RESIDENTIAL USE SUITES FROM COMBINED LISTING

Section 55.09



USE ZONE CHART

Section 55.09		DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										
		MINIMUMS					MAXIMUMS					
USE ?	REGULATIONS ?	Required Review Process	Lot Size	REQUIRED YARD (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						
.040	Attached or Stacked Dwelling Units or Residential Suites	D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 4.	30' to 160' above average building elevation. See Spec. Reg. 3.	C	A	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 2. Residential development must provide a minimum density of 50 dwelling units per gross acre. 3. Building height may be increased as follows: a. Building height may exceed 30 feet above average building elevation, if: 1) One of the following public improvements is provided: a) Dedication and improvement of new streets pursuant to General Regulation 5, or b) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and 2) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations: 1) Development on the subject property complies with 5(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties.

REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

USE ZONE CHART

Zone TL 1A

Section 55.09

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

Section 55.09	USE REGULATIONS	MINIMUMS				MAXIMUMS			Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)		
		Required Review Process	Lot Size	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)			Sign Category (See Ch. 100)	
				Front	Side							Rear
.040	Attached or Stacked Dwelling Units or Residential Suites (continued)									<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>4. Increases in lot coverage may be considered if:</p> <p>a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property, and/or</p> <p>b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.</p> <p>5. Residential suites development shall be designed, built and certified to achieve or exceed one or more of the following green building standards: Built Green 5-Star certified, LEED Gold certified, or Living Building Challenge certified.</p> <p>6. Developments containing residential suites use shall provide common living area available to all residential suite residents. Common living area shall consist of areas such as shared kitchens, dining areas, and community rooms. Areas such as bathrooms, laundries, utility rooms, storage, stairwells, mailrooms, and hallways shall not be counted as common living area. The minimum amount of common living area for each project shall be 250 square feet plus an additional 20 square feet per living unit.</p>		
.050	Church	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	40' average building elevation. See Spec. Reg. 3.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 2.	<p>1. May include accessory living facilities for staff persons.</p> <p>2. No parking is required for day-care or school ancillary to this use.</p> <p>3. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.</p>
.060	School, Day-Care Center or Mini-School or Mini-Day-Care	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	40' above average building elevation. See Spec. Reg. 4.	D	B	See KZC 105.25. See Spec. Reg. 3.	<p>1. A six-foot-high fence is required along property lines adjacent to outside play areas.</p> <p>2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.</p> <p>3. 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.</p> <p>4. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.</p>

USE ZONE CHART

Zone
TL 1B

Section 55.15

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

Section 55.15 USE ? REGULATIONS ?	MINIMUMS		MAXIMUMS			Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
	Required Review Process	Lot Size	REQUIRED YARD (See Ch. 115)		Height of Structure		
			Front Side	Rear			
.020 Development Containing Both Office Use and Attached or Stacked Dwelling Units of Residential Suites (continued)							<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.</p> <p>4. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:</p> <ol style="list-style-type: none"> The assembled or manufactured goods are subordinate to and are dependent upon this use. The outward appearance and impacts of this use with ancillary assembly or manufacturing must be no different from other uses. <p>5. The following regulations apply to veterinary offices only:</p> <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. Site must be designed so noise from this use is not audible off the subject property. A certification to this effect, signed by an acoustical engineer, must be submitted with the development permit application. A veterinary office is not permitted if the subject property contains dwelling units. <p>6. Residential suites development shall be designed, built and certified to achieve or exceed one or more of the following green building standards: Built Green 5 Star certified, LEED Gold certified, or Living Building Challenge certified.</p> <p>7. Developments containing residential suites use shall provide common living area available to all residential suite residents. Common living area shall consist of areas such as shared kitchens, dining areas, and community rooms. Areas such as bathrooms, laundries, utility rooms, storage, stairwells, mailrooms, and hallways shall not be counted as common living area. The minimum amount of common living area for each project shall be 250 square feet plus an additional 20 square feet per living unit.</p>
.030 Restaurant or Tavern	See Spec. Reg. 1, Chapter 142 KZC	1 per each 100 sq. ft. of gross floor area					<p>1. This use is only permitted as an accessory use to another permitted use within this zone. It may not be located in a separate structure from the primary use.</p> <p>2. This use is not allowed within 100 feet of NE 132nd Street. Access to this use from NE 132nd Street is not permitted.</p>

Section 55.15



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS												
Section 55.15	USE REGULATIONS	Required Review Process	MINIMUMS				MAXIMUMS				Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)			
				Front	Side					Rear		
.040	Any Retail Establishment, other than those specifically listed in this zone and those prohibited by Spec. Reg. 3, selling goods and providing services including banking and other financial services	D.R., Chapter 142 KZC	See Spec. Reg. 1.							1 per each 300 sq. ft. of gross floor area.	1. This use is only permitted as an accessory use to another permitted use within this zone. It may not be located in a separate structure from the primary use. 2. The location of drive-through facilities may not compromise pedestrian movement. 3. The following uses and activities are prohibited: a. Vehicle and/or boat sales, repair, service or rental facilities; b. Retail establishments providing storage services unless accessory to another permitted use; c. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses; d. Outdoor storage of bulk commodities, except in the following circumstances: 1) If the square footage of the storage area is less than 10 percent of the retail structure. 2) If the commodities represent growing stock in connection with horticultural nurseries, whether the stock is in open ground, pots, or containers. 4. Floor area for this use may not exceed 5,000 square feet.	
.050	Attached or Stacked Dwelling Units-of-Residential Suites	D.R., Chapter 142 KZC	None	10' See Spec. Reg. 3.	0'	0'	85% See Spec. Reg. 5.	30' to 160' above average building elevation. See Spec. Reg. 4.	C	A	1.2 per studio unit 1.3 per 1 bedroom unit 1.6 per 2 bedroom unit 1.8 per 3 or more bedroom unit See KZC 105.20 for visitor parking requirements.	Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 2. Residential development must provide a minimum density of 50 dwelling units per gross acre. 3. Twenty-foot yard required where properties abut NE 132nd Street. 4. Building height is regulated as follows: a. Building height may exceed 30 feet above average building elevation, if: 1) One of the following public improvements is provided: a) Dedication and improvement of new streets pursuant to General Regulation 4; or 2) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives.

REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

USE ZONE CHART

Zone
TL 1B

Section 55.15

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS						
Section 55.15	USE ?	REGULATIONS ?	MINIMUMS		MAXIMUMS	
			Lot Size	REQUIRED YARD (See Ch. 115)	Lot Coverage	Height of Structure
			Front	Side	Rear	Required Parking Spaces (See Ch. 105)
.050	Attached or Stacked Dwelling Units or Residential Suites (continued)	REGULATIONS CONTINUED FROM PREVIOUS PAGE b. Building height may be increased up to 160 feet above average building elevation; provided, that: 1) Development on the subject property complies with 6(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height. 4) Methods for mitigating any significant shadowing and lighting impacts of the increased building height on the residential areas to the north are proposed. 5) Taller elements of buildings would be stepped back from the perimeter of TL 1B boundaries, away from adjacent residential zones. 6) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. 5. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space. 6. Residential suites development shall be designed, built and certified to achieve or exceed one or more of the following green building standards: Built Green 5 Star certified, LEED Gold certified, or Living Building Challenge certified.	Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)		

USE ZONE CHART

Zone TL2

Section 55.21

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

Section 55.21	USE ?	REGULATIONS ?	MINIMUMS			MAXIMUMS			Special Regulations (See also General Regulations)			
			Required Review Process	Lot Size	REQUIRED YARDS (See Ch. 115)			Height of Structure		Sign Category (See Ch. 95)	Landscape Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)
					Front	Side	Rear					
.050	Office Use	D.R., Chapter 142 KZC.	Less than 1.5 acres.	0'	0'	0'	80%	30' above average building elevation.	B	D	See Spec. Reg. 4.	<ol style="list-style-type: none"> Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. 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 subordinate to and are dependent upon this use. The outward appearance and impacts of this use with ancillary assembly or manufacturing must be no different from other office uses. 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. Site must be designed so noise from this use is not audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. A veterinary office is not permitted if the subject property contains dwelling units. If a medical, dental or veterinary office, then one per each 200 square feet of gross floor area. Otherwise, one per 300 square feet of floor area. A reduction in the number of parking stalls required will be considered per KZC 105.103, due to the proximity to the transit center.
.060	Attached or Stacked Dwelling Units or Residential Suites								D	A	<ol style="list-style-type: none"> 1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements. 	<ol style="list-style-type: none"> Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. This use may not be located on the ground floor of a structure, except for lobbies, which shall not exceed 10 percent of the ground floor of the structure. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. Residential suites development shall be designed, built and certified to achieve or exceed one or more of the following green building standards: Built Green 5 Star certified, LEED Gold certified, or Living Building Challenge certified.

REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

Section 55.21

Zone
TL 2

USE ZONE CHART

Section 55.21		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)			Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)
Front	Side				Rear						
.060	Attached or Stacked Dwelling Units or Residential-Suites (continued)										REGULATIONS CONTINUED FROM PREVIOUS PAGE 5. Developments containing residential suites use shall provide common living area available to all residential suite residents. Common living area shall consist of areas such as shared kitchens, dining areas, and community rooms. Areas such as bathrooms, laundries, utility rooms, storage, stairwells, mailrooms, and hallways shall not be counted as common living area. The minimum amount of common living area for each project shall be 250 square feet plus an additional 20 square feet per living unit.
.070	Vehicle Service Station	D.R., Chapter 142 KZC.	Less than 1.5 acres.	See Spec. Reg. 4.	80%	30' above average building elevation.		A	E	See KZC 105.25.	1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. 2. May not be more than two vehicle service stations at any intersection. 3. This use may not front exclusively on 120th Avenue NE. 4. Gas pump islands must be setback at least 20 feet from all property lines. Canopies and 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. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.
.080	Hotel or Motel			0' 0' 0'			D			1 per each room. See Spec. Reg. 3.	1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. 2. May include ancillary meeting and convention facilities. 3. 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.
.090	Church							B		See Spec. Reg. 3.	1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. 2. May include accessory living facilities for staff persons. 3. One for every four people based on maximum occupancy load of any area of worship. No parking is required for day-care or school ancillary to the use.

Section 55.09

Zone
TL 1A

USE ZONE CHART

Section 55.09 USE ? REGULATIONS ?		MINIMUMS				MAXIMUMS			Landscaping 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 YARD (See Ch. 115)		Lot Coverage	Height of Structure					
			Front	Side	Rear							
Residential Suites		D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec.Reg. 3	30-160' above average building elevation. See Spec.Reg. 2	C	A	See Spec. Reg. 4.	<p>1. Residential development must provide a minimum density of 50 dwelling units per gross acre.</p> <p>2. Building height may be increased as follows:</p> <p>a. Building height may exceed 30 feet above average building elevation, if:</p> <ol style="list-style-type: none"> 1) One of the following public improvements is provided: <ol style="list-style-type: none"> a) Dedication and improvement of new streets pursuant to General Regulation 5; or b) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains, and 2) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. <p>b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations:</p> <ol style="list-style-type: none"> 1) Development on the subject property complies with 5(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties.

USE ZONE CHART

Zone
TL 1A

Section 55.09

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS												
Section 55.09	USE ?	REGULATIONS ?	MINIMUMS			MAXIMUMS				Required Parking Space		
			Required Review Process	Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)
					Front	Side	Rear					
												<p>Special Regulations (See also General Regulations)</p> <p><u>REGULATIONS CONTINUED FROM PREVIOUS PAGE</u></p> <p>3. Increases in lot coverage may be considered if:</p> <p>a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property, and/or</p> <p>b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.</p> <p>4. Parking shall be provided at a rate of one stall per living unit plus one per on-site employee, and modifications to decrease the parking requirement are prohibited. However, if parking is managed pursuant to Special Regulation 5, parking shall be provided at a rate of 0.5 per living unit plus one per on-site employee.</p> <p>5. The required parking shall be 0.5 per living unit where the parking is managed as follows and the property owner agrees to the following in a form approved by the City and recorded with King County:</p> <p>a. Rentals shall be managed such that the total demand for parking does not exceed the available supply of required private parking, if the demand for parking equals or exceeds the supply of required private parking, the property owner shall either restrict occupancy of living units or restrict leasing to only tenants who do not have cars.</p> <p>b. The property owner shall prepare a Transportation Management Plan (TMP) for review and approval by the City and recording with King County. At a minimum, the TMP shall include the following requirements:</p>

Section 55.09



USE ZONE CHART

REGULATIONS CONTINUED FROM PREVIOUS PAGE

- 1) Charge for on-site parking, unbundled from the rent, for tenants who have cars.
 - 2) Bus pass or equivalent alternative transportation mode subsidies for tenants who do not have cars.
 - 3) Lease provisions and monitoring requirements for the property owner to ensure that tenants are not parking off site to avoid parking charges.
 - 4) Adequate secured and sheltered bicycle parking to meet anticipated demand.
 - 5) Designation of a Transportation Coordinator to manage the TMP, provide commute information to all new tenants, and be a point of contact for the City.
 - 6) At the time the project attains 90 percent occupancy, the property owner shall provide an accurate and detailed report of initial resident parking demand and alternative commute travel. The report format shall be reviewed and approved by the City.
 - 7) Following the initial survey, the property owner shall submit a biennial survey of residents prepared and conducted by a licensed transportation engineer or other qualified professional documenting on-site and potential off-site parking utilization and alternative commute travel. The Planning Director may increase or decrease the frequency of the survey based on the documented success of the TMP.
 - 8) Acknowledgment by the property owner that it shall be a violation of this code for the actual parking demand for the project to exceed the available supply of required parking or to fail to comply with the provisions of the TMP or reporting requirements.
5. After one year of project occupancy, the Planning Official may allow a decrease in the required number of spaces if the number of spaces proposed is documented by an adequate and thorough parking demand and utilization study of the property. The study shall be prepared by a licensed transportation engineer or other qualified professional, and shall analyze the operational characteristics of the use which justify a parking reduction. The scope of the study shall be proposed by the transportation engineer and approved by the City Transportation Engineer. The study shall provide at least two days of data for morning, afternoon and evening hours, or as otherwise approved or required by the City Transportation Engineer.
6. All residential suites and all required parking within a project shall be under common ownership and management.
7. Development shall be designed, built and certified to achieve or exceed one or more of the following green building standards: Built Green 3 Star certified, LEED Gold certified, or Living Building Challenge certified.
8. Developments containing this use shall provide common living area available to all residential suite residents. Common living area shall consist of areas such as shared kitchens, dining areas, and community rooms. Areas such as bathrooms, laundries, utility rooms, storage, stairwells, mailrooms, and hallways shall not be counted as common living area. The minimum amount of common living area for each project shall be 250 square feet plus an additional 20 square feet per living unit.

