#### **ORDINANCE 0-4627**

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.

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

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

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

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

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

<u>Section 1.</u> Chapters 55 and 105 of the Kirkland Zoning Code are amended as set forth in Exhibit A attached to this ordinance and incorporated by reference.

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

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

<u>Section 4</u>. A complete copy of this ordinance shall be certified by the City Clerk, who shall then forward the certified copy to the King County Department of Assessments.

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

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

Amy Walen, Mayor

Attest:

Kathi Anderson, City Clerk

Publication Date: December 18, 2017

Approved as to Form:

Kevin Raymond, City Attorney

# ASSISTED LIVING AMENDMENTS

### Section 55.75 Zone TL 10B

CTIONS: FIRST, read down to find useTHEN, across for REGULATIONS		Special Regulations	ees)	<ol> <li>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.</li> <li>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.</li> <li>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.</li> <li>Landscape Category A or B may be required depending on the type of use or the carbon uses.</li> </ol>	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. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 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 adioning 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.
useTHEN, a		Required Parking Spaces	S)	See KZC 105.25.	See KZC 105.25
find		n Category e Ch. 100)	ıgi2 92)	Ф	<b>⊲</b> I
down to		andscape Category ee Ch. 95)		C Spec. Reg. 4.	al
FIRST, read	MAXIMUMS	Height	Structur e	55' above average building elevation.	65' above average building elevation
TIONS:		Lot Coverage		70%	<del>70%</del>
DIREC		(See	Rear	ō	See Spec.
	MINIMUMS	REQUIRED YARD (See Ch. 115)	Side	ò	5' but 2 side yards must equal at least 15'. See Spec. Reg. 3
, Y	Z	REG	Front	10.	10,
		Lot Size		None	None
		Required Review Process		D.R., Chapter 142 KZC, See Gen. Reg. 5.	D.R., Chapter 142 KZC, See Gen, Reg. 5.
	S	US B GULATION		Entertainment, Cultural and/or Recreational Facility	Assisted Living Facility
	97	ection 55.	s	.170	

## USE ZONE CHART

	CTIONS: FIRST, read down to find useTHEN, across for REGULATIONS		Special Regulations	See S	<ol> <li>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.</li> <li>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.</li> <li>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.</li> </ol>	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 fontage 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 adioining lot. If one side of a dwelling unit is 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 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 adioining lot.
	ıseTHEN, acro		n Category e Ch. 100) Spaces	(See Ch. 105)	See KZC 105.25.	See KZC 105.25
	o find u		ee Ch. 95) n Category	BiS	ш	<u> </u>
	down t		andscape sategory se Ch. 95)	) ?1	Α	
	ons: FIRST, read o	MAXIMUMS	Height of		80% Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.	Where adjoining a low density zone, 30' above average building elevation. Otherwise, up to 65' above average building elevation.  See Spec. Reg. 2
	RECTIC		overage	Lot C	%08	<del>800%</del>
	DIRE		YARD 115)	Rear	ō	No. 101.
		MINIMUMS	REQUIRED YARD (See Ch. 115)	Side	0	5' but 2 side 2 side 2 side 2 side 2 side 3 side 3 side 3 side 3 side 4 side 3 side 4 side 5 side 6 side 7
	ā	N N N	REQU (Se	Front	20,	
			Lot Size		None	None
N.		Required Review Process			D.R., Chapter 142 KZC. See Gen, Reg. 5.	D.R., Chapter 142, KZC. See Gen. Req. 5.
		s	US B GULATION		Entertainment, Cultural and/or Recreational Facility	Assisted Living Facility. See. Spec. Reg. 1.
		۱8.	ection 55	S	.160	

#### Zone TL 10D

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#### Kirkland Zoning Code uses of a light industry/office nature, and impacts typically associated with these uses, such as noise and odor, may be experienced by resi-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 Chapter 180 KZC). Developers and residents in this zone should be aware that this prop-Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this. 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. Development must be located on property adjacent to the Cross Kirkland Corridor (CKC), and provide building and site orientation to the Vehicular and pedestrian access must be oriented away from primary Developers and residents in this zone should be aware that this property lies within a district containing and allowing future development of erty lies within a district containing and allowing future development of with these uses, such as noise and odor, may be experienced by resiuses of a light industry/office nature, and impacts typically associated unit is attached to a dwelling unit on an adjoining lot. If one side of a The side yard may be reduced to zero feet if the side of the dwelling 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 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. See also General Regulations) Special Regulations access routes for industrial traffic. uses allowed in this zone. DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS requirement Ś ø See Ch. 105) Required Parking Spaces See KZC 105.25. Sign Category (See Ch. 100) Ø. Landscape Category (See Ch. 95) See Spec. Reg. 6. 80' above average building elevation. See Spec. Reg. 5. 30' above average See Spec. Reg. 1. ouilding elevation. Height of Structure building elevation low density zone. MAXIMUMS above average Otherwise, 65' Lot Coverage 88 8% Rear REQUIRED YARD (See Ch. 115) qual at MINIMUMS Side 0 ards Fron 10 Acres Ĕ D.R., Chapter 142 / KZC. D.R. Chapter 142 Required Process KZC, See Gen, Reg. Review including restau-Attached Dwell-В ВЕВ ПРЕДПОИЗ one or more of · Retail estabrants and tav-Spec. Reg. 1 Development ing Units and the following · Office uses Facility, See erns, and/or Containing Stacked or lishments, (Revised 4/16) USE uses: 170 Section 55.87

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0-4627 Exhibit A

### CHART ZONE USE

0-4627 Exhibit A

CTIONS: FIRST, read down to find useTHEN, across for REGULATIONS		Special Regulations	ees)	<ol> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.</li> <li>Building height may be increased as follows:         <ul> <li>a. Building height may be increased as follows:</li> <li>a. Building height may be increased as follows:</li> <li>a. Building height may exceed 30 feet above average building elevation, if.</li> <li>1) One of the following public improvements is provided:</li></ul></li></ol>
seTHEN, ac		Required Parking Spaces	လွ	See KZC 105,25.
sn pu		n Category e Ch. 100)	gi2 98)	∢
wn to fi		andscape Category ee Ch. 95)	s) ) 	<b>©</b> ⊴
ONS: FIRST, read do	MAXIMUMS	Height of Structure		30' to 160' above average building elevation. See Spec. Reg. 2.
DIRECTI	W.	overage	7 io 7	85% Spec. Reg. 3.
		ARD 15)	Rear	6
	JMS	See Ch. 115)	Side	ò
	MINIMUMS	REQUIRED YARD (See Ch. 115)	Front	0
		Lot		None
		Required Review Process		D.R., Chapter 142 KZC
	S	S S S S S S S S S S S S S S S S S S S		Assisted Living Facility
	60	ection 55.	s	A 070.

### Section 55.09 Zone

			(s)	we:  ove average building eleva- ovements is provided:  w streets pursuant to Gen- not apply, the development of exceed the requirements of Examples include pedes- property, public plazas, and be increased up to 160 with the height increases to ans:  or complies with 13(a) above. as for towers set forth in C., and O. Sayure floor, for or opporties may not the subject property and from the subject properties.  The subject property and from the subject properties are ared if: The subject property and from the subject properties are ared if: The space result in superior ans on lower portions of an of visual and pedestrian are approaches that provide
TIONS: FIRST, read down to find useTHEN, across for REGULATIONS		Special Regulations	e es)	1. Building height may be increased as folio a. Building height may exceed 30 feet ab tion, if one of the following public impro 1) Dedication and improvement of ne eral Regulation 5; or 2) Where General Regulation 5 does repedestrian-oriented elements that KZC 92.15 and Chapter 105 KZC. It in walkways through the subject public at and fountains.  b. Building height may exceed 80 feet an feet above average building elevation, be based on the following consideration. Design of buildings meets guideline. 2) Design of buildings meets guideline. 2) Design of buildings meets guideline. 3) Floor plates may not exceed 10,00 the portion of the building above 8 those parcels where road dedica? General Regulation 5. On these exceed 10,00 square feet of feet in height. Beyond 120 feet mexceed 10,00 square feet to feet in height. Beyond 120 feet an arated by at least 60 feet, both on taller building elements on adjacen.  Chereral Regulation 5 limits area availing property, and/or.  Chereral Regulation 5 limits area availing property, and/or.  Chereral Regulation 5 limits area availing access in lot coverage may be consided a. Land dedication on the subject proper General Regulation 5 limits area availing property, and/or.  Chereral Regulation 5 limits area availing property, and/or.  Chereral Regulation 5 limits area availing property, and/or.  Chereral Regulation 5 limits area availing property and east 60 feet, both on taller building elements on provide oper landscaping, such as the use of gards structures or on rooflops, the provision access to public garden areas, or other for useable green space.
seTHEN, acı		Required Parking Spaces	S)	1 for each bed.
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wn to f		andscape Category ee Ch. 95)	S) ) 7	υ ,
ONS: FIRST, read do	MAXIMUMS	Height of		30' to 160' above average building ele- vation. See Spec. Reg. 1.
DIRECTI		overage	Lot C	85% Spec. Reg. 2.
		/ARD 15)	Rear	ō
	NMS	See Ch. 115)	Side	ō
	MINIMUMS	REQUIRED YARD (See Ch. 115)	Front	10,
		Lot		None
		Required Review Process		Chapter 142 KZC
	SI	US GULATION	S BE	Convalescent Center or Nursing Home
	60	ection 55	S	080.

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TIONS: FIRST, read down to find useTHEN, across for REGULATIONS		Special Regulations	(See	1. Twenty-foot yard required where properties abut NE 132nd Street.  2. 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  b) Where General Regulation 4 does not apply, the development of pedestrian-oriented elements that exceed the requirements of 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 be increased up to 160 feet above average building elevation; provided, that:  1) Development on the subject property complies with 24(a) above, 2) Design of buildings meets guidelines for tow et forth in Design Guidelines (Chapter 142 KZC, and 51.30 KMC).  3) Floor plates may not exceed 10,000 s. and ighting impacts of the building above 80 s. And the residential areas to the north are proposed.  5) Taller elements of buildings would be stepped back from the perimeter of TL I Boundaries, away from adjacent residential areas to the north are proposed.  5) Taller elements on adjacent property and from taller building elements on adjacent properties.  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.  3. 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						
seTHEN, ac		Required Parking Spaces	(See Ch. 105)	For residential: 1.2 per studio unit, 1.3 per 1 bedroom unit. 1.6 per 3 or more bedroom unit. See KZC See KZC See KZC See KZC See KZC See KZC 105.20 for visitor parking requirements. For other uses see KZC 105.25.						
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IONS: FIRST, read o	MAXIMUMS	Height of	Structure	30' to 160' above average building elevation. See Spec. Reg. 2.						
DIRECT		overage	ГОЕС	See Spec. Spec.						
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	SMC	EQUIRED YAF (See Ch. 115)	Side	ò						
	MINIMUMS	REQUIRED YARD (See Ch. 115)	Front	No Spec. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1						
		Lot Size		None						
		Required Review Process		D.R., Chapter 142 KZC						
	S	US EULATION		Development Containing Both Office Use and Attached or Stacked Dwelling Units or Residential Suites						
	٩Ļ	ection 55	S	0.020						
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## USE ZONE CHART