USE ZONE CHART

Zone
TL 1B

Section 55.15

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

Section 55.15 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 YARD (See Ch. 115)		Height of Structure			
			Front	Side				
Residential Suites	D.R., Chapter 142 KZC	None	10'	0'	0'	C	See Spec. Reg. 5.	<p>1. Residential development must provide a minimum density of 50 dwelling units per gross acre.</p> <p>2. Twenty-foot yard required where properties abut NE 132nd Street.</p> <p>3. Building height is regulated as follows:</p> <p>a. Building height may exceed 30 feet above average building elevation, if:</p> <ol style="list-style-type: none"> 1) One of the following public improvements is provided: <ol style="list-style-type: none"> a) Dedication and improvement of new streets pursuant to General Regulation 4; or 2) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. <p>b. Building height may be increased up to 160 feet above average building elevation; provided, that:</p> <ol style="list-style-type: none"> 1) Development on the subject property complies with 6(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height. 4) Methods for mitigating any significant shadowing and lighting impacts of the increased building height on the residential areas to the north are proposed. 5) Taller elements of buildings would be stepped back from the perimeter of TL 1B boundaries, away from adjacent residential zones. 6) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. <p>4. Increases in lot coverage may be considered if:</p> <ol style="list-style-type: none"> a. Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or

Section 55.15	Zone TL 1B	USE	ZONE	CHART		<p><u>REGULATIONS CONTINUED FROM PREVIOUS PAGE</u></p> <p>b. <u>Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.</u></p> <p>5. <u>Parking shall be provided at a rate of one stall per living unit plus one per on-site employee, and modifications to decrease the parking requirement are prohibited. However, if parking is managed pursuant to Special Regulation 6, parking shall be provided at a rate of 0.5 per living unit plus one per on-site employee.</u></p> <p>6. <u>The required parking shall be 0.5 per living unit where the parking is managed as follows and the property owner agrees to the following in a form approved by the City and recorded with King County:</u></p> <p>a. <u>Rentals shall be managed such that the total demand for parking does not exceed the available supply of required private parking. If the demand for parking equals or exceeds the supply of required private parking, the property owner shall either restrict occupancy of living units or restrict leasing to only tenants who do not have cars.</u></p> <p>b. <u>The property owner shall prepare a Transportation Management Plan (TMP) for review and approval by the City and recording with King County. At a minimum, the TMP shall include the following requirements:</u></p> <ol style="list-style-type: none"> 1) <u>Charge for on-site parking, unbundled from the rent, for tenants who have cars.</u> 2) <u>Bus pass or equivalent alternative transportation mode subsidies for tenants who do not have cars.</u>

USE ZONE CHART

Zone
TL 1B

Section 55.15

<u>REGULATIONS CONTINUED FROM PREVIOUS PAGE</u>									
<p>3) <u>Lease provisions and monitoring requirements for the property owner to ensure that tenants are not parking off site to avoid parking charges.</u></p> <p>4) <u>Adequate secured and sheltered bicycle parking to meet anticipated demand.</u></p> <p>5) <u>Designation of a Transportation Coordinator to manage the TMP, provide commute information to all new tenants, and be a point of contact for the City.</u></p> <p>6) <u>At the time the project attains 90 percent occupancy, the property owner shall provide an accurate and detailed report of initial resident parking demand and alternative commute travel. The report format shall be reviewed and approved by the City.</u></p> <p>7) <u>Following the initial survey, the property owner shall submit a biennial survey of residents prepared and conducted by a licensed transportation engineer or other qualified professional documenting on-site and potential off-site parking utilization and alternative commute travel. The Planning Director may increase or decrease the frequency of the survey based on the documented success of the TMP.</u></p> <p>8) <u>Acknowledgement by the property owner that it shall be a violation of this code for the actual parking demand for the project to exceed the available supply of required parking or to fail to comply with the provisions of the TMP or reporting requirements.</u></p>									

Section 55.15	Zone TL 1B	USE ZONE CHART		<p><u>REGULATIONS CONTINUED FROM PREVIOUS PAGE</u></p> <p>c. After one year of project occupancy, the Planning Official may allow a decrease in the required number of spaces if the number of spaces proposed is documented by an adequate and thorough parking demand and utilization study of the property. The study shall be prepared by a licensed transportation engineer or other qualified professional, and shall analyze the operational characteristics of the use which justify a parking reduction. The scope of the study shall be proposed by the transportation engineer and approved by the City Transportation Engineer. The study shall provide at least two days of data for morning, afternoon and evening hours, or as otherwise approved or required by the City Transportation Engineer.</p> <p>7. All residential suites and all required parking within a project shall be under common ownership and management.</p> <p>8. Development shall be designed, built and certified to achieve or exceed one or more of the following green building standards: Built Green 5 Star certified, LEED Gold certified, or Living Building Challenge certified.</p> <p>9. Developments containing this use shall provide common living area available to all residential suite residents. Common living area shall consist of areas such as shared kitchens, dining areas, and community rooms. Areas such as bathrooms, laundries, utility rooms, storage, stairwells, mailrooms, and hallways shall not be counted as common living area. The minimum amount of common living area for each project shall be 250 square feet plus an additional 20 square feet per living unit.</p>

Section 55.21

USE ZONE CHART

Zone
TL 2

USE REGULATIONS		MINIMUMS					MAXIMUMS		DIRECTIONS: FIRST, read down to find use... THEN, across for 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)	Reqd. Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Front	Side	Rear						
Section 55.21	Residential Suites	D.R., Chapter 142 KZC	Less than 1.5 acres	0'	0'	0'	80%	30' above average building elevation	D	A	See Spec. Reg. 3.	<p>1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access.</p> <p>2. This use may not be located on the ground floor of a structure, except for lobbies, which shall not exceed 10 percent of the ground floor of the structure.</p> <p>3. Parking shall be provided at a rate of one stall per living unit plus one per on-site employee, and modifications to decrease the parking requirement are prohibited. However, if parking is managed pursuant to Special Regulation 4, parking shall be provided at a rate of 0.5 per living unit plus one per on-site employee.</p> <p>4. The required parking shall be 0.5 per living unit where the parking is managed as follows, and the property owner agrees to the following in a form approved by the City and recorded with King County:</p> <p>a. Rentals shall be managed such that the total demand for parking does not exceed the available supply of required private parking. If the demand for parking equals or exceeds the supply of required private parking, the property owner shall either restrict occupancy of living units or restrict leasing to only tenants who do not have cars.</p> <p>b. The property owner shall prepare a Transportation Management Plan (TMP) for review and approval by the City and recording with King County. At a minimum, the TMP shall include the following requirements:</p> <ol style="list-style-type: none"> 1) Charge for on-site parking, unbundled from the rent, for tenants who have cars. 2) Bus pass or equivalent alternative transportation mode subsidies for tenants who do not have cars 3) Lease provisions and monitoring requirements for the property owner to ensure that tenants are not parking off site to avoid parking charges. 4) Adequate secured and sheltered bicycle parking to meet anticipated demand. 5) Designation of a Transportation Coordinator to manage the TMP, provide commute information to all new tenants, and be a point of contact for the City. 6) At the time the project attains 90 percent occupancy, the property owner shall provide an accurate and detailed report of initial resident parking demand and alternative commute travel. The report shall be reviewed and approved by the City. 7) Following the initial survey, the property owner shall submit a biennial survey of residents prepared and conducted by a licensed transportation engineer or other qualified professional documenting on-site and potential off-site parking utilization and alternative commute travel. The Planning Director may increase or decrease the frequency of the survey based on the

									<p>documented success of the TMP.</p> <p>8) Acknowledgement by the property owner that it shall be a violation of this code for the actual parking demand for the project to exceed the available supply of required parking or to fail to comply with the provisions of the TMP or reporting requirements.</p> <p>c. After one year of project occupancy, the Planning Official may allow a decrease in the required number of spaces if the number of spaces proposed is documented by an adequate and thorough parking demand and utilization study of the property. The study shall be prepared by a licensed transportation engineer or other qualified professional, and shall analyze the operational characteristics of the use which justify a parking reduction. The scope of the study shall be proposed by the transportation engineer and approved by the City Transportation Engineer. The study shall provide at least two days of data for morning, afternoon and evening hours, or as otherwise approved or required by the City Transportation Engineer.</p> <p>5. All residential suites and all required parking within a project shall be under common ownership and management.</p> <p>6. Development shall be designed, built and certified to achieve or exceed one or more of the following green building standards: Built Green 5 Star certified, LEED Gold certified, or Living Building Challenge certified.</p> <p>7. Developments containing this use shall provide common living area available to all residential suite residents. Common living area shall consist of areas such as shared kitchens, dining areas, and community rooms. Areas such as bathrooms, laundries, utility rooms, storage, stairwells, mailrooms, and hallways shall not be counted as common living area. The minimum amount of common living area for each project shall be 250 square feet plus an additional 20 square feet per living unit.</p>
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Section 55.33



USE ZONE CHART

Section 55.33	USE	REGULATIONS		MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Reqd. Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		■	■	Lot Size	REQUIRED YARDS (See Ch. 115)			Height of Structure	S				
					Front	Side	Rear						
	Residential Suites See Spec. Reg. 1.	■	■	None	10'	0'	0'	80%	65' above average building elevation.	D	E	See Spec. Reg. 3.	<p>1. This use is permitted only in the TL 4A subarea.</p> <p>2. Development must include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation.</p> <p>3. Parking shall be provided at a rate of one stall per living unit plus one per on-site employee, and modifications to decrease the parking requirement are prohibited. However, if parking is managed pursuant to Special Regulation 4, parking shall be provided at a rate of 0.5 per living unit plus one per on-site employee.</p> <p>4. The required parking shall be 0.5 per living unit where the parking is managed as follows and the property owner agrees to the following in a form approved by the City and recorded with King County:</p> <p>a. Rentals shall be managed such that the total demand for parking does not exceed the available supply of required private parking. If the demand for parking equals or exceeds the supply of required private parking, the property owner shall either restrict occupancy of living units or restrict leasing to only tenants who do not have cars.</p> <p>b. The property owner shall prepare a Transportation Management Plan (TMP) for review and approval by the City and recording with King County. At a minimum, the TMP shall include the following requirements:</p> <ol style="list-style-type: none"> 1) Charge for on-site parking, unbundled from the rent, for tenants who have cars. 2) Bus pass or equivalent alternative transportation mode subsidies for tenants who do not have cars 3) Lease provisions and monitoring requirements for the property owner to ensure that tenants are not parking off site to avoid parking charges. 4) Adequate secured and sheltered bicycle parking to meet anticipated demand. 5) Designation of a Transportation Coordinator to manage the TMP, provide commute information to all new tenants, and be a point of contact for the City. 6) At the time the project attains 90 percent occupancy, the property owner shall provide an accurate and detailed report of initial resident parking demand and alternative commute travel. The report format shall be reviewed and approved by the City. 7) Following the initial survey, the property owner shall submit a biennial survey of residents prepared and

									<p>conducted by a licensed transportation engineer or other qualified professional documenting on-site and potential off-site parking utilization and alternative commute travel. The Planning Director may increase or decrease the frequency of the survey based on the documented success of the TMP.</p> <p>8) Acknowledgement by the property owner that it shall be a violation of this code for the actual parking demand for the project to exceed the available supply of required parking or to fail to comply with the provisions of the TMP or reporting requirements.</p> <p>c. After one year of project occupancy, the Planning Official may allow a decrease in the required number of spaces if the number of spaces proposed is documented by an adequate and thorough parking demand and utilization study of the property. The study shall be prepared by a licensed transportation engineer or other qualified professional, and shall analyze the operational characteristics of the use which justify a parking reduction. The scope of the study shall be proposed by the transportation engineer and approved by the City Transportation Engineer. The study shall provide at least two days of data for morning, afternoon and evening hours, or as otherwise approved or required by the City Transportation Engineer.</p> <p>5. All residential suites and all required parking within a project shall be under common ownership and management.</p> <p>6. Development shall be designed, built, and certified to achieve or exceed one or more of the following green building standards: Built Green 5 Star certified, LEED Gold certified, or Living Building Challenge certified.</p> <p>7. Developments containing this use shall provide common living area available to all residential suite residents. Common living area shall consist of areas such as shared kitchens, dining areas, and community rooms. Areas such as bathrooms, laundries, utility rooms, storage, stairwells, mailrooms, and hallways shall not be counted as common living area. The minimum amount of common living area for each project shall be 250 square feet plus an additional 20 square feet per living unit.</p>
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Section 55.39

Zone
TL 5

USE ZONE CHART

Section 55.39	USE	REGULATIONS		DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS							
		Required Review Process	Lot Size	MINIMUMS			MAXIMUM	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Reqd. Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Front	Side	Rear					
	Residential Suites See Spec. Reg. 1.	D.R. Chapter 142 KZC	None	10'	0'	0'	80%	35' above average building elevation.	A	See Spec. Reg. 2.	<p>1. Development must include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the parcel size of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation.</p> <p>2. Parking shall be provided at a rate of one stall per living unit plus one per on-site employee, and modifications to decrease the parking requirement are prohibited. However, if parking is managed pursuant to Special Regulation 3, parking shall be provided at a rate of 0.5 per living unit plus one per on-site employee.</p> <p>3. The required parking shall be 0.5 per living unit where the parking is managed as follows and the property owner agrees to the following in a form approved by the City and recorded with King County:</p> <p>a. Rentals shall be managed such that the total demand for parking does not exceed the available supply of required private parking. If the demand for parking equals or exceeds the supply of required private parking, the property owner shall either restrict occupancy of living units or restrict leasing to only tenants who do not have cars.</p> <p>b. The property owner shall prepare a Transportation Management Plan (TMP) for review and approval by the City and recording with King County. At a minimum, the TMP shall include the following requirements:</p> <ol style="list-style-type: none"> 1) Charge for on-site parking, unbundled from the rent, for tenants who have cars. 2) Bus pass or equivalent alternative transportation mode subsidies for tenants who do not have cars 3) Lease provisions and monitoring requirements for the property owner to ensure that tenants are not parking off site to avoid parking charges. 4) Adequate secured and sheltered bicycle parking to meet anticipated demand. 5) Designation of a Transportation Coordinator to manage the TMP, provide commute information to all new tenants, and be a point of contact for the City. 6) At the time the project attains 90 percent occupancy, the property owner shall provide an accurate and detailed report of initial resident parking demand and alternative commute travel. The report format shall be reviewed and approved by the City. 7) Following the initial survey, the property owner shall submit a biennial survey of residents prepared and