	DIRECTIONS: FIRST, read down to find useTHEN, across for REGULATIONS		Soverage Fight of andscape Sategory ee Ch. 95)	S) 61S S) 17 17 17 17 17 17 17 17 17 17 17 17 17	REGULATIONS CONTINUED FROM PREVIOUS PAGE	b. Building height may be increased up to 160 teet above average building elevation; provided, that:	1) Development on the subject property complies with 46(a) above.	Design Guidelines (Chapter 142 KZC, and	3) Floor plates may not exceed 10,000 squerent floor, for the portion of the building above 80 feet and a square floor, for the portion of the building above 80 feet and a square floor.	4) Methods for mitigating any signif	to the north are proposed.	5) Taller elements of buildings would be stepped back from the per- rimeter of TL1B boundaries, away from adiacent residential zones.	6) Portions of structures exceeding 80 feet in height must be sepa-	rated 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 Gen- eral Regulation 4 limits area available for development on the prop-	erty, and/or	b. Other techniques used to provide open space result in superior	landscaping, such as the use of gardens on lower portions of struc- tures or on rooffoos, the provision of visual and bedestrian access to	public garden areas, or other approaches that provide for useable	green space.  R. Boeidantial suites devalonment chall be designed. built and certified to	dards: Built Green 5 Star certified, LEED Gold certified, or Living Build-	ing Challenge certified.
	IRECTIONS: FIRST	MAXIMUMS																					
		REQUIRED YARD Lot (See Ch. 115) Size Front Side Rear																					
												20											
100		Required Review Process																				5)	
	REGULATIONS				Attached or Stacked Dwelling	Units or Residen-	tial Suites (continued)							۰									
	Section 55.15					. د ر	#3 C																

	CTIONS: FIRST, read down to find useTHEN, across for REGULATIONS		Special Regulations	ees)	REGULATIONS CONTINUED FROM PREVIOUS PAGE	b. Building height may be increased up to 160 feet above average building elevation: provided, that:	roperty complies with	Design Guidelines (Chapter 142 KZC, and 3.30 KMC).  3) Floor plates may not exceed 10,000 s. p.r floor, for the	4) Methods for mitigating any sign and lighting hotorogoning and lighting and light	<ol> <li>Taller elements of buildings would be stepped back from the perimeter of TL 1B boundaries, away from adjacent residential</li> </ol>	zones.  6) Portions of structures exceeding 80 feet in height must be sepa-	rated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties.	4. Increases in lot coverage may be considered if:	remark regulation 4 limits area available for development on the proportion and on the p	b. Other techniques used to provide open space result in superior	landscaping, such as the use of gardens on lower portions of struc-	public garden areas, or other approaches that provide for useable	green space.
	l useTHEN, a		Required Parking	(See Ch. 105)														
	o find		n Category	giS														
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	ONS: FIRST, read	MAXIMUMS	Height of	olluciure														
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			Lot Size	<u> </u>														
			Required Review Process															
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		Section 55.15				ğ <u>3</u>								N.				
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	TIONS: FIRST, read down to find useTHEN, across for REGULATIONS		8 Spaces Special Regulations	(See Ch. 105) (See also General Regulations)	2. Building height is regulated as follows: a. Building height is regulated as follows: a. Building height may exceed 30 feet above average building elevation, if one of the following public improvements is provided: 1) Dedication and improvement of new streets pursuant to General Regulation 4; or 2) 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 and fountains; and begind beight may be increased up to 160 feet above average building height may be increased up to 160 feet above average building elevation; provided, that: 1) Development on the subject property, public plazas, public and fountains; and begin of buildings meets guidelines for twee set forth in Design of buildings meets guidelines for twee set forth in Design of building above 80 for shaped property complies with 24(a) above. 2) Design of building above 80 for shaped property complies with 24(a) above. 3) Floor plates may not exceed 10,000 segret. 4) Methods for mitigating any segret and shaped are stored in the north are proposed for mitigating any segret and shaped back from the perimeter of TL 1B boundaries, away from adjacent residential areas to the north are proposed so from the subject property and from taller building elements on diacent properties. 5) 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: 6) Portions of structures exceeding 80 feet in height must be provided pursuant to General Regulation 4 limits area available for development on the provision of visual and pedestrian access to profice and pedestrian access to profice are available for development on the subject property or lower than a per or profices or or profices or or profices are average and pedestrian access to profices are average areas or or profices.
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	IONS: FIRST, read o	MAXIMUMS	Height of		30' to 160' above average building ele- vation. See Spec. Reg. 2.
	DIRECT		overage	Γ <b>9</b> ξΟ	%08
			'ARD 15)	Rear	0
	11	JMS	See Ch. 115)	Side	,0
		MINIMUMS	REQUIRED YARD (See Ch. 115)	Front	No 10. Spec. 1.
			Lot Size		None
		Required Review 1			D.R., Chapter 142 KZC
		REGULATIONS			Convalescent Center or Nursing Home
		Section 55.15		S	060.
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CTIONS: FIRST, read down to find useTHEN, across for REGULATIONS		andscape see Ch. 96) Category C C C C C C C C C C C C C C C C C C C	ன் <u>இ</u> (See Ch. 105)	unit, gross floor area equal to or greater than 20 percent of the area of the 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 bedroom unit.  1.6 per 3 or maximize its visibility and pedestrian orientation.  1.8 per 3 or 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.  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 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 decicated to residential use may be located anywhere in the building above the ground floor.  5. Ancillary assembly and manufacture of 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.	C B 1 for every 4 1. May include accessory living facilities for staff persons. people based 2. No parking is required for day-care or school ancillary to this use, on maximum occupancy load of any area of worship. See also Spec. Reg. 2.
NS: FIRST, read dov	MAXIMUMS	Height of		65' above average building elevation. See Spec. Reg64.	65' above average building elevation.
DIRECTION	W	overage	гоі с	%08	
ם	MS	REQUIRED YARD (See Ch. 115)	Side Rear	ò	
	MINIMUMS	REQUIF (See	Front	,0 <sub>1</sub>	
		Lot Size		ө О И	
		Required Review Process		D.R., Chapter 142 KZC	
	REGULATIONS			Attached or Stacked Dwelling Units See Spec. Reg. 1.	Church
	Section 55.33			.100	110

Kirkland Zoning Code 326.26

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See Ch. 115   See Ch. 115   See Ch. 115   See Ch. 115   See Ch. 116	١G	S			MINIM	JMS		M	XIMUMS		,		
Packaging of Pac	ection 55.	E S	Required Review Process	Lot	REQUII (See	RED Y. Ch. 11	ARD 5)	overage	Height of	andscape Category ee Ch. 95)	n Category	Required Parking Spaces	Special Regulations
Perkaging of Packaging of Packaging of Packaging of Packaging of Packaging of Packaging of Perpand Mandacuming See Gen.   Perpand Mandacuming See Spec. Regs. 1.   Reg. 3.   R	S			_			Rear	ГОЕС	almonio	S)   	giS	(See Ch. 105)	(See also General Regulations)
See Spec. Regs. 12 Reg 3.  See Spec. Regs. 12 Reg 3.  Service  Warehouse Storage Service  Wholesale Trade Industrial Laundry Pacility Wholesale Printing or Publishing	<u>2</u> 6.	Packaging of Prepared Materials Manufacturing	er 142	None	10,	ъ	.0	%06	TL 7A: 80' above average building elevation.	⋖		1 per each 1,000 sq. ft. of gross floor area	<ol> <li>The following manufacturing uses are permitted:         <ul> <li>Food, drugs, stone, clay, glass, china, ceramics products, electrical equipment, scientific or photographic equipment;</li> <li>Expricated metal products, but not fabrication of major struction.</li> </ul> </li> </ol>
Breweries, Wineries, Distilleries Distilleries Warehouse Storage Service Wholesale Trade Industrial Laundry Facility Wholesale Printing or Publishing		pec, Regs. 1 <sub>2</sub>	Reg. 3.						TL 7B: 45' above				
Breweries, Winerles, Distilleries Distilleries Control of the seach 1,000 1.  Warehouse Storage Service Service Service Annotesale Trade Industrial Laundry Facility Wholesale Printing or Publishing									elevation.				
Breweries, Wineries, Distilleries Distilleries Control of gross floor area. Tast- ing rooms 1 per each 1,000 1. Service Warehouse Storage Service Wholesale Trade Industrial Laundry Facility Wholesale Printing or Publishing													
Breweries, Wineries, Distilleries Distilleri	-			7		_							
Breweries, Wineries, Distilleries Distilleries  Distilleries  Ther each 1,000 1.  Sq. ft. of gross floor area. Tasting rooms 1 per each 100sq. ft. of gross floor area.  Warehouse Storage Service Industrial Laundry Facility Wholesale Printing or Funding or Publishing													
Breweries, Wineries, Distilleries Distilleries Avarehouse Storage Service Industrial Laundry Facility Wholesale Printing or Publishing													
Breweries, Wineries, Distilleries Distilleries Distilleries Distilleries Distilleries Distilleries Distilleries Distilleries  ### Of gross ### Of gross ### Of gross floor area. Tasting rooms 1 per each 100 sq. ft. of gross floor area.  #### Of gross floor area.  ##### Of gross floor area.  ##### Of gross floor area.  ###################################													don') of the gross floor area. The landscaping and parking require ments for these accessory uses will be the same as for the primary use.
ing rooms 1 per each 100 sq. ft. of gross floor area.	.0											1 per each 1,000 sq. ft. of gross floor area. Fast-	<ol> <li>May include tasting rooms, accessory retail sales, or office utilizing the more than 35 percent of the gross floor area (no limit on properties in this zone where a restaurant use is allowed).</li> </ol>
1 per each 1,000 1, sq. ft. of gross floor area.												ing rooms 1 per each 100 sq. ft. of gross floor area.	
Thoor area.	.02	Warehouse Storage Service											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.
.040 Industrial Laundry Facility .050 Wholesale Printing or Publishing	.03	0 Wholesale Trade										noor area.	The landscaping and parking requirements for these accessory uses will be the same as for the primary use.
.050 Wholesale Printing or Publishing	9.	Industrial Laundry     Facility											
	0.05	Wholesale Printing or Publishing										æ	

### UNCOUPLE RESIDENTIAL USE SUITES FROM COMBINED LISTING

Zone TL 1A

Section 55.09

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TIONS: FIRST, read down to find useTHEN, across for REGULATIONS		Special Regulations	e es()	<ol> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.</li> <li>Residential development must provide a minimum density of 50 dwelling units per gross acre.</li> <li>Building height may be increased as follows:         <ul> <li>Building height may be increased as follows:</li> <li>Building height may exceed 30 feet above average building elevation, if:</li></ul></li></ol>
eTHEN, acr		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.
sn pu		n Category e Ch. 100)	giS eS)	<
own to fi		andscape Category ee Ch. 95)	S) )  7	υ
ONS: FIRST, read do	MAXIMUMS	Height of		30' to 160' above average building elevation. See Spec. Reg. 3.
DIRECTI		overage	ГОЕС	85% Spec. Reg. 4.
		ARD 15)	Rear	ō
	SMU	EQUIRED YAF (See Ch. 115)	Side	о
	MINIMUMS	REQUIRED YARD (See Ch. 115)	Front	9
	Lot Size			None
	Required Review Process 8			D.R., Chapter 142 KZC
	S	US GULATION		Stacked Dwelling Units of Residential Suites
	60	ection 55.		040