<p>conducted by a licensed transportation engineer or other qualified professional documenting on-site and potential off-site parking utilization and alternative commute travel. The Planning Director may increase or decrease the frequency of the survey based on the documented success of the TMP.</p>	<p>8) Acknowledgement by the property owner that it shall be a violation of this code for the actual parking demand for the project to exceed the available supply of required parking or to fail to comply with the provisions of the TMP or reporting requirements.</p>	<p>c. After one year of project occupancy, the Planning Official may allow a decrease in the required number of spaces if the number of spaces proposed is documented by an adequate and thorough parking demand and utilization study of the property. The study shall be prepared by a licensed transportation engineer or other qualified professional, and shall analyze the operational characteristics of the use which justify a parking reduction. The scope of the study shall be proposed by the transportation engineer and approved by the City Transportation Engineer. The study shall provide at least two days of data for morning, afternoon and evening hours, or as otherwise approved or required by the City Transportation Engineer.</p>	<p>4. All residential suites and all required parking within a project shall be under common ownership and management.</p>	<p>5. Development shall be designed, built and certified to achieve or exceed one or more of the following green building standards: Built Green 5 Star certified, LEED Gold certified, or Living Building Challenge certified.</p>	<p>6. Developments containing this use shall provide common living area available to all residential suite residents. Common living area shall consist of areas such as shared kitchens, dining areas, and community rooms. Areas such as bathrooms, laundries, utility rooms, storage, stairwells, mailrooms, and hallways shall not be counted as common living area. The minimum amount of common living area for each project shall be 250 square feet plus an additional 20 square feet per living unit.</p>																																																																																																																																								
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Section 55.45

USE ZONE CHART

Zone
TL 6A,
6B

USE REGULATIONS		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Reqd. Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Height of Structure				
Section 55.45	Residential Suites See Spec. Reg. 1.	D.R., Chapter 142 KZC	None	Front	Side	Rear	Lot Coverage	A	A	See Spec. Reg. 2.	
			10'	0'	0'	0'	80%	D			<p>1. Development must include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation.</p> <p>2. Parking shall be provided at a rate of one stall per living unit plus one per on-site employee, and modifications to decrease the parking requirement are prohibited. However, if parking is managed pursuant to Special Regulation 3, parking shall be provided at a rate of 0.5 per living unit plus one per on-site employee.</p> <p>3. The required parking shall be 0.5 per living unit where the parking is managed as follows and the property owner agrees to the following in a form approved by the City and recorded with King County.</p> <p>a. Rentals shall be managed such that the total demand for parking does not exceed the available supply of required private parking. If the demand for parking equals or exceeds the supply of required private parking, the property owner shall either restrict occupancy of living units or restrict leasing to only tenants who do not have cars.</p> <p>b. The property owner shall prepare a Transportation Management Plan (TMP) for review and approval by the City and recording with King County. At a minimum, the TMP shall include the following requirements:</p> <ol style="list-style-type: none"> 1) Charge for on-site parking, unbundled from the rent, for tenants who have cars. 2) Bus pass or equivalent alternative transportation mode subsidies for tenants who do not have cars. 3) Lease provisions and monitoring requirements for the property owner to ensure that tenants are not parking off site to avoid parking charges. 4) Adequate secured and sheltered bicycle parking to meet anticipated demand. 5) Designation of a Transportation Coordinator to manage the TMP, provide commute information to all new tenants, and be a point of contact for the City. 6) At the time the project attains 90 percent occupancy, the property owner shall provide an accurate and detailed report of initial resident parking demand and alternative commute travel. The report format shall be reviewed and approved by the City. 7) Following the initial survey, the property owner shall submit a biennial survey of residents prepared and conducted by a licensed transportation engineer or other qualified professional documenting on-site and potential off-site parking utilization and alternative

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

										<p>commute travel. The Planning Director may increase or decrease the frequency of the survey based on the documented success of the TMP.</p> <p>8) Acknowledgement by the property owner that it shall be a violation of this code for the actual parking demand for the project to exceed the available supply of required parking, or to fail to comply with the provisions of the TMP or reporting requirements.</p> <p>c. After one year of project occupancy, the Planning Official may allow a decrease in the required number of spaces if the number of spaces proposed is documented by an adequate and thorough parking demand and utilization study of the property. The study shall be prepared by a licensed transportation engineer or other qualified professional, and shall analyze the operational characteristics of the use which justify a parking reduction. The scope of the study shall be proposed by the transportation engineer and approved by the City Transportation Engineer. The study shall provide at least two days of data for morning, afternoon and evening hours, or as otherwise approved or required by the City Transportation Engineer.</p> <p>4. All residential suites and all required parking within a project shall be under common ownership and management.</p> <p>5. Development shall be designed, built and certified to achieve or exceed one or more of the following green building standards: Built Green 5 Star certified, LEED Gold certified, or Living Building Challenge certified.</p> <p>6. Developments containing this use shall provide common living area available to all residential suite residents. Common living area shall consist of areas such as shared kitchens, dining areas, and community rooms. Areas such as bathrooms, laundries, utility rooms, storage, stairwells, mailrooms, and hallways shall not be counted as common living area. The minimum amount of common living area for each project shall be 250 square feet plus an additional 20 square feet per living unit.</p>
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Section 55.51



USE ZONE CHART

USE REGULATIONS		DIRECTIONS: FIRST, read down to find use... THEN, across for 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)	Reqd. Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		Front	Side	Rear								
Section 55.51	Residential Suites See Spec. Reg. 1.	D.R. Chapter 142 KZC. See Gen. Reg. 3.	1.5 acres	10'	0'	0'	80%	80' above average building elevation.	See Spec. Reg. 5.	C	See Spec. Reg. 7.	

REGULATIONS CONTINUED FROM PREVIOUS PAGE.

property owner to ensure that tenants are not parking off site to avoid parking charges.

- 4) Adequate secured and sheltered bicycle parking to meet anticipated demand.
- 5) Designation of a Transportation Coordinator to manage the TMP, provide commute information to all new tenants, and be a point of contact for the City.
- 6) At the time the project attains 90 percent occupancy, the property owner shall provide an accurate and detailed report of initial resident parking demand and alternative commute travel. The report format shall be reviewed and approved by the City.
- 7) Following the initial survey, the property owner shall submit a biennial survey of residents prepared and conducted by a licensed transportation engineer or other qualified professional documenting on-site and potential off-site parking utilization and alternative commute travel. The Planning Director may increase or decrease the frequency of the survey based on the documented success of the TMP.
- 8) Acknowledgement by the property owner that it shall be a violation of this code for the actual parking demand for the project to exceed the available supply of required parking or to fail to comply with the provisions of the TMP or reporting requirements.

c. After one year of project occupancy, the Planning Official may allow a decrease in the required number of spaces if the number of spaces proposed is documented by an adequate and thorough parking demand and utilization study of the property. The study shall be prepared by a licensed transportation engineer or other qualified professional, and shall analyze the operational characteristics of the use which justify a parking reduction. The scope of the study shall be proposed by the transportation engineer and approved by the City Transportation Engineer. The study shall provide at least two days of data for morning, afternoon and evening hours, or as otherwise approved or required by the City Transportation Engineer.

9. All residential suites and all required parking within a project shall be under common ownership and management.
10. Development shall be designed, built and certified to achieve or exceed one or more of the following green building standards: Built Green 5 Star certified, LEED Gold certified, or Living Building Challenge certified.
11. Developments containing this use shall provide common living area available to all residential suite residents. Common living area shall consist of areas such as shared kitchens, dining areas, and community rooms. Areas such as bathrooms, laundries, utility rooms, storage, stairwells, mailrooms, and hallways shall not be counted as common living area. The minimum amount of common living area for each project shall be 250 square feet plus an additional 20 square feet per living unit.

Section 55.57

Zone TL 8

USE ZONE CHART

USE REGULATIONS		MINIMUMS					MAXIMUM		DIRECTIONS: FIRST, read down to find use... THEN, across for 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)	Reqd. Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Front	Side	Rear						
Section 55.57	Residential Suites See Gen. Reg. 2.	None	10'	5' each side. See Spec. Reg. 1.	10' See spec. Reg. 2.	70%	80' above average building elevation.	D	A	See Spec. Reg. 3.	<p>1. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot, if one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet.</p> <p>2. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot. 1. Development must include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation.</p> <p>3. Parking shall be provided at a rate of one stall per living unit plus one per on-site employee, and modifications to decrease the parking requirement are prohibited. However, if parking is managed pursuant to Special Regulation 4, parking shall be provided at a rate of 0.5 per living unit plus one per on-site employee.</p> <p>4. The required parking shall be 0.5 per living unit where the parking is managed as follows and the property owner agrees to the following in a form approved by the City and recorded with King County:</p> <p>a. Rentals shall be managed such that the total demand for parking does not exceed the available supply of required private parking. If the demand for parking equals or exceeds the supply of required private parking, the property owner shall either restrict occupancy of living units or restrict leasing to only tenants who do not have cars.</p> <p>b. The property owner shall prepare a Transportation Management Plan (TMP) for review and approval by the City, and recording with King County. At a minimum, the TMP shall include the following requirements:</p> <ol style="list-style-type: none"> 1) Charge for on-site parking, unbundled from the rent, for tenants who have cars. 2) Bus pass or equivalent alternative transportation mode subsidies for tenants who do not have cars 3) Lease provisions and monitoring requirements for the property owner to ensure that tenants are not parking off site to avoid parking charges. 4) Adequate secured and sheltered bicycle parking to meet anticipated demand. 5) Designation of a Transportation Coordinator to manage the TMP, provide commute information to all new tenants, and be a point of contact for the City. 6) At the time the project attains 90 percent occupancy, the property owner shall provide an accurate and detailed report of initial resident parking demand and alternative commute travel. The report format shall be 	

										<p><u>7) Following the initial survey, the property owner shall submit a biennial survey of residents prepared and conducted by a licensed transportation engineer or other qualified professional documenting on-site and potential off-site parking utilization and alternative commute travel. The Planning Director may increase or decrease the frequency of the survey based on the documented success of the TMP.</u></p> <p><u>8) Acknowledgement by the property owner that it shall be a violation of this code for the actual parking demand for the project to exceed the available supply of required parking or to fail to comply with the provisions of the TMP or reporting requirements.</u></p> <p><u>c. After one year of project occupancy, the Planning Official may allow a decrease in the required number of spaces if the number of spaces proposed is documented by an adequate and thorough parking demand and utilization study of the property. The study shall be prepared by a licensed transportation engineer or other qualified professional, and shall analyze the operational characteristics of the use which justify a parking reduction. The scope of the study shall be proposed by the transportation engineer and approved by the City Transportation Engineer. The study shall provide at least two days of data for morning, afternoon and evening hours, or as otherwise approved or required by the City Transportation Engineer.</u></p> <p><u>5. All residential suites and all required parking within a project shall be under common ownership and management.</u></p> <p><u>6. Development shall be designed, built and certified to achieve or exceed one or more of the following green building standards: Built Green 5 Star certified, LEED Gold certified, or Living Building Challenge certified.</u></p> <p><u>7. Developments containing this use shall provide common living area available to all residential suite residents. Common living area shall consist of areas such as shared kitchens, dining areas, and community rooms. Areas such as bathrooms, laundries, utility rooms, storage, stairwells, mailrooms, and hallways shall not be counted as common living area. The minimum amount of common living area for each project shall be 250 square feet plus an additional 20 square feet per living unit.</u></p>
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55.65 User Guide. The charts in KZC 55.69 contain the basic zoning regulations that apply in the TL 10A zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 55.67



Section 55.67 – GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.
2. For structures located within 30 feet of a parcel in a low density zone (or a low density use in PLA 17), KZC 115.136 establishes additional limitations on structure size.
3. Vehicular access to NE 124th Street should be limited and consolidated where possible. Properties with frontage on 113th Avenue NE must be accessed via 113th Avenue NE rather than NE 124th Street.
4. Development must retain and maintain the existing hill form and vegetation along the eastern boundary of the zone, north of 115th Avenue NE.
5. ~~Any development activities requiring Design Review approval pursuant to KZC 142.15 shall be reviewed administratively (ADR), pursuant to KZC 142.25. Where gross floor area of an existing building is expanded by less than 10 percent, no design review is required.~~
56. A 50-foot-wide sight-obscuring landscaped buffer must be provided adjacent to any residential zone, except the TL 11 zone to the west.
67. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.
78. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.

USE ZONE CHART

Zone
TL 10A

Section 55.69

Section 55.69		DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS									
		MINIMUMS			MAXIMUMS			Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)		
USE REGULATIONS	Required Review Process	Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure			Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)
			Front	Side	Rear						
.010	Wholesale trade, printing or publishing, electrical equipment, Manufacturing of scientific or photographic equipment, Packaging of prepared materials, Manufacturing of textile or leather products from pre-prepared material, Manufacturing of paper products from pre-prepared material, or manufacturing of plastic products from pre-prepared material	None	10'	5' but 2 side yards must equal at least 15'	10'	80%	See Spec. Reg. 3.	C	C	1 per each 1,000 sq. ft. of gross floor area.	<ol style="list-style-type: none"> Outdoor storage is prohibited. The discharge of any substance that creates any impact detrimental to the environment or adjacent residents is not permitted. Maximum building height for this use is as follows: <ol style="list-style-type: none"> If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. Elsewhere in this zone, 55 feet above average building elevation. Ancillary warehouse space associated with a listed permitted use is allowed.

Section 55.69

Zone
TL 10A

USE ZONE CHART

USE REGULATIONS		MINIMUMS				MAXIMUMS			Special Regulations (See also General Regulations)			
		Required Review Process	Lot Size	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)		Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	
Section 55.69	Office Use High Technology	None	10'	5' but 2 side yards must equal at least 15'	10'				80%			See Spec. Reg. 2.
.020	Office Use High Technology	D.R., Chapter 142 KZC, See Gen-Reg-5:	None	10'	5' but 2 side yards must equal at least 15'	10'	80%	See Spec. Reg. 2.	C See Spec. Reg. 3.	D	If manufacturing, then 1 per each 1,000 sq. ft. of gross floor area. If office, then 1 per each 300 sq. ft. of gross floor area. If a medical, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, see KZC 105.25.	1. 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. 2. Maximum building height for this use is as follows: a. If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. b. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. c. Elsewhere in this zone, 55 feet above average building elevation. 3. Outdoor storage is prohibited. 4. The following regulations apply only to veterinary offices: a. If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A. b. Outdoor runs and other outdoor facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.
.030	Restaurant or Tavern See Spec. Reg. 1.			0'	0'	0'		55' above average building elevation.	C	E	1 per 100 sq. ft. of gross floor area.	1. Where this use is located on a parcel without frontage on NE 124th Street: a. Gross floor area for the use may not exceed 4,000 square feet. b. Drive-in and drive-through facilities are not permitted. 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 TL 10A

Section 55.69

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS												
Section 55.69	USE REGULATIONS	Required Review Process	MINIMUMS			MAXIMUMS				Special Regulations (See also General Regulations)		
			Lot Size	Front	Side	Rear	Lot Coverage	Height of Structure	Landscaping Category (See Ch. 95)		Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)
.040	Any Retail Establishment other than those specifically listed in this zone, selling goods, or providing services including banking and related financial services. See Spec. Regs. 1 and 2.	D.R., Chapter 142 KZC. See Gen-Reg-5.	None	10'	0'	0'	80%	55' above average building elevation.	C	E	1 per each 300 sq. ft. of gross floor area.	1. This use is only allowed on parcels with frontage on NE 124th Street. 2. The following uses and activities are prohibited: a. The sale, service, and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers are not permitted; provided, that motorcycle sales, service, or rental is permitted if conducted indoors. b. Retail establishments providing storage services unless accessory to another permitted use. c. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses. d. Outdoor storage of bulk commodities unless the square footage of the storage area is less than 10 percent of the retail structure. 3. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are subordinate to and 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.
.050	Hotel or Motel										1 per each room. See also Spec. Reg. 3.	1. This use is only allowed on parcels with frontage on NE 124th Street. 2. May include ancillary meeting and convention facilities. 3. 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.
.060	Convalescent Center or Nursing Home							See Spec. Reg. 2.	A		1 per bed.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 2. Maximum building height for this use is as follows: a. if adjoining a residential zone other than TL 11, then 25 feet above average building elevation. b. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. c. Elsewhere in this zone, 55 feet above average building elevation.

Section 55.69

Zone
TL 10A

USE ZONE CHART

USE REGULATIONS		MINIMUMS				MAXIMUMS			Special Regulations (See also General Regulations)			
		Required Review Process	Lot Size	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure	Landscaping Category (See Ch. 95)		Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	
Section 55.69	?			Front	Side	Rear						
.070	School, Day-Care Center, Mini-School or Mini-Day-Care Center	D.R., Chapter 142 KZC, See Gen-Reg-5.	None	10'	0'	0'	80%	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 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 any nearby residential uses. May include accessory living facilities for staff persons. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. Maximum building height for this use is as follows: <ol style="list-style-type: none"> If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. Elsewhere in this zone, 55 feet above average building elevation.
.080	Church			5' but 2 side yards must equal at least 15'.		10'		See Spec. Reg. 2.	C		1 for every 4 people based on maximum occupancy/load of any area of worship. See Spec. Reg. 1.	<ol style="list-style-type: none"> No parking is required for day-care or school ancillary to the use. Maximum building height for this use is as follows: <ol style="list-style-type: none"> If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. Elsewhere in this zone, 55 feet above average building elevation.
.090	Public Utility							See Spec. Reg. 3.	A		See KZC 105.25.	<ol style="list-style-type: none"> Outdoor uses are not permitted. Landscaping 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. Maximum building height for this use is as follows: <ol style="list-style-type: none"> If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. Elsewhere in this zone, 55 feet above average building elevation.
.100	Government Facility or Community Facility							See Spec. Reg. 3.	C		See KZC 105.25.	<ol style="list-style-type: none"> Outdoor uses are not permitted. Landscaping 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. Maximum building height for this use is as follows: <ol style="list-style-type: none"> If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. Elsewhere in this zone, 55 feet above average building elevation.

55.71 User Guide. The charts in KZC 55.75 contain the basic zoning regulations that apply in the TL 10B zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 55.73



Section 55.73 – GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.
2. For structures located within 30 feet of a parcel in a low density zone (or a low density use in PLA 17), KZC 115.136 establishes additional limitations on structure size.
3. New development on properties across which the planned extension of 118th Avenue NE to NE 116th Street is located, as shown on Plate 34C, Chapter 180 KZC, shall contribute to the creation of the street as follows:
 - a. With all new development, the portions of this street crossing the subject property shall be dedicated as public right-of-way consistent with Plate 34C; and
 - b. The street shall be improved as determined by the Public Works Director.
 Minor deviations in the location and width of the street may be approved by the Public Works Director if the deviations will not negatively affect the functioning of the street.
4. Vehicular access to NE 116th is permitted only via 118th Avenue NE, or if the subject property does not have access to 118th Avenue NE. (Does not apply to Public Park use.)
- ~~5. Any development activities requiring Design Review approval pursuant to KZC 142.15 shall be reviewed administratively (ADR), pursuant to KZC 142.25. Where gross floor area of an existing building is expanded by less than 10 percent, no Design Review is required.~~
- ~~56.~~ Development must be designed to retain the existing hill along NE 116th Street and retain, at a minimum, 25 percent of the viable significant trees. The City may require greater than 25 percent depending on the location and clustering of trees. (Does not apply to Public Park use.)
- ~~67.~~ Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.
- ~~78.~~ Development adjoining the Cross Kirkland Corridor or Eastside Rail Corridor shall comply with the standards of KZC 115.24.

USE ZONE CHART

Section 55.75

Zone
TL 10B

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS												
Section 55.75	USE ?	REGULATIONS ?	Required Review Process	MINIMUMS			MAXIMUMS			Special Regulations (See also General Regulations)		
				Lot Size	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure	Landscaping Category (See Ch. 95)		Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)
				Front	Side	Rear						
.010	Attached or Stacked Dwelling Units See Spec. Reg. 1.	REGULATIONS ?	D.R., Chapter 142 KZC. See Gen-Reg-5.	10'	5' but 2 side yards must equal at least 15'. See Spec. Reg. 4.	10' See Spec. Reg. 5.	70%	65' above average building elevation.	D	A	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	1. This use is permitted only on parcels located west of the 118th Avenue NE right-of-way alignment (see Housing Incentive Area 5, Plate 37, Chapter 180 KZC). 2. At least 10 percent of the units provided 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. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 4. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet. 5. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.

Section 55.75

Zone
TL 10B

USE ZONE CHART

USE REGULATIONS		MINIMUMS			MAXIMUMS		Special Regulations (See also General Regulations)				
		Required Review Process	Lot Size	REQUIRED YARD (See Ch. 115)		Height of Structure		Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	
Section 55.75	?			Front	Side	Rear					
.020	Manufacturing See Spec. Reg. 1.	D.R., Chapter 142 KZC, See Gen- Reg-5.	None	20'	0'	0'	35' above average building elevation.	A	C	1 per each 1,000 sq. ft. of gross floor area.	1. The following manufacturing uses are permitted: a. Food, drugs, stone, clay, glass, china, ceramic products, electrical equipment, scientific or photographic equipment; b. Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities; c. Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations; d. Packaging of prepared materials; e. Textile, leather, wood, paper and plastic products from pre-prepared material; and f. Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes. 2. Outdoor fabrication is not permitted. Outdoor storage must be located as far as possible from the adjoining residential zones and the freeway. 3. May include as part of this use accessory retail sales, office or service occupying not more than 20 percent (50 percent for manufacturing uses on properties located within 150 feet of the Cross Kirkland Corridor) of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 4. The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20 percent of the existing gross floor area of the building. 5. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space. 6. Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage. 7. Breweries, wineries and distilleries may include tasting rooms, accessory retail sales, or office utilizing not more than 20 percent of the gross floor area (no limit for properties located within 150 feet of the Cross Kirkland Corridor).
.025	Breweries, Wineries, and Distilleries									1 per each 1,000 sq. ft. of gross floor area. Tasting rooms 1 per each 100 sq. ft. of gross floor area.	
.030	Warehouse Storage Services									1 per each 1,000 sq. ft. of gross floor area.	

USE ZONE CHART

Zone TL 10B

Section 55.75

USE REGULATIONS		MINIMUMS			MAXIMUMS		Sign Category (See Ch. 95)	Landscape Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		Lot Size	Front	Side	Rear	Lot Coverage				
Section 55.75	.040 Wholesale Trade	None	20'	0'	0'	35' above average building elevation.	A	1 per each 1,000 sq. ft. of gross floor area.	<ol style="list-style-type: none"> Outdoor fabrication is not permitted. Outdoor storage must be located as far as possible from the adjoining residential zones and the freeway. May include as part of this use, accessory retail sales, office or service occupying not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20 percent of the existing gross floor area of the building. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space. Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage. 	
	.050 Industrial Laundry Facility									
	.060 Printing or Publishing									
	.070 Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control									
.080 Office Use	None	20'	0'	0'	55' above average building elevation.	C	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.	<ol style="list-style-type: none"> The following regulations apply only to veterinary offices: <ol style="list-style-type: none"> Outdoor runs or other outdoor facilities for the animals must comply with Landscape Category A. Outside runs and other outside facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations. 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. 		
.085 Restaurant or Tavern (see Spec. Regs. 1 and 2).									E	1 per each 100 sq. ft. of gross floor area.

Section 55.75

Zone
TL 10B

USE ZONE CHART

USE REGULATIONS		MINIMUMS			MAXIMUMS		Landscaping 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 YARD (See Ch. 115)		Height of Structure				
Section 55.75	.090 High Technology	D.R., Chapter 142 KZC. See Gen-Reg-5.	None	Front	Side	Rear	C	D	If manufacturing, then 1 per each 1,000 sq. ft. of gross floor area. If office, then 1 per 300 sq. ft. of gross floor area. Otherwise, see KZC 105.25.	1. 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. 2. Refer to KZC 115.105 for provisions regarding outside use, activity and storage. 3. Any outdoor storage area shall be buffered according to Landscape Category A.
	.095 Vehicle or Boat Repair, Services, Washing or Rental See Spec. Reg. 1.							E	See KZC 105.25.	1. This use is permitted on parcels abutting NE 118th Street, east of 118th Avenue NE. 2. Outdoor vehicle or boat parking or storage areas 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. 3. 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.
	.100 Mini-Day-Care See Spec. Reg. 5.						D	B		1. A six-foot-high fence is required along the property lines adjacent to the outside play area. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. 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. 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. This use is permitted if accessory to a primary use, and: a. it will not exceed 20 percent of the gross floor area of the building; and b. The use is integrated into the design of the building.

USE ZONE CHART

Zone TL 10B

Section 55.75

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS													
Section 55.75	USE REGULATIONS	Required Review Process	MINIMUMS			MAXIMUMS			Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)			
			Lot Size	Front	Side	Rear	Lot Coverage	Height of Structure			Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	
.110	Church	D.R., Chapter 142 KZC. See Gen-Reg-5.	None	10'	0'	0'	0'	70%	55' above average building elevation.	C	B	1 for 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.
.120	A Retail Establishment providing storage services See Spec. Reg. 3.									A	E	See KZC 105.25.	1. May include accessory living facilities for staff persons. 2. Outdoor storage must be located as far as possible from the adjoining residential zones and the freeway. 3. This use is not permitted on properties: a. West of the 118th Avenue NE right-of-way alignment and its future extension to NE 116th Street. b. Within 150 feet of the Cross Kirkland Corridor/Eastside Rail Corridor.
.130	Public Utility										B		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 or Community Facility									C			
.150	Public Park	Development standards will be determined on a case-by-case basis. See KZC 45.50 for required review proposals.											
.160	School or Day-Care Center	D.R., Chapter 142 KZC. See Gen-Reg-5.	None	10'	0'	0'	0'	70%	55' above average building elevation.	C	B	See KZC 105.25.	1. A six-foot-high fence along the side and rear property lines is required only along the property lines adjacent to the outside play areas. 2. Hours of operation and maximum number of attendees at one time 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 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. 4. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 5. Electrical signs shall not be permitted. 6. May include accessory living facilities for staff persons.

Section 55.75

Zone
TL 10B

USE ZONE CHART

Section 55.75		MINIMUMS		MAXIMUMS		Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		Required Review Process	Lot Size	REQUIRED YARD (See Ch. 115)	Height of Structure		
USE	REGULATIONS			Front	Side	Rear	
.170	Entertainment, Cultural and/or Recreational Facility	D.R., Chapter 142 KZC. See Gen-Reg-5.	None	10'	0'	0'	1. The use shall be conducted within a wholly enclosed building, unless the parcel abuts the Cross Kirkland Corridor (CKC). Outdoor activities may be located only between the CKC and the building. 2. The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20 percent of the existing gross floor area of the building. 3. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space. 4. 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.

55.77 User Guide. The charts in KZC 55.81 contain the basic zoning regulations that apply in the TL 10C zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 55.79



Section 55.79 – GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provision of this code may apply to the subject property.
2. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.
3. When a permitted use is included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.
4. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 152 KZC for requirements.
5. ~~The review process for development in this zone is as follows:
 - a. ~~Where property does not abut a public right-of-way, including the Cross-Kirkland Corridor, any structures up to 30 feet in height which require Design Review approval pursuant to KZC 142.15 shall be reviewed administratively (ADR), pursuant to KZC 142.25. Where gross floor area of an existing building is expanded by less than 10 percent, no design review is required.~~
 - b. ~~Otherwise, as set forth in Chapter 142 KZC.~~~~

USE ZONE CHART

Zone
TL 10C

Section 55.81

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 YARD (See Ch. 115)		Lot Coverage	Height of Structure			
Section 55.81	USE ?	REGULATIONS ?	None	10'	5' but 2 side yards must equal at least 15'. See Spec. Reg. 5.	10' See Spec. Reg. 6.	80%	D	A	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.
.010	Attached or Stacked Dwelling Units See Spec. Reg. 1.	D.R., Chapter 142 KZC. See Gen- Reg-5.	None	10'	5' but 2 side yards must equal at least 15'. See Spec. Reg. 5.	10' See Spec. Reg. 6.	80%	D <td>A</td> <td>1. This use is permitted only in Housing Incentive Area 4 (see Plate 37, Chapter 180 KZC). 2. At least 10 percent of the units provided 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. 3. No portion of a structure may exceed the following heights above the elevation of NE 116th Street, as measured at the midpoint of the frontage of the subject property on NE 116th Street: a. Within 20 feet of NE 116th Street, 35 feet. b. Within 30 feet of NE 116th Street, 45 feet. c. Within 40 feet of NE 116th Street, 65 feet. 4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 5. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet. 6. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.</td>	A	1. This use is permitted only in Housing Incentive Area 4 (see Plate 37, Chapter 180 KZC). 2. At least 10 percent of the units provided 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. 3. No portion of a structure may exceed the following heights above the elevation of NE 116th Street, as measured at the midpoint of the frontage of the subject property on NE 116th Street: a. Within 20 feet of NE 116th Street, 35 feet. b. Within 30 feet of NE 116th Street, 45 feet. c. Within 40 feet of NE 116th Street, 65 feet. 4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 5. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet. 6. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.