## USE ZONE CHART

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Zone	TL 1

IONS: FIRST, read down to find useTHEN, across for REGULATIONS		Special Regulations (See also General Regulations)	REGULATIONS CONTINUED FROM PREVIOUS PAGE  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.  4. 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 are dependent upon this use.  b. The outward appearance and impacts of this use with ancillary assembly or manufacturing must be no different from other uses.  5. 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 noise from this use is not audible off the subject property. A certification to this effect, signed by an acoustical engineer, must be esubmitted with the development permit application.  d. A veterinary office is not permitted if the subject property contains dwelling units.  6. Recidential cuites development shall be designed, built and certified achieve or exceed one or more of the following green building standards: Built Green & Star certified, LEED Gold certified, or Living Building Challenge certified.  7. Developments containing residential suites use shall provide common living area available to all residential suite residents. Common living area such as shared kitchens, Germen Living area for common living area available to all residential suite residents. Common living area such as bathrooms, and hallways shall not be counted as common living area. The minimum annumbur of common living area. The minimum annumbur of common living area. The minimum and additional 20 square feet plus an additional 20 square fe	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.     This use is not allowed within 100 feet of NE 132nd Street. Access to this use from NE 132nd Street is not permitted.
useTHEN, ao		Required Parking Spaces (See Ch. 105)		1 per each 100 sq. ft. of gross floor area.
find		Sign Category (See Ch. 100)		
down to		Landscape Category (See Ch. 95)	1	
IONS: FIRST, read	MAXIMUMS	Height of Structure	-	
DIRECT	2	Lot Coverage		24
	MINIMUMS	REQUIRED YARD (See Ch. 115) Front Side Rear		See Spec. Reg. 1.
		Lot Size		See S
		Required Review Process		D.R., Chapter 142 KZC
	s	S CS NEGULATION	Development Containing Both Office Use and Attached or Stacked Dwelling Units or Recidential Surks (continued)	Restaurant or Tavern
	12	Section 55.	.020	.030

#### Zone TL 1B

DIRECTIONS: FIRST, read down to find useTHEN, across for REGULATIONS	MINIMUMS	Required REQUIRED YARD 명 유가용 및 유가용 및 유리 Required Required Process Size Height of Required Re	Structure 1 (8 is 0) (See Ch. 105) (See is	1 per each 30 1. This use is only permitted as an accessory use to another permitted the norther permitted as an accessory use to another permitted the norther permitted as an accessory use to another permitted the norther permitted as an accessory use to another permitted the norther permitted as an accessory use to another permitted as an accessory used to another permitted as accessory used to another permitted as accessory used to another permitted accessory used and accessory used and accessory used and accessory used and accessory used accessory used and accessory used and accessory used accessory used and accessory used accessory use
Ė				ii ii
	s	USE TON Requi		Any Retail D.R., Establishment, other than those specifically listed those prohibited by Spec. Reg. 3, selling goods and providing services including services including shanking and other financial services Chapter Stacked Dwelling Chapter Stacked Dwelling Chapter Stacked Dwelling Chapter Stacked Dwelling Chapter Stacked Swites
	91	ection 55.	-	<b>050.</b>

## USE ZONE CHART



FIONS: FIRST, read down to find useTHEN, across for REGULATIONS			Special Regulations	ees)	REGULATIONS CONTINUED FROM PREVIOUS PAGE	<ul> <li>b. Building height may be increased up to 160 feet above average building elevation; provided, that:</li> </ul>	Development on the subject property complies with 6(a) above.     Design of buildings meets guidelines for towers set forth in	Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC).	portion of the building above 80 feet in height.	<ol> <li>Methods for mitigating any significant shadowing and lighting impacts of the increased building height on the residential areas</li> </ol>	to the north are proposed.		6) Portions of structures exceeding 80 feet in height must be sepa-	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 Gen-	eral Regulation 4 limits area available for development on the prop-	erty, and/or b. Other techniques used to provide open space result in superior	landscaping, such as the use of gardens on lower portions of struc-	tures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable	green space.	achieve or exceed one or more of the following green building stan-	dards: Built Green 5 Star certified, LEED Gold certified, or Living Build- ing Challenge certified.
	d useTHEN, ac		Required Charking Spaces	ී ජී (See Ch. 105)																		
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	wob bi		augacsbe	ή																		
	IONS: FIRST, rea	MAXIMUMS	Height of																			
	DIRECT	Σ	Lot Coverage																			
			YARD 15)	Rear	Rear																	
		MINIMUMS	REQUIRED YARD (See Ch. 115)	Side																		
		M		Front																		
			Lot Size																			
7000			Required Review Process																			
		S	SULATION:		Attached or	Stacked Dwelling Units or Residen-	tial Suites (continued)															
-		91		-	.050 At	מֿ בֿ	<u>ょ</u> い															
L				Section 55.15						_		_			_	_	_	_	_	_	_	

#### CHART ZONE USE

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Section 55.21

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16		S			MINIMUMS	SW.			MAXIMUMS					
ection 55.	C. USB	 GULATION:	Required Review Process	Lot Size	REQUIRED YARDS (See Ch. 115)	QUIRED YAR (See Ch. 115)	RDS 5)	overage	Height of	andscape Sategory ee Ch. 95)	n Category se Ch. 100)	Required Parking Spaces	Special Regulations	
2	-	<b>З</b> вес			Front S	Side	Rear	Γοŧ C		s) ) 	gi2 e2)	(See Ch. 105)	(See also General Regulations)	
O.	Office Use		D.R., Chapter 142 KZC.,	than 1.5 acres.	ò	ŏ	,0	80% 3	30' above average build- ing elevation.	ω	۵	See Spec. Reg.	<ol> <li>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.</li> <li>Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:         <ol> <li>The assembled or manufactured goods are subordinate to and are dependent upon this use.</li> <li>The outward appearance and impacts of this use with ancillary assembly or manufacturing must be no different from other office uses.</li> <li>The following regulations apply to veterinary offices only:</li></ol></li></ol>	sing of the standard of the st
0.	O60 Attached or Stacked Dw Units of Residential	Attached or Stacked Dwelling Units <del>or</del> Residential Suites								۵	4	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. 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. 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.  3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.  4. Residential suites development shall be designed, built and certified a cachieve or exceed one or more of the following green building standards: Built Green 5. Star certified. LEED Gold certified, or Living Building Challenge certified.	king king lind Ind GE

Kirkland Zoning Code 326.14

### Zone TL 2

# USE ZONE CHART

			lations	Regulations)	ROM PREVIOUS PAGE Leutes use shall provide com- shial suite residents. Common- sh as shared kitchens, diming- seuch as bathrooms, laun- lls, mailrooms, and hallways. Ig area. The minimum amount set shall be 250 square feet- r living unit.	s with the approved Conceptual s., with respect to signs, parking s. ervice stations at any intersectin 120th Avenue NE. It least 20 feet from all property s pump islands may not be ine. Outdoor parking and serand Storage, for further reguand Storage, for further reguand.	e with the approved Conceptual , with respect to signs, parking is, convention facilities. ancillary meeting and conven- uirement for these ancillary -by-case basis.	e with the approved Conceptual s, with respect to signs, parking is. es for staff persons. n maximum occupancy load of required for day-care or school
	s for REGULATIONS		Special Regulations	(See also General Regulations)	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, stainwells, 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 plus an additional 20 square feet plus an additional 20 square feet per living unit.	<ol> <li>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.</li> <li>May not be more than two vehicle service stations at any intersection.</li> <li>This use may not front exclusively on 120th Avenue NE.</li> <li>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.</li> </ol>	<ol> <li>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.</li> <li>May include ancillary meeting and convention facilities.</li> <li>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.</li> </ol>	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.     May include accessory living facilities for staff persons.     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.
The second second	se I HEN, acros		Required Parking Spaces	S)		See KZC 105.25,	1 per each room. See Spec. Reg. 3.	See Spec. Reg.
	tind u		n Category oe Ch. 100)	giS		ш		ω
	Landscape Category (See Ch. 95)			7		∢	٥	
	CTIONS: FIRST, read down to find use I HEN, across for REGULATIONS	MAXIMUMS Height of Structure				30' above average build-ing elevation.		
	DIREC		overage	Lot C		%08		
			ARDS 15)	Rear		4	ō	
		NMS	QUIRED YAR (See Ch. 115)	Side		ec. Reg.	,0	
		MINIMOMS	REQUIRED YARDS (See Ch. 115)	Front		See Spec. Reg. 4.	,o	Λ.
			Lot Size	-		Less than 1.5 acres.		
		Required Leview Lerocess S				D.R., Chapter th	Ш	
		SI	S EULATION	<u>3</u> ⊌∈	Attached or Stacked Dwelling Units <del>or</del> Residential Suites- (continued)	Vehicle Service Station	Hotel or Motel	Church
_		LZ:		S	060. Str. C.	<b>070</b> . ම දි	080.	060.
	Section 55.21				<u> </u>		ļ-·	·-

(Revised 9/15)

## Section 55.09 Zone TL 1A

TIONS: FIRST, read down to find useTHEN, across for REGULATIONS		Cath. Required Cath. Parking Shares	නු ල් (See Ch. 105) (See	A See Spec. Reg. 1. Residential development must provide a minimum density of 50 divelling units per gross acre.  2. Building height may be increased as follows:  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. Building height may exceed 30 feet above average building elevation. if  b. Where General Regulation 5 does not apply the development of Designation and improvement of new streets pursuant to General Regulation 5.0 or or or or population of the control of the development of the street of the feet above average building at and foundaries; and certificated property, public plazes, public art and foundaries; and developments of four units or greater as affordable housing units, as defined in Chapter 15 KZC. See Chapter 112 KZC for additional affordable housing considerations.  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 of buildings meets guidelines for towers set four thing exceed 10,000 square feet in height lawcent to General Regulation of the building above 80 feet in height lawcent and regulated property and from the subject property and from the exceed 10,000 square feet in height must be septangled building elements on adjacent property and from taller building elements on adjacent properties.
lown to		andscape Sategory ee Ch. 95)	ס" די	OI .
NS: FIRST, read o	MAXIMUMS	Height of	Structure	30-160'above average building elevation. See Spec.Reg. 2
DIRECTIO	Σ	overage	Tot C	85% Spec. Req.
		ARD 15)	Rear	ତାଳା
	OMS	REQUIRED YARD (See Ch. 115)	Side	öl
	MINIMOMS	REQUI	Front	0
		Lot Size		None
		Required Review Process		D.R., Chapter 142 KZC.
	SI	EULATION		Residential Suites
	60.	ection 55	S	

## USE ZONE CHART

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	FIONS: FIRST, read down to find useTHEN, across for REGULATIONS		Special Regulations	(See also General Regulations)	RECULATIONS CONTINUED FROM PREVIOUS PAGE  3. Increases in lot coverage may be considered if:  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.  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 shall be provided at a rate of 0.5 per living unit plus one per on-site employee.  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:  a. Rentals shall be managed such that the total demand for parking does not exceed the available 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.  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:
	eTHEN,		Requir ed Parkin		
	ind us		n Category e Ch. 100)	ıgiS	
	lown to f		indscape sategory ee Ch. 95)	) )   	
	ONS: FIRST, read d	MAXIMUMS	Height of	Structure	
	DIRECTION	2	overage	Lot C	
			ARD 15)	Rear	
		OMS	EQUIRED YAF (See Ch. 115)	Side	
		MINIMUMS	REQUIRED YARD (See Ch. 115)	Front	
			Lot	_	
			Required Review Process		
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Į	Section 55.09			S	