Section 55.81

Zone
TL 10C

USE ZONE CHART

Section 55.81		USE REGULATIONS		MINIMUMS		MAXIMUMS				Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Required Review Process	Lot Size	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure			Landscaping Category (See Ch. 95)
				Front	Side	Rear						
.020	Warehouse Storage Service	D.R., Chapter 142 KZC. See Gen-Reg-5.	None	20'	5' but 2 side yards must equal at least 15'	10'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, up to 35' above average building elevation.	D	C	1 per each 1,000 sq. ft. of gross floor area.	1. May include, as part of this use, accessory retail sales, office or service occupying no more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 2. Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage.
.030	Wholesale Trade Facility											
.040	Industrial Laundry											
.050	Wholesale Printing or Publishing											
.060	Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control					0'		Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.	B	E		1. May include, as part of this use, accessory retail sales, office or service occupying no more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 2. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A. 3. Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage.

USE ZONE CHART

Zone TL 10C

Section 55.81

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

Section 55.81	USE REGULATIONS	MINIMUMS			MAXIMUMS			Special Regulations (See also General Regulations)				
		Required Review Process	Lot Size	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure					
				Front	Side				Rear			
.070	A Retail Establishment providing banking and related financial services	D.R., Chapter 142 KZC. See Gen-Reg-5.	None	10'	0'	0'	80%	Same as primary use.	C	E	1 per each 300 sq. ft. of gross floor area.	1. This use is permitted if accessory to a primary use, and: <ol style="list-style-type: none"> it will not exceed 20 percent of the gross floor area of the building; it will not be located in a separate structure from the primary use; it will not exceed 50 percent of the ground floor area of the building. The use is integrated into the design of the building; and There is no vehicle drive-in or drive-through.
.080	Office Use							Where adjoining a low density zone, then 30' above average building elevation. Otherwise, 45' above average building elevation. See also Spec. Reg. 2.	C See also Spec. Reg. 1(a).	D	If 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 only to veterinary offices: <ol style="list-style-type: none"> If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A. Outside runs and other outside facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations. 2. No portion of a structure may exceed the following heights above the elevation of NE 116th Street, as measured at the midpoint of the frontage of the subject property on NE 116th Street: <ol style="list-style-type: none"> Within 20 feet of NE 116th Street, 35 feet. Within 30 feet of NE 116th Street, 45 feet. Within 40 feet of NE 116th Street, 55 feet.
.090	High Technology								A		If manufacturing, then 1 per each 1,000 sq. ft. of gross floor area. If office, then 1 per 300 sq. ft. of gross floor area. Otherwise, see KZC 105.25.	1. 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. 2. No portion of a structure may exceed the following heights above the elevation of NE 116th Street, as measured at the midpoint of the frontage of the subject property on NE 116th Street: <ol style="list-style-type: none"> Within 20 feet of NE 116th Street, 35 feet. Within 30 feet of NE 116th Street, 45 feet. Within 40 feet of NE 116th Street, 55 feet. 3. May include, as part of this use, accessory retail sales or service occupying not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 4. Refer to KZC 115.105 for provisions regarding outside use, activity and storage.

Section 55.81

Zone
TL 10C

USE ZONE CHART

USE REGULATIONS		MINIMUMS			MAXIMUMS			Special Regulations (See also General Regulations)				
		Required Review Process	Lot Size	REQUIRED YARD (See Ch. 115)	Lot Coverage	Height of Structure	Landscaping Category (See Ch. 95)		Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)		
Section 55.81	?			Front	Side	Rear						
.100	School, Day-Care Center, Mini-School or Mini-Day-Care Center See Spec. Reg. 1.	D.R., Chapter 142 KZC. See Gen-Reg-5.	None	10'	0'	0'	80%	Same as primary use.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> This use is permitted if accessory to a primary use, and: <ol style="list-style-type: none"> It will not exceed 20 percent of the gross floor area of the building; The use is integrated into the design of the building. A six-foot-high fence is required along the property lines adjacent to the outside play areas. Hours of operation may be limited to reduce impacts on nearby residential uses. An on-site passenger loading area may 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 any nearby residential uses. May include accessory living facilities for staff persons.
.110	Public Utility							Where adjoining a low density zone, then 30' above average building elevation. Otherwise, 45' above average building elevation. See also Spec. Reg. 2.	C			<ol style="list-style-type: none"> Landscaping 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. No portion of a structure may exceed the following heights above the elevation of NE 116th Street, as measured at the midpoint of the frontage of the subject property on NE 116th Street: <ol style="list-style-type: none"> Within 20 feet of NE 116th Street, 35 feet. Within 30 feet of NE 116th Street, 45 feet. Within 40 feet of NE 116th Street, 55 feet.
.120	Government Facility Community Facility											
.130	Vehicle or Boat Sales, Repair, Services, Washing or Rental See Spec. Reg. 1.								A	E		<ol style="list-style-type: none"> Vehicle or boat sales or rental uses are only permitted if the property abuts NE 116th Street. Outdoor vehicle or boat parking or storage areas 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.
.140	Restaurant or Tavern See Spec. Reg. 1.							Same as primary use.	C		1 per each 100 sq. ft. of gross floor area.	<ol style="list-style-type: none"> This use is permitted if accessory to a primary use, and: <ol style="list-style-type: none"> It will not exceed 20 percent of the gross floor area of the building; It is not located in a separate structure from the primary use; The use is integrated into the design of the building; There is no vehicle drive-in or drive-through.
.150	Public Park											Development standards will be determined on a case-by-case basis. See KZC 45.50 for required review process.

USE ZONE CHART

Zone
TL 10C

Section 55.81

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

Section 55.81	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 YARD (See Ch. 115)		Lot Coverage	Height of Structure				Landscape Category (See Ch. 95)	
				Front	Side							Rear
.160	Entertainment, Cultural and/or Recreational Facility	D.R., Chapter 142 KZC. See Gen- Reg-5.	None	20'	0'	0'	80%	Where adjoining a low density zone, 30' above average build- ing elevation. Other- wise, 35' above average building ele- vation.	A	E	See KZC 105.25.	<ol style="list-style-type: none"> The use shall be conducted within a wholly enclosed building, unless the parcel abuts the Cross Kirkland Corridor (CKC), Outdoor activities may be located only between the CKC and the building. The structure containing the use shall have been in existence on June 1, 2004, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space.

55.83 User Guide. The charts in KZC 55.87 contain the basic zoning regulations that apply in the TL 10D zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 55.85



Section 55.85 – GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.
2. When a permitted use is included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.
3. ~~The review process for development in this zone is as follows:~~
 - a. ~~Where property does not abut a public right-of-way including the Cross Kirkland Corridor, structures up to 30 feet in height which require Design Review approval pursuant to KZC 142.16 shall be reviewed administratively (ADR), pursuant to KZC 142.25. Where gross floor area of an existing building is expanded by less than 10 percent, no design review is required.~~
 - b. ~~Otherwise, as set forth in Chapter 142 KZC.~~
34. Development adjoining the Cross Kirkland Corridor or Eastside Rail Corridor shall comply with the standards of KZC 115.24.

USE ZONE CHART

Zone TL 10D

Section 55.87

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

Section 55.87	USE REGULATIONS	MINIMUMS			MAXIMUMS			Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)			
		Required Review Process	Lot Size	REQUIRED YARD (See Ch. 115)		Height of Structure	Landscape Category (See Ch. 95)			Sign Category (See Ch. 100)		
				Front	Side						Rear	
.010	Packaging of Prepared Materials Manufacturing See Spec. Regs. 1 and 2.	D.R., Chapter 142 KZC. See Gen-Reg-3.	None	20'	0'	0'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.	A	C	1 per each 1,000 sq. ft. of gross floor area.	<ol style="list-style-type: none"> The following manufacturing uses are permitted: <ol style="list-style-type: none"> Food, drugs, stone, clay, glass, china, ceramics products, electrical equipment, scientific or photographic equipment; Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities; Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations; Packaging of prepared materials; Textile, leather, wood, paper and plastic products from pre-prepared material; and Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes. May include, as part of this use, accessory retail sales, or service using not more than 20 percent (50 percent for properties located within 150 feet of the Cross Kirkland Corridor) of the gross floor area. The floor area of accessory office use is not limited. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage. Breweries, wineries, and distilleries may include tasting rooms, accessory retail sales, or office utilizing not more than 20 percent of the gross floor area (no limit for properties located within 150 feet of the Cross Kirkland Corridor).
.015	Breweries, Wineries and Distilleries										1 per each 1,000 sq. ft. of gross floor area. Tasting rooms 1 per each 100 sq. ft. of gross floor area.	

Section 55.87

Zone
TL 10D

USE ZONE CHART

Section 55.87		REGULATIONS		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS								
		USE	REGULATIONS	MINIMUMS			MAXIMUMS			Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
Section 55.87	USE	REGULATIONS	Required Review Process	Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure			Landscape Category (See Ch. 95)
					Front	Side	Rear					
.020	Warehouse Storage Service	Warehouse Storage Service	D.R., Chapter 142 KZC. See Gen-Reg-3.	None	20'	0'	0'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.	A	C	1. May include, as part of this use, accessory retail sales, or service occupying no more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 2. Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage.
.030	Wholesale Trade	Wholesale Trade										
.040	Industrial Laundry Facility	Industrial Laundry Facility										
.050	Wholesale Printing or Publishing	Wholesale Printing or Publishing										
.060	Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control	Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control								B	E	1. May include, as part of this use, accessory retail sales, office or service occupying no more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 2. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A. 3. Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage.

USE ZONE CHART

Zone
TL 10D

Section 55.87

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

Section 55.87	USE REGULATIONS	MINIMUMS			MAXIMUMS			Special Regulations (See also General Regulations)				
		Required Review Process	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)		Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)		
			Lot Size	Front							Side	Rear
.070	A Retail Establishment providing banking and related financial services	D.R., Chapter 142 KZC. See Gen-Reg-3.	None	10'	0'	0'	80%	Same as primary use.	B	E	1 per each 300 sq. ft. of gross floor area.	1. This use is permitted if accessory to a primary use and: <ol style="list-style-type: none"> it will not exceed 20 percent of the gross floor area of the building; The use is integrated into the design of the building; it will not be located in a separate structure from the primary use; it will not exceed 50 percent of the ground floor area of the building; and There is no vehicle drive-in or drive-through.
.080	High Technology							Where adjoining a low density zone, 30' above average building elevation. Otherwise, 80' above average building elevation. See Spec. Reg. 1.	C See Spec. Reg. 5.	D	If manufacturing, then 1 per each 1,000 sq. ft. of gross floor area. If office, then 1 per 300 sq. ft. of gross floor area. Otherwise, see KZC 105.25.	1. If this use is located in Housing Incentive Area 4 (see Plate 37, Chapter 180 KZC), maximum building height is 65 feet above average building elevation. 2. 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. 3. May include as part of this use, accessory retail sales or service occupying not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 4. Refer to KZC 115.105 for provisions regarding outside use, activity and storage. 5. Any outdoor storage area must be buffered according to Landscape Category A.
.090	Office Use								C See also Spec. Reg. 2(a).		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. If this use is located in Housing Incentive Area 4 (see Plate 37, Chapter 180 KZC), maximum building height is 65 feet above average building elevation. 2. The following regulations apply only to veterinary offices: <ol style="list-style-type: none"> If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A. Outside runs and other outside facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.

Section 55.87

Zone
TL 10D

USE ZONE CHART

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

Section 55.87	USE ?	REGULATIONS ?	MINIMUMS			MAXIMUMS			Special Regulations (See also General Regulations)			
			Required Review Process	Lot Size	REQUIRED YARD (See Ch. 115)		Height of Structure	Landscape Category (See Ch. 95)		Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	
					Front	Side						Rear
.100	Attached or Stacked Dwelling Units See Spec. Reg. 1.	D.R., Chapter 142 KZC. See Gen-Reg-3.	None	10'	5', but 2 side yards must equal at least 15'. See Spec. Reg. 5.	0'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 65' above average building elevation. See Spec. Reg. 1.	D	A	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	<ol style="list-style-type: none"> This use is permitted only in Housing Incentive Area 4 (see Plate 37, Chapter 180 KZC). Developers and residents in this zone should be aware that this property lies within a district containing and allowing future development of uses of a light industry/office nature, and impacts typically associated with these uses, such as noise and odor, may be experienced by residents. At least 10 percent of the units provided 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. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet.
.110	Day-Care Center and Mini-Day-Care Center See Spec. Reg. 1.			10'	0'			Same as primary use.	B	See KZC 105.25.	<ol style="list-style-type: none"> This use is permitted if accessory to a primary use, and: <ol style="list-style-type: none"> It will not exceed 20 percent of the gross floor area of the building; The use is integrated into the design of the building. A six-foot-high fence is required along the property lines adjacent to the outside play areas. Hours of operation may be limited to reduce impacts on nearby residential uses. An on-site passenger loading area may 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 any nearby residential uses. May include accessory living facilities for staff persons. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 	

USE ZONE CHART

Zone
TL 10D

Section 55.87

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 55.87	USE REGULATIONS	Required Review Process	MINIMUMS			MAXIMUMS				Special Regulations (See also General Regulations)		
			Lot Size	REQUIRED YARD (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							
.120	Public Utility	D.R., Chapter 142 KZC. See Gen-Reg-3.	None	10'	0'	0'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 80' above average building elevation. See Spec. Reg. 1.	C See Spec. Reg. 2.	B	See KZC 105.25.	1. If this use is located within Housing Incentive Area 4 (see Plate 37, Chapter 180 KZC) maximum building height is 65 feet above average building elevation. 2. 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											
.140	Restaurant or Tavern See Spec. Reg. 1.							Same as primary use.	B	E	1 per each 100 sq. ft. of gross floor area.	1. This use is only permitted as a primary use on properties located within 150 feet of the Cross Kirkland Corridor. On other properties, this use is only permitted if accessory to a primary use, where: a. It will not exceed 20 percent of the gross floor area of the building; b. It is not located in a separate structure from the primary use; c. The use is integrated into the design of the building. 2. No vehicle drive-in or drive-through facilities are permitted.
.150	Entertainment, Cultural and/or Recreational Facility			20'				Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.	A		See KZC 105.25.	1. The use shall be conducted within a wholly enclosed building, unless the parcel abuts the Cross Kirkland Corridor (CKC). Outdoor activities may be located only between the CKC and the building. 2. The structure containing the use shall have been in existence on June 1, 2004, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. 3. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space.
.160	Public Park											

Development standards will be determined on a case-by-case basis. See KZC 45.50 for required review process.