REGULATIONS CONTINUED FROM PREVIOUS PAGE	1) Charge for on-site parking, unbundled from the rent, for renants 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 curvet 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 meet anticipated demand. 6) Designation of a Transportation Coordinator to meet anticipated demand. 7) Designation of a Transportation Coordinator to meet anticipated demand. 8) Adequate the TMP- provide commute information to all new tenants, and be a point of contact for the City. 9) At the time the project attains 90 percent occupancy. The property owner shall submit a blennial survey, the property owner shall alternative commuted of shall be property owner shall could be a submit a blennial survey, the property owner shall submit a blennial survey, the property owner shall submit a blennial survey, the property owner that it shall be reviewed and approved by the City. 7) Following the initial survey, the property owner that it shall be commuted travel. The Planning Director may increase or decrease the frequency of the survey based on the documented survey of residents property owner that it shall be a violation of this code for the actual parking demand and utilization study of the property owner that it shall be accrease in the required number of spaces of the study shall be proposed by the City Transportation and cereminal characteristics of the use which lustify a parking reduction and evening hours, or as otherwise approved or required and approved by the City. Transportation and cereminal surfes and all required parking within a project shall be studied and evening hours, or as otherwise approved or required. LEED Gold certified. 7. Development shall be designed but in a designed but in a gold or certified. 8. Development shall be designed but in a de	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. Kirkland Zoning Code 321
ONF CHART		
USE 7		
Section 55.09		(Revised 8/16)

#### CHART ZONE USE

Section 55.15

	IONS: FIRST, read down to find useTHEN, across for REGULATIONS		Cate 1000) Cate 1000 Cate	(See Ch. 105) (See	ing units per gross acre.  2 Twenty-foot yard required where properties abut NE 132nd Street.  2 Twenty-foot yard required where properties abut NE 132nd Street.  2 Twenty-foot yard required where properties abut NE 132nd Street.  3 Building height is required as follows:  a. Dedication and improvement of new streets pursuant to General Required in 4: or  affordable 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 be increased up to 160 feet above average building elevation. provided, that  1) Development on the subject property compiles with 6(a) above.  2) Design of buildings meets quidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC).  3) Floot plates may not exceed 10.00 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 in the side in height.  5) Taller elements of buildings away from adjacent residential zones.  6) Portions of structures exceeding 80 feet in height muts be separtated by at least 60 feet, both on the subject property and from aller building elements on adjacent properties.  4. Increases in the coverage may be considered if:  a. Land dedication on the subject property provided pursuant to General Requiretor.
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ı	down		andscape Sategory	) !'T	OI .
	IONS: FIRST, read	MAXIMUMS	Height of		30' to 160' above average building elevation. See Spec.  Reg. 3.
١	DIRECT	_	egs19vo;	TOF C	85% Spec. Reg. 4
			ARD 15)	Rear	ōl ol
		UMS	EQUIRED YAF (See Ch. 115)	Side	öl
		MINIMUMS	REQUIRED YARD (See Ch. 115)	Front	일
			Lot Size		None None
	Required Review Process				O.R., Chapter KZC
		S	BULATION	S KE	
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		•			<mark>원</mark> []
L	- 5	S١	ection 55.	5	

0-4627 Exhibit A

0-4627 Exhibit A

EIDST read down to find use THEN across for BEGIII ATTONS	EN, BCLOSS TOT KEGULATIONS  Special Regulations  (See also General Regulations)			Plan for adiacent properties, with respect to signs, parking and bedestrian and velocular access.  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.  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 per considerable and modifications to decrease the appropriate per on-site employee.  4. The required parking shall be 0.5 per living unit where the 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.  4. The required parking shall be 0.5 per living unit where the parking in a form approved by the City and recorded with King County.  a. Rentals shall be managed such that the total demand for parking and oses not exceed the available supply of required parking the following in a form approved by the City and recorded with King County.  a. Rentals shall be managed such that the total demand for parking cause of exceeds the supply of required parking the control of parking causes of exceeds the supply of required parking the control of parking causes of exceeds the supply of required parking the control of the cars.  b. The property owner shall prepare a Transportation Management Plan (TMP) for review and approved by the City and recording with King County. At a minimum, the TMP shall include from the rent, following requirements  1) Charge for on-site parking unbundled from the rent, following requirements for the property owner to a particular of the cause of grain and countered to the property owner to an increase of the property owner to all prepare of the property owner shall namage the property owner shall alternative communication and alternative communication and alternative communication and alternative communicati
F	Redd. Parking Spaces (See Ch. 105)		Redq	Sec. Ci
7	(0) (1)	Catego Catego	ngi2 992)	<b>⋖</b> I
un to fi	99 <u>9</u>	Landscape Category (Se Ch. 95)		<u>Q</u>
mob been	MAXIMUM S	S Height of Structure		30' above average building elevation
1001		Lot Coverage		80% 80%
DIDECTIONS. E		REQUIRED YARDS (See Ch. 115)	Rear	[O]
DECT	MINIMUMS		Side	<u>o</u>
Č	Σ		Front	ō
		Lot	Size	than than acres
		Required Review Process		O.R Chapter 142 KZC
S	NOITA	REGUL	•	Suites
		Section 55.21		CIN
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8. Address of the TMP.  B. Address of the TMP.  B. Address of the actual parking clarant by the property owner that it shall be a volation of this code for the actual parking clarant by the property owner that it shall be a volation of this code for the actual parking clarant by the property or expect the available supply of required parking of to fall to comply with the provisions of the TMP or reporting requirements.  C. After one year of project occupancy, the Flanning Ordical may allow a decrease in the required number of spaces if the number of spaces is number of spaces in number of spaces in number of spaces is number of spaces in number of spaces in number of spaces of the number of spaces of the	