55.41 User Guide. The charts in KZC 55.45 contain the basic zoning regulations that apply in the TL 6A and TL 6B zones of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 55.43



Section 55.43 – GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.
2. Where feasible, primary access for nonresidential uses within TL 6 shall be from 124th Avenue NE, NE 124th Street, or NE 120th Street.
3. The ground floor of all structures with frontage on a pedestrian or vehicular circulation route, or adjacent to a pedestrian-oriented space shall be a minimum of 13 feet in height. This requirement does not apply to:
 - a. The following uses: vehicle service stations, private lodges or clubs, stacked dwelling units, churches, schools, day-care centers, mini-schools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, residential development in TL 6A where over 80 percent of the total units in the development are affordable to households earning no more than 60 percent of the King County median income, public utilities, government facilities or community facilities;
 - b. Parking garages;
 - c. Additions to existing nonconforming development where the Planning Official determines it is not feasible; or
 - d. Parcels located more than 500 feet north of NE 124th Street, east of 116th Avenue NE.
4. Within TL 6B, ground floor spaces in structures with frontage on a public right-of-way, interior access road, major pedestrian sidewalk, through-block pedestrian pathway, internal pathway or pedestrian-oriented space must be designed in a configuration which encourages pedestrian activity and visual interest. This regulation does not apply to parcels located more than 500 feet north of NE 124th Street, east of 116th Avenue NE (see Plate 34G).
5. In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established:
 - a. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two feet.
 - b. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.

~~6. The review process for development in this zone is as follows:~~

- ~~a. In TL 6A, any development activities requiring design review approval pursuant to KZC 142.15 shall be reviewed administratively (ADR), pursuant to KZC 142.25. Where gross floor area of an existing building is expanded by less than 10 percent, no design review is required.~~
- ~~b. In TL 6B, as set forth in Chapter 142 KZC.~~

~~67.~~ Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.

~~78.~~ Some development standards or design regulations may be modified as part of the design review process. See Chapter 92 or 142 KZC for requirements.

(GENERAL REGULATIONS CONTINUED ON NEXT PAGE)

Zone
TL 6A,
6B

(GENERAL REGULATIONS CONTINUED FROM PREVIOUS PAGE)

- 99. In TL 6B, development must provide a grid of internal access roads (see Plate 34G) pursuant to the following standards:
 - a. A centralized east-west connection that forms the spine for the site. Such a connection would reduce the need for vehicular circulation on NE 124th Street.
 - b. Two to three north-south connections from NE 124th Street to the east-west connection noted above. A desirable distance between access roads is between 250 and 300 feet. The maximum allowable distance between access roads shall be 350 feet. These may be public or private streets. Wider separation (up to 500 feet) may be considered where properties dedicate a minimum 30-foot-wide public pedestrian corridor.
 - c. Suggested cross-sections for each of these roads:
 - 1) Two travel lanes (one lane each way);
 - 2) On-street parallel parking;
 - 3) Eight- to 12-foot-wide sidewalks on each side of the street with street trees placed 30 feet on-center. Sidewalk width may be reduced where planting strips (minimum four feet wide) are maintained between the street and sidewalk.
 The above access roads may be private or public.
- 940. The applicant shall install a through-block pathway or other pathways to link streets and/or activities. (See Plate 34G.) Include at least one mid-block east-west pathway connecting uses to 116th Avenue NE and a network of north-south pathways at intervals no greater than 350 feet that link uses to NE 124th Street. Through-block pathways may be integrated with internal access roads and/or provided within separate pedestrian-only corridors. See KZC 105.19 for through-block pathway standards. Additional through-block pathways not shown in the Comprehensive Plan may be required by the City on parcels larger than two acres in order to enhance pedestrian access on large sites.
- 1044. No portion of a structure on the subject property within 40 feet of Slater Avenue in TL 6A may exceed 30 feet above the elevation of Slater Avenue as measured at the midpoint of the frontage of the subject property on Slater Avenue.

Section 55.45



USE ZONE CHART

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

Section 55.45	USE REGULATIONS	MINIMUMS			MAXIMUMS			Special Regulations (See also General Regulations)				
		Required Review Process	Lot Size	REQUIRED YARD (See Ch. 115)	Lot Coverage	Height of Structure	Landscaping Category (See Ch. 95)		Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)		
				Front	Side	Rear						
.010	Vehicle Service Station	D.R., Chapter 142 KZC. See Gen-Reg-6.	22,500 sq. ft.	40'	15' on each side	15'	80%	35' above average building elevation.	A	E	See KZC 105.25.	1. May not be more than two vehicle service stations at any intersection. 2. Gas pump islands may extend 20 feet into the front yard. 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. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.
.020	A Retail Establishment providing vehicle or boat sales or vehicle or boat service or repair. See Spec. Reg. 3.		None	10'	0'	0'		45' above average building elevation. See Gen. Reg. 104.				1. This use is not permitted in the TL 6B zone. 2. Outdoor vehicle or boat parking or storage areas 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. 3. Vehicle and boat rental and used vehicles or boat sales are allowed as part of this use.
.030	Restaurant or Tavern								B		1 per each 100 sq. ft. of gross floor area.	1. 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.

Section 55.45 DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

Section 55.45 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 YARD (See Ch. 115)		Lot Coverage				Height of Structure	Landscape Category (See Ch. 95)
		Front	Side	Rear						
.050 Any Retail Estab- lishment, other than those specifi- cally listed in this zone, selling goods or providing services, includ- ing banking and related financial services	D.R., Chapter 142 KZC. See Gen- Reg-6.	10'	0'	0'	80%	45' above average building elevation. See Gen. Reg. 104.	C	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: 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. 2. Retail establishments providing storage services are not permitted in this zone unless accessory to another permitted use.
.060 Office Use								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. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an acoustical engineer, must be submitted with the development permit application. d. A veterinary office is 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.
.070 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.
.080 Entertainment, Cultural and/or Recreational Facility									See KZC 105.25.	

USE ZONE CHART

Section 55.45



DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS												
Section 55.45	USE REGULATIONS	Required Review Process	MINIMUMS			MAXIMUMS				Special Regulations (See also General Regulations)		
			Lot Size	REQUIRED YARD (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						
.090	Private Lodge or Club	D.R., Chapter 142 KZC. See Gen-Reg-6.	None	10'	0'	0'	80%	45' above average building elevation. See Gen. Reg. 104.	C	B	1 per each 300 sq. ft. of gross floor area.	
.100	Attached or Stacked Dwelling Units. See Spec. Reg. 1.							65' above average building elevation. See Gen. Reg. 104.	D	A	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	1. Development must include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements, and that the commercial space is configured to maximize its visibility and pedestrian orientation. This requirement does not apply to ground floor residential use in TL 6A where over 80 percent of the total units in the development are affordable to households earning no more than 60 percent of King County median income, adjusted for household size. 2. At least 10 percent of the units provided 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. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.110	Wholesale Trade See Spec. Reg. 1, Packaging of Prepared Materials Wholesale Printing or Publishing Industrial Laundry Facilities			20'				35' above average building elevation.	A	C	1 per each 1,000 sq. ft. of gross floor area.	1. This use is only allowed on property in TL 6A. 2. May include, as part of this use, accessory retail sales or service. 3. The building housing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. 4. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
Section 55.45	USE	REGULATIONS	MINIMUMS			MAXIMUMS			Special Regulations (See also General Regulations)				
			Required Review Process	Lot Size	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	
Section 55.45	?	?			Front Side	Rear							
.120	Church		D.R., Chapter 142 KZC. See Gen-Reg-6,	None	10'	5' on each side	10'	80%	45' above average building elevation. See Gen. Reg. 104.	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.
.130	School, Day-Care Center, Mini-School or Mini-Day-Care Center				0'	0'	0'			D		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. May include accessory living facilities for staff persons. 5. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.

USE ZONE CHART



Section 55.45

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

Section 55.45	USE REGULATIONS	MINIMUMS			MAXIMUMS			Special Regulations (See also General Regulations)					
		Required Review Process	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure	Sign Category (See Ch. 95)		Required Parking Spaces (See Ch. 105)				
			Lot Size	Front						Side	Rear		
.140	Assisted Living Facility Convalescent Center Nursing Home	D.R., Chapter 142 KZC. See Gen-Reg-6.	None	10'	0'	0'	80%	45' above average building elevation. See Gen. Reg. 104.	D	A	Assisted Living: 1.7 per independent unit. 1 per assisted living unit. Convalescent Center or Nursing Home: 1 per bed.	<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. Development must include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 	
.150	Public Utility								A	B	See KZC 105.25.	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.	
.160	Government Facility Community Facility								A C See Spec. Reg. 1.				
.170	Public Park								Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.				

HEIGHT CALCULATION

O-4627 Exhibit A

Chapter 55 – TOTEM LAKE (TL) ZONES

55.05 User Guide. The charts in KZC 55.09 contain the basic zoning regulations that apply to the use in which you are interested, read the hand column entitled Use. Once you locate the use in which you are interested, read the

Insert the following text: Where necessary for the ground floor of the building to be at the elevation of an abutting street, the building may exceed the permitted maximum height of structure by up to five (5) feet.

left

Section 55.07

Zone
TL 1A

Section 55.07 – GENERAL REGULATIONS

1. Refer to Chapter 1 KZC to determine what other provision of the code may apply to the subject property.
2. All ground floor uses shall be a minimum of 13 feet in height. This regulation does not apply to parking garages or property with no frontage on NE 128th Street.
3. In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established:
 - a. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two feet.
 - b. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.
4. The minimum required front yard is 10 feet, unless otherwise prescribed in the use zone chart. Ground floor canopies and similar entry features may encroach into the front yard, provided the total horizontal dimension of such elements may not exceed 25 percent of the length of the structure. No parking, other than underground parking, may encroach into the required 10-foot front yard.
5. The ability to accommodate new development in the TL 1A zone is dependent upon the construction of two new streets: 119th Avenue NE, between NE 128th Street and NE 130th Place, and NE 130th Place, between 120th Avenue NE and Totem Lake Boulevard NE, as shown on Plate 34A. Consistent with and to the extent authorized by applicable statutes and court decisions, new development on properties across which these streets in whole or in part extend shall contribute to the creation of the streets as follows:
 - a. With all new development, the portions of these streets crossing the subject property shall be dedicated as public right-of-way consistent with Plate 34A; and
 - b. With all new development exceeding 30 feet in height, the streets shall be improved consistent with Plate 34A.Minor deviations in the location and width of the streets may be approved by the Public Works Director if the deviations will not negatively affect the functioning of the streets.
6. Properties located between TL 2 and NE 128th Street may be required to provide a pedestrian connection between TL 2 and NE 128th Street.
7. On the parcel located at the southeast corner of this zone (Tax Parcel No. 6928400025), building height may not exceed 30 feet above average building elevation unless:
 - a. Vehicular access is consolidated with a driveway on property to the south, west or north of the subject parcel; or
 - b. Alternative access to the subject parcel is provided at a location approved by the Public Works Department; or
 - c. Vehicular trip generation onto 120th Ave. NE does not exceed 2015 levels.

USE ZONE CHART

Zone
TL 1A

Section 55.09

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS											
Section 55.09	USE REGULATIONS	MINIMUMS			MAXIMUMS			Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)		
		Required Review Process	Lot Size	REQUIRED YARD (See Ch. 115)			Height of Structure			Sign Category (See Ch. 100)	Landscape Category (See Ch. 95)
				Front	Side	Rear					
.010	Office Use	D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 3.	30' to 160' above average building elevation. See Gen. Reg. 2 and See Spec. Reg. 2.	See Chapter 105 KZC	<p>1. The minimum floor area ratio (F.A.R.) for development on the subject property is 1.0, or 100 percent of lot size.</p> <p>2. Building height may be increased as follows:</p> <p>a. Building height may exceed 30 feet above average building elevation if one of the following public improvements is provided:</p> <ol style="list-style-type: none"> 1) Dedication and improvement of new streets pursuant to General Regulation 5; or 2) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains. <p>b. Building height may be increased up to 160 feet above average building elevation; provided, that:</p> <ol style="list-style-type: none"> 1) Development on the subject property complies with 4(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. <p>3. Increases in lot coverage may be considered if:</p> <ol style="list-style-type: none"> a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property; and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space. 	

REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

Section 55.09

Zone
TL 1A

USE ZONE CHART

Section 55.09		DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										
		MINIMUMS					MAXIMUMS					
		USE REGULATIONS	Required Review Process	Lot Size	REQUIRED YARD (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	Attached or Stacked Dwelling Units or Residential Suites	D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 4.	30' to 160' above average building elevation. See Gen. Reg. 2 and See Spec. Reg. 3.	C	A	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	<p>1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.</p> <p>2. Residential development must provide a minimum density of 50 dwelling units per gross acre.</p> <p>3. Building height may be increased as follows:</p> <p>a. Building height may exceed 30 feet above average building elevation, if:</p> <ol style="list-style-type: none"> 1) One of the following public improvements is provided: <ol style="list-style-type: none"> a) Dedication and improvement of new streets pursuant to General Regulation 5; or b) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and 2) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. <p>b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations:</p> <ol style="list-style-type: none"> 1) Development on the subject property complies with 5(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties.

REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

USE ZONE CHART

Zone
TL 1A

Section 55.09

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

Section 55.09	USE	REGULATIONS	MINIMUMS		MAXIMUMS		Required Review Process	Lot Size	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 YARD (See Ch. 115)			Height of Structure											
			Front	Side	Rear												
.040	Attached or Stacked Dwelling Units or Residential Suites (continued)	?															<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>4. Increases in lot coverage may be considered if:</p> <ol style="list-style-type: none"> Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property, and/or Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space. <p>5. Residential suites development shall be designed, built and certified to achieve or exceed one or more of the following green building standards: Built Green 5 Star certified, LEED Gold certified, or Living Building Challenge certified.</p> <p>6. Developments containing residential suites use shall provide common living area available to all residential suite residents. Common living area shall consist of areas such as shared kitchens, dining areas, and community rooms. Areas such as bathrooms, laundries, utility rooms, storage, stairwells, mailrooms, and hallways shall not be counted as common living area. The minimum amount of common living area for each project shall be 250 square feet plus an additional 20 square feet per living unit.</p>
.050	Church		D.R., Chapter 142 KZC	None	10'	0'	0'	80%	40' average building elevation. See Gen. Reg. 2 and Spec. Reg. 3.	C	B	1 for 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 this use. 3. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.				
.060	School, Day-Care Center or Mini-School or Mini-Day-Care		D.R., Chapter 142 KZC	None	10'	0'	0'	80%	40' above average building elevation. See Gen. Reg. 2 and Spec. Reg. 4.	D	B	See KZC 105.25. See Spec. Reg. 3.	1. A six-foot-high fence is required along property lines adjacent to outside play areas. 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 3. 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. 4. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.				

Section 55.09

Zone
TL 1A

USE ZONE CHART

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

Section 55.09	USE REGULATIONS	MINIMUMS			MAXIMUMS			Sign Category (See Ch. 95)	Landscape Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
		Required Review Process	Lot Size	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure					
				Front	Side							Rear
.070	Assisted Living Facility	D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 3.	30' to 160' above average building elevation. See Gen. Reg. 2 and Spec. Reg. 2.	B	A	See KZC 105.25.	<p>1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.</p> <p>2. Building height may be increased as follows:</p> <p>a. Building height may exceed 30 feet above average building elevation, if:</p> <ol style="list-style-type: none"> 1) One of the following public improvements is provided: <ol style="list-style-type: none"> a) Dedication and improvement of new streets pursuant to General Regulation 5; or b) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and 2) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. <p>b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations:</p> <ol style="list-style-type: none"> 1) Development on the subject property complies with 4(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3:30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties.

REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

Section 55.09



USE ZONE CHART

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

Section 55.09	USE REGULATIONS	MINIMUMS			MAXIMUMS			Special Regulations (See also General Regulations)				
		Required Review Process	Lot Size	REQUIRED YARD (See Ch. 115)			Landscaping Category (See Ch. 95)		Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)		
				Front	Side	Rear						
.080	Convalescent Center or Nursing Home	D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 2.	30' to 160' above average building elevation. See Gen. Reg. 2 and Spec. Reg. 1.	C	B	1 for each bed.	1. Building height may be increased as follows: <ul style="list-style-type: none"> a. Building height may exceed 30 feet above average building elevation, if one of the following public improvements is provided: <ol style="list-style-type: none"> 1) Dedication and improvement of new streets pursuant to General Regulation 5; or 2) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains. b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations: <ol style="list-style-type: none"> 1) Development of the subject property complies with 3(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3:30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties.
												2. Increases in lot coverage may be considered if: <ol style="list-style-type: none"> a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property, and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.

USE ZONE CHART



Section 55.09

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS												
Section 55.09	USE ?	REGULATIONS ?	MINIMUMS			MAXIMUMS				Special Regulations (See also General Regulations)		
			Required Review Process	Lot Size	REQUIRED YARD (See Ch. 115)			Height of Structure	Landscape Category (See Ch. 95)		Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)
					Front	Side	Rear					
.090	Public Utility		None	10'	0'	0'	40' above average building elevation. See Gen. Reg. 2 and Spec. Reg. 1.	A	B	See KZC 105.25.	1. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.	
.100	Government Facility or Community Facility							C See Spec. Reg. 2.			1. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies. 2. Landscape category A or B may be required depending on the type of use on the subject property and the impacts associated with this use.	
.110	Public Park		Development standards will be determined on a case-by-case basis. See KZC 45.50 for required review process.									

55.29 User Guide. The charts in KZC 55.33 contain the reading down the left hand column entitled Use.

zones of the City. Use these charts by find the regulations that apply to that use.

Section 55.31



Insert the following text: Where necessary for the ground floor of the building to be at the elevation of an abutting street, the building may exceed the permitted maximum height of structure by up to five (5) feet.

Section 55.31 – GENERAL REGULATIONS

The following regulations apply to all structures within the zone.

1. Refer to Chapter 1 KZC to determine what other provision of this code may apply to the subject property.
2. The ground floor of all structures with frontage on a pedestrian or vehicular circulation route, or adjacent to a pedestrian-oriented space, shall be a minimum of 13 feet in height. This requirement does not apply to:
 - a. The following uses: vehicle service stations, private lodges or clubs, stacked dwelling units, churches, schools, day-care centers, mini-schools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, public utilities, government facilities or community facilities;
 - b. Parking garages; or
 - c. Additions to existing nonconforming development where the Planning Official determines it is not feasible.
3. In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established:
 - a. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two feet.
 - b. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.
4. Ground floor spaces in structures with frontage on a public right-of-way, interior access road, major pedestrian sidewalk, through-block pedestrian pathway, internal pathway or pedestrian-oriented space must be designed in a configuration which encourages pedestrian activity and visual interest (see also Chapter 105 KZC).
5. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.
6. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.
7. Development adjoining the Cross Kirkland Corridor or Eastside Rail Corridor shall comply with the standards of KZC 115.24.

USE ZONE CHART

Section 55.33



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

Section 55.33 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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
			Front	Side	Rear						
.010 Vehicle Service Station	D.R. Chapter 142 KZC	22,500 sq. ft.	40'	15' on each side	15'	80%	30' average building elevation.	E	See KZC 105.25.	<ol style="list-style-type: none"> May not be more than two vehicle service stations at any intersection. Gas pump islands may extend 20 feet into the front yard. 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. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations. 	
.030 A Retail Establishment providing vehicle or boat service or repair. See Spec. Reg. 2.		None	10'	0'	0'		65' above average building elevation. See Gen. Reg. 2.			<ol style="list-style-type: none"> Outdoor vehicle or boat parking or storage areas 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. Vehicle and boat rental and used vehicles or boat sales are allowed as part of this use. 	
.040 Restaurant or Tavern								C	1 per each 100 sq. ft. of gross floor area.	<ol style="list-style-type: none"> For restaurants with drive-in or drive-through facilities: <ol style="list-style-type: none"> One outdoor waste receptacle shall be provided for every eight parking stalls. 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. Access for drive-through facilities shall not be located between the building and the Cross Kirkland Corridor. 	
.050 Any Retail Establishment, other than those specifically listed in this zone, selling goods, or providing services including banking and related financial services									1 per each 300 sq. ft. of gross floor area.	<ol style="list-style-type: none"> 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. Retail establishments providing storage services are not permitted in this zone unless accessory to another permitted use. 	

Section 55.33

Zone
TL 4A, 4B,
4C

USE ZONE CHART

Section 55.33		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)	
		Lot Size	REQUIRED YARD (See Ch. 115)			Height of Structure	Landscape Category (See Ch. 95)					
Required Review Process	Front	Side	Rear	Lot Coverage	Sign Category (See Ch. 100)			Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)			
.060	Office Use	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	65' above average building elevation. See Gen. Reg. 2.	C	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. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an acoustical engineer, must be submitted with the development permit application. d. A veterinary office is 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.
.070	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.	
.080	Entertainment, Cultural and/or Recreational Facility									See KZC 105.25.		
.090	Private Lodge or Club								B	1 per each 300 sq. ft. of gross floor area.		

USE ZONE CHART



Section 55.33

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

Section 55.33	USE ?	REGULATIONS ?	MINIMUMS			MAXIMUMS			Special Regulations (See also General Regulations)			
			Required Review Process	Lot Size	REQUIRED YARD (See Ch. 115)			Landscaping Category (See Ch. 95)		Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	
					Front	Side	Rear					
.100	Attached or Stacked Dwelling Units See Spec. Reg. 1.	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	65' above average building elevation. See Gen. Reg. 2, Spec. Reg. 5.	D	E	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	<ol style="list-style-type: none"> Development must include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. At least 10 percent of the units provided 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. The equivalent of the additional gross floor area constructed above 35 feet over ABE must be dedicated to residential use. Residential use may be located anywhere in the building above the ground floor. 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.
.110	Church							65' 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.	<ol style="list-style-type: none"> May include accessory living facilities for staff persons. No parking is required for day-care or school ancillary to this use.

Zone
TL 5

(GENERAL REGULATIONS)

4. Building and/or landscaping features that highlight the entryway of the parcel located at the southeast corner of TL 5. The features shall comply with the requirements of Chapter 115, Design Regulations.
5. The ground floor of all structures on the subject property with frontage on a pedestrian or vehicular circulation route, or adjacent to a pedestrian-oriented space shall be a minimum of 13 feet in height. This requirement does not apply to:
 - a. The following uses: vehicle service stations, private lodges or clubs, stacked dwelling units, churches, schools, day-care centers, mini-schools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, public utilities, government facilities or community facilities.
 - b. Parking garages.
 - c. Additions to existing nonconforming development where the Planning Official determines it is not feasible.
6. Ground floor spaces in structures with frontage on a public right-of-way, interior access road, major pedestrian sidewalk, through-block pedestrian pathway, internal pathway or pedestrian-oriented space must be designed in a configuration which encourages pedestrian activity and visual interest.
7. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.
8. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.
9. Development adjoining the Cross Kirkland Corridor or Eastside Rail Corridor shall comply with the standards of KZC 115.24.

Insert the following text: Where necessary for the ground floor of the building to be at the elevation of an abutting street, the building may exceed the permitted maximum height of structure by up to five (5) feet.



Section 55.39

Zone TL5

USE ZONE CHART

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 YARD (See Ch. 115)		Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)			
Section 55.39	?			Front	Side	Rear					
.020	Vehicle Service Station	D.R., Chapter 142 KZC.	22,500 sq. ft.	40'	15' on each side	15'	80%	35' above average building elevation. See Gen. Reg. 5.	E	See KZC 105.25.	1. May not be more than two vehicle service stations at any intersection. 2. Gas pump islands may extend 20 feet into the front yard. 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. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations. 1. Vehicle and boat rental and used vehicles or boat sales are allowed as part of this use. 2. Outdoor vehicle or boat parking or storage areas 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	A Retail Establishment providing vehicle or boat sales or vehicle or boat service or repair. See Spec. Reg. 1.		None	10'	0'	0'					
.040	Restaurant or Tavern								C	1 per each 100 sq. ft. of gross floor area.	1. 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 TL5

Section 55.39

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS													
Section 55.39	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	Front	Side	Rear	Lot Coverage					Height of Structure	
.060	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'	0'	0'	0'	80%	35' above average building elevation. See Gen. Reg. 5.	C	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. Retail establishments providing storage services are not permitted in this zone unless accessory to another permitted use.
.070	Office Use									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. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an acoustical engineer, must be submitted with the development permit application. 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.
.080	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.
.090	Entertainment, Cultural and/or Recreational Facility											See KZC 105.25.	
.100	Private Lodge or Club									B		1 per each 300 sq. ft. of gross floor area.	

Section 55.39

Zone
TL5

USE ZONE CHART

USE REGULATIONS		DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS									
		MINIMUMS					MAXIMUMS				
		Required Review Process	Lot Size	REQUIRED YARD (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							
Section 55.39 USE ? REGULATIONS ?	.110 Attached or Stacked Dwelling Unit See Spec. Reg. 1.	None	10'	0'	0'	80%	35' above average building elevation. See Gen. Reg. 5.	D	A	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	1. Development must include commercial use with gross floor area on the ground floor equal to or greater than 20 percent of the parcel size of the subject property. Minor reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. 2. At least 10 percent of the units provided 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. 3. At least two stories of the building must be dedicated to residential use. 4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
	.120 Church							C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See also Special 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.

55.41 User Guide. The charts in KZC 55.45 contain the basic zoning regulations that apply in the TL 6A and TL 6B zones of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 55.43



Section 55.43 – GENERAL REGULATIONS

The following regulations apply to all uses in the zone.

1. Refer to Chapter 1 KZC to determine what uses are permitted in the zone.
2. Where feasible, primary access for non-residential uses within TL 6 shall be from 124th Avenue NE, NE 124th Street, or NE 120th Street.
3. The ground floor of all structures with frontage on a pedestrian or vehicular circulation route, or adjacent to a pedestrian-oriented space shall be a minimum of 13 feet in height. This requirement does not apply to:
 - a. The following uses: vehicle service stations, private lodges or clubs, stacked dwelling units, churches, schools, day-care centers, mini-schools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, residential development in TL 6A where over 80 percent of the total units in the development are affordable to households earning no more than 60 percent of the King County median income, public utilities, government facilities or community facilities;
 - b. Parking garages;
 - c. Additions to existing nonconforming development where the Planning Official determines it is not feasible; or
 - d. Parcels located more than 500 feet north of NE 124th Street, east of 116th Avenue NE.

Insert the following text: Where necessary for the ground floor of the building to be at the elevation of an abutting street, the building may exceed the permitted maximum height of structure by up to five (5) feet

4. Within TL 6B, ground floor spaces in structures with frontage on a public right-of-way, interior access road, major pedestrian sidewalk, through-block pedestrian pathway, internal pathway or pedestrian-oriented space must be designed in a configuration which encourages pedestrian activity and visual interest. This regulation does not apply to parcels located more than 500 feet north of NE 124th Street, east of 116th Avenue NE (see Plate 34G).
5. In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established:
 - a. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two feet.
 - b. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.
6. The review process for development in this zone is as follows:
 - a. In TL 6A, any development activities requiring design review approval pursuant to KZC 142.15 shall be reviewed administratively (ADR), pursuant to KZC 142.25. Where gross floor area of an existing building is expanded by less than 10 percent, no design review is required.
 - b. In TL 6B, as set forth in Chapter 142 KZC.
7. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.
8. Some development standards or design regulations may be modified as part of the design review process. See Chapter 92 or 142 KZC for requirements.

(GENERAL REGULATIONS CONTINUED ON NEXT PAGE)

Section 55.45

USE ZONE CHART

Zone
TL6A,
6B

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

Section 55.45	USE ?	REGULATIONS ?	MINIMUMS			MAXIMUMS		Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure		
				Front	Side				
.010	Vehicle Service Station	D.R., Chapter 142 KZC. See Gen. Reg. 6.	22,500 sq. ft.	40'	15' on each side	15'	80%	35' above average building elevation.	A E See KZC 105.25. 1. May not be more than two vehicle service stations at any intersection. 2. Gas pump islands may extend 20 feet into the front yard. 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. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.
.020	A Retail Establishment providing vehicle or boat sales or vehicle or boat service or repair. See Spec. Reg. 3.		None	10'	0'	0'		45' above average building elevation. See Gen. Reg. 3 and Gen. Reg. 11.	A E 1. This use is not permitted in the TL 6B zone. 2. Outdoor vehicle or boat parking or storage areas 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. 3. Vehicle and boat rental and used vehicles or boat sales are allowed as part of this use.
.030	Restaurant or Tavern								B 1. 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.

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

Section 55.45 USE REGULATIONS	MINIMUMS			MAXIMUMS			Special Regulations (See also General Regulations)
	Required Review Process	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	
		Lot Size	Front				
.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. See Gen. Reg. 6.	None	10'	0'	0'	45' above average building elevation. See See Gen. Reg. 3 and Gen. Reg. 11.	1. 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. 2. Retail establishments providing storage services are not permitted in this zone unless accessory to another permitted use.
.060 Office Use							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. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an acoustical engineer, must be submitted with the development permit application. d. A veterinary office is 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.
.070 Hotel or Motel							1. 1 per each room. See also Spec. Reg. 2. 2. See KZC 105.25.
.080 Entertainment, Cultural and/or Recreational Facility							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.

USE ZONE CHART

Zone
TL 6A,
6B

Section 55.45

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

Section 55.45	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 YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.090	Private Lodge or Club	D.R., Chapter 142 KZC. See Gen. Reg. 6.	None	10'	0'	0'	80%	45' above average building elevation. See Gen. Reg. 11.	C	B	1 per each 300 sq. ft. of gross floor area.	
.100	Attached or Stacked Dwelling Units. See Spec. Reg. 1.	See Gen. Reg. 6.						65' above average building elevation. See See Gen. Reg. 3 and Gen. Reg. 11.	D	A	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	1. Development must include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. This requirement does not apply to ground floor residential use in TL 6A where over 80 percent of the total units in the development are affordable to households earning no more than 60 percent of King County median income, adjusted for household size. 2. At least 10 percent of the units provided 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. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.110	Wholesale Trade See Spec. Reg. 1. Packaging of Prepared Materials Wholesale Printing or Publishing Industrial Laundry Facility			20'				35' above average building elevation. See Gen. Reg. 3.	A	C	1 per each 1,000 sq. ft. of gross floor area.	1. This use is only allowed on property in TL 6A. 2. May include, as part of this use, accessory retail sales or service. 3. The building housing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. 4. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space.

USE ZONE CHART

Section 55.51



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

Section 55.51	USE ?	REGULATIONS ?	MINIMUMS			MAXIMUMS		Required Review Process	Lot Size	REQUIRED YARD (See Ch. 115)			Sign Category (See Ch. 100)	Landscape Category (See Ch. 95)	Required Parking Spaces (See Ch. 105)	Special Regulations (See the General Regulations)
			Front	Side	Rear	Lot Coverage	Height of Structure									
										Lot Size						
.005	Mixed Use Development Containing Attached or Slacked Dwelling Units	D.R., Chapter 142 KZC. See Gen. Reg. 3.	1.5 acres	10'	0'	0'	80%	80' above average building elevation. See Spec. Reg. 3.	C	See Spec. Reg. 5.	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	<p>Insert the following text: <u>Where necessary for the ground floor of the building to be at the elevation of an abutting street, the building may exceed the permitted maximum height of structure by up to five (5) feet.</u></p> <p>1. This use is permitted in the subject space only. 2. Development with gross floor area of the subject space approved by that meeting of existing space is permitted. Residential structure only. 3. The ground floor of structures shall be a minimum of 13 feet in height. 4. Site design must accommodate future pedestrian connections to the CKC. 5. Landscaping for this use must comply with KZC 95.42(1). Where an existing residential use exists on the adjacent property, KZC 95.42(2) shall apply. 6. At least 10 percent of the units provided 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. 7. Developers and residents in this zone should be aware that this property lies within a district containing and allowing future development of uses of light industry/office nature, and impacts typically associated with these uses, such as noise and odor, may be experienced by residents.</p>				

55.53 User Guide. The charts in KZC 55.57 contain the basic zoning regulations that apply in the TL 8 zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 55.55



Section 55.55 – GENERAL REGULATIONS

The following regulations apply to all uses in the TL 8 zone.

1. Refer to Chapter 1 KZC to determine the maximum height of a structure. **Insert the following text: Where necessary for the ground floor of the building to be at the elevation of an abutting street, the building may exceed the permitted maximum height of structure by up to five (5) feet.**
2. Ground floor uses on the two west sides of the street shall not contain retail, restaurants, and/or taverns.

3. The ground floor of all structures on the street frontage on a pedestrian or vehicular circulation route, or adjacent to a pedestrian-oriented space shall be a minimum of 13 feet in height. This requirement does not apply to:

- a. The following uses: Vehicle Service Stations, Private Lodges or Clubs, Stacked Dwelling Units, Churches, Schools, Day-Care Centers, Mini-Schools or Mini-Day-Care Centers, Assisted Living Facilities, Convalescent Centers or Nursing Homes, Public Utilities, Government Facilities or Community Facilities;
- b. Parking garage; or
- c. Additions to existing nonconforming development where the Planning Official determines it is not feasible.

4. In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established:

- a. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two feet.
- b. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.

5. Shared access points must be used to the maximum extent possible. Curb cuts must be limited to minimize traffic congestion (does not apply to Public Utility, Government Facility or Community Facility and Public Park uses).

6. Development must emphasize Totem Lake as the focal point of this zone (does not apply to Public Utility, Government Facility or Community Facility and Public Park uses).

7. Refer to Chapter 90 KZC regarding restrictions on development around Totem Lake and wetland areas.

8. Parcels located east of the strip of land zoned "P" are exempt from Design Review.

9. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.

10. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.

USE ZONE CHART

Zone
TL 8

Section 55.57

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

Section 55.57	USE REGULATIONS	MINIMUMS			MAXIMUMS			Special Regulations (See also General Regulations)
		Required Review Process	Lot Size	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure	
				Front Side	Rear			
.010	Hotel or Motel See Gen. Reg. 2.	D.R., Chapter 142 KZC. See Gen. Reg. 8.	None	10'	10'	70%	80' above average building elevation. See Gen. Reg. 3.	1. The following uses are not allowed: The sale, service, and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers, vehicle service station, and storage services; provided, that motorcycle sales, service, or rental is permitted if conducted indoors. 2. Ancillary assembly and manufactured goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are directly related to and are dependent on 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. Outdoor storage and drive-in or drive-through facilities are not permitted.
.020	Entertainment, Cultural and/or Recreational Facility See Gen. Reg. 2.			5' each side				
.040	Any Retail Establishment, other than those specifically listed in this zone, selling goods or providing services, including banking and related financial services. See Spec. Reg. 1.							
.050	Restaurant or Tavern							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. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an acoustical engineer, must be submitted with the development permit application. 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.
.060	Office Use See Gen. Reg. 2.							

Section 55.57

Zone
TL 8

USE ZONE CHART

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

Section 55.57	USE REGULATIONS	MINIMUMS			MAXIMUMS			Special Regulations (See also General Regulations)	
		Required Review Process	Lot Size	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure		
				Front	Side				Rear
.070	Attached or Stacked Dwelling Units See Gen. Reg. 2.	D.R., Chapter 142 KZC. See Gen. Reg. 8.	None	10'	5'	10'	70%	80' above average building elevation. See Gen. Reg. 3.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 2. At least 10 percent of the units provided 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. 3. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet. 4. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.
.080	Development containing attached or stacked dwelling units and offices, restaurants or taverns, or retail uses allowed in this zone. See Gen. Reg. 2. See Spec. Reg. 1.			5'	each side. See Spec. Reg. 6.	10'	See Spec. Reg. 7.	1. A veterinary office is not permitted in any development containing dwelling units. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. Ancillary assembly and manufactured goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are subordinate and directly related to and dependent on 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 or office uses. 4. At least 10 percent of the units provided 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. 5. The equivalent of the additional gross floor area constructed above 35 feet over ABE must be dedicated to residential use. Residential use may be located anywhere in the building above the ground floor. 6. The side yard may be reduced to zero feet if the side of the dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet. 7. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.	

Section 55.69

USE ZONE CHART

Zone
TL 10A

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

Section 55.69	USE REGULATIONS	Required Review Process	MINIMUMS			MAXIMUMS			Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.040	Any Retail Establishment other than those specifically listed in this zone, or selling goods, or providing services including banking and related financial services. See Spec. Regs. 1 and 2.	D.R., Chapter 142 KZC. See Gen. Reg. 5.	None	10'	0'	0'	80%	55' above average building elevation.	C	E	1 per each 300 sq. ft. of gross floor area.	1. This use is only allowed on parcels with frontage on NE 124th Street. 2. The following uses and activities are prohibited: a. The sale, service, and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers are not permitted; provided, that motorcycle sales, service, or rental is permitted if conducted indoors. b. Retail establishments providing storage services unless accessory to another permitted use. c. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses. d. Outdoor storage of bulk commodities unless the square footage of the storage area is less than 10 percent of the retail structure. 3. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are subordinate to and 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.
.050	Hotel or Motel									1 per each room. See also Spec. Reg. 3.	1. This use is only allowed on parcels with frontage on NE 124th Street. 2. May include ancillary meeting and convention facilities. 3. 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.	
.060	Convalescent Center or Nursing Home See Spec. Reg. 2.							See Spec. Reg. 32.	A	1 per bed. See Spec. Reg. 2.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 2. Temporary, transitional housing may be developed as an accessory use to a Convalescent Center, so long as the Center was in existence on the property on or before December 31, 2017. Parking requirements for this accessory use shall be established pursuant to KZC 105.25. 32. Maximum building height for this use is as follows: a. If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. b. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. c. Elsewhere in this zone, 55 feet above average building elevation.	

Proposed Revisions to Section 105.103.3.c

3. Modifications – A modification to improvement requirements of this chapter may be required or granted if the applicant demonstrates on submitted plans and/or in writing that the following criteria have been met for modifications to the applicable sections:

a. For a modification to KZC [105.10](#) for [vehicular access easements](#) or tracts and for KZC [105.60](#)(2) and (3) and [105.97](#) for [parking area](#) design, the requirements may be modified if:

1) The modifications will not affect the ability to provide any property with police, fire, emergency medical, or other essential services; and

2) One (1) of the following requirements is met:

a) The modification is necessary because of a preexisting physical condition; or

b) The modification will produce a site design superior to that which would result from adherence to the adopted standard.

3) Exception: KZC [105.10](#)(2)(g) relating to screening for access [easements](#) or tracts will use the modification criteria for buffering in subsection (3)(g) of this section.

b. For a modification to KZC [105.18](#) or [105.19](#) the requirements for pedestrian access may be modified if:

1) The modification is necessary because of the size, configuration, topography or location of the subject property;

2) The modification will provide for equal or improved pedestrian and bicycle safety and convenience; and

3) The modification will not have any substantial detrimental effect on nearby properties and the City as a whole.

c. For a modification to KZC [105.20](#) and [105.45](#), a decrease in the required number of spaces may be granted if the number of spaces proposed is documented by an adequate and thorough parking demand and utilization study to be sufficient to fully serve the use. The study shall be prepared by a licensed transportation engineer or other qualified professional, and shall analyze the operational characteristics of the proposed use which justify a parking reduction. The scope of the study shall be proposed by the transportation engineer and approved by the City ~~Transportation~~ ~~traffic~~ Engineer. The study shall provide at least two (2) days of data for morning, afternoon and evening hours, or as otherwise approved or required by the City ~~Transportation~~ ~~traffic~~ Engineer. Approval of a parking reduction shall be solely at the discretion of the City. A decrease in the minimum required number of spaces may be based in whole or part on the provision of nationally accepted TDM (transportation demand management) measures.

Data supporting the effectiveness of the TDM measures shall be provided as part of the parking demand and utilization study and approved by the City ~~Transportation, traffic~~ Engineer.

For multifamily parking modifications in zones outside of the Totem Lake Urban Center, the parking demand rate result shall be increased by fifteen (15) percent and the resultant total shall then be subject to the visitor parking requirements in KZC 105.20(3).

For multifamily parking modifications in TL zones within the Totem Lake Urban Center, the parking demand rate total shall be subject to the visitor parking requirements in KZC 105.20(3), and the applicant must submit a Transportation Management Plan (TMP) for review and approval of the City Transportation Engineer: At a minimum, requirements for the TMP include:

1. A parking management plan for all stalls associated with the development and
2. Confirmation that parking charges will be unbundled from the leases for the development.

The Planning Official shall not approve or deny a modification to decrease the number of parking spaces without first providing notice of the modification request to the owners and residents of property within 300 feet of the subject property and providing opportunity for comment. The Planning Official shall use mailing labels provided by the applicant, or, at the discretion of the Planning Official, by the City. Said comment period shall not be less than seven (7) calendar days.

Properties located in the CBD 1A, 1B, 2, and 8 zones that receive parking modification approval under this section are not eligible to utilize the special parking provisions in KZC 50.60(3)(a), Certain Floor Area Exempt from Parking Requirements.

PUBLICATION SUMMARY
OF ORDINANCE O-4627

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING, AND LAND USE AND AMENDING CHAPTERS 55 AND 105 OF THE KIRKLAND ZONING CODE REGARDING STANDARDS THAT APPLY TO DEVELOPMENT IN THE TOTEM LAKE BUSINESS DISTRICT AND URBAN CENTER AND APPROVING A SUMMARY ORDINANCE FOR PUBLICATION, FILE NO. CAM17-00371.

SECTION 1. Provides amendments to Chapters 55 and 105 of the Kirkland Zoning Code.

SECTION 2. Provides a severability clause for the ordinance.

SECTION 3. Authorizes the publication of the ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code

SECTION 4. Directs the City Clerk to certify and forward a complete certified copy of this ordinance to the King County Department of Assessments.

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 12th day of December, 2017.

I certify that the foregoing is a summary of Ordinance 4627 approved by the Kirkland City Council for summary publication.



Kathi Anderson, City Clerk