FIRST, read down to find use THEN, across for REGULATIONS	Special Regulations (See also General Regulations)			1. This use is permitted only in the TL 4A subarce.  2. Development must include commercial use on the ground floor with gross floor area equal to or greater than 20 bercent of the area of the planting official if the applicant demonstrates that meeting the planting official if the applicant demonstrates that meeting or proposed improvements and that the commercial space is configured to maximize its visibility and bedestrain orientation of existing or proposed improvements and that the commercial space is configured to maximize its visibility and bedestrain orientation of existing or proposed improvements and that the commercial space is configured to maximize its visibility and bedestrain orientations of decrease the parking shall be browded at a rate of 0.5 per living unit plus one per on-site provided at a rate of 0.5 per living unit plus one per on-site provided at a rate of 0.5 per living unit plus one per on-site provided at a rate of 0.5 per living unit plus one per on-site provided at a rate of 0.5 per living unit plus one per on-site provided at a rate of 0.5 per living unit plus one per on-site parking.  4. The required parking shall be managed such that the total demand for parking in a form approved by the City and recorded with King County.  a. Refuls shall be managed such that the total demand for parking does not exceed the available such that the total demand for parking of required private parking. The property owner shall either restrict occupancy of living units or restrict leasing to only tenants who does not have cars.  b. The property owner shall prepare a Transportation Management for equired private parking, the property owner shall either restrict occupancy of living units or restrict leasing to only tenants are not parking of the property owner for equivalent alternative transportation mode subsides of renants who do not have cars.  2) Eus pass or equivalent alternative transportation of ransports owner shall provide an accurate and detailed report of initial resident parking demand
e I	Redd. Parking Spaces (See Ch. 105)			See Spec.
nd use	(OI	Catego Ch. 10	995)	Ш
n to fi	99 <u>(</u>	Зосу (S Зосу (S	Lal Sate D	
read dow	MAXIMUM S	Height of Structure		average building elevation.
IRST		Lot Coverage		80%
		REQUIRED YARDS (See Ch. 115)	Rear	<del>[0]</del>
DIRECTIONS			Side	òl
			Front	10.
		Ę	Size	None
	Required Review Process			Ohapter Chapter XZC
SN	E REGULATIO			Suites See Spec. Reg. 1.
	Section 55.33			

### 0-4627 Exhibit A

HEN across for DECILI ATTONS	MAXIMUM S MAXIMU			1. Development must include commercial use on the ground floor with gross floor area equal to orgreater than 20 percent of the parcel size of the sublect 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. Parking shall be provided at rate of one stall be provided at a rate of 0.5 per living unit plus one per on-site employee.  3. The required parking shall be 0.5 per living unit plus one per on-site employee.  3. The required parking shall be 0.5 per living unit plus one per on-site employee.  3. The required parking shall be 0.5 per living unit plus one per on-site employee.  4. Rentals shall be managed such that the total demand for parking does not exceed the available supply of required private parking quals or exceed the available supply of required private parking does not exceed the available supply of required private parking occupancy of indigential parking equals or exceeds the supply of required private parking occupancy of indigential parking that the total demand for parking does not exceed the available supply of required parking units or restrict leasing to only tenants who do not have cars.  5. The property owner shall property owner shall either restrict occupancy of indigential parking only tenants are not parking following requirements or estical leasing to only tenants who do not have cars.  5. Designation of a Transportation Coordinator to manages the supply of some parking to manage the Contact demand.  6. Adequals secured and sheltered bicycle parking to manage the subplication of a Transportation Coordinator to manages the TMP. provide commute information of a Transportation of the coordination of a Transportation of the coordi
9	6ui	Redd. Parki Spaces (Se Ch. 105)		N S S S S S S S S S S S S S S S S S S S
I Pul	(O)	Sign Catego (See Ch. 10		<b>⊲</b> I
yn to f	99 <u>(</u>	Landscape Category (S Ch. 95)		
vol bear	MAXIMUM S	S Height of Structure		35' above average building elevation.
TDGT		əgeı	Lot Cove	<b>%08</b>
PIRECTIONS. E		ARDS 15)	Rear	òl
TPEC	MINIMUMS	REQUIRED YARDS (See Ch. 115)	Side	<mark> O</mark>
	Σ	REQ.	Front	10,
		Ę	Size	Note: The second
	Required Review Process			Chapter 142 KZC
SI	REGULATION			Residential Suites See Spec. Reg. 1.
	Section 55.39			

	conducted by a licensed transportation engineer or other qualified professional documenting on-site and potential off-site parking utilization and atternative 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 combly 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 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 propered by a licensed transportation and thorough classes proposed by the City Transportation Engineer. The study shall be proposed by the City Transportation Engineer. The study shall provide at least two days of data for morning, afternoon and evening hours, or as othewise approved or required by the City Transportation Engineer.  4. All residential sultes and all required parking within a project shall be under common ownership and management.  5. Development shall be designed, buill and cariffied to achieve or exceed one or more of the following green building standards: Built Green 5 Star certified. LEED Gold certified, or Living Building Consult of areas such as shared kitchens, dining areas, and common living area shall consist of areas such as shared kitchens, dining areas, and community rooms. Areas such as bathrooms, laundries, utility rooms, altorage, stainwing, mailtons, 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.
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	IF
100	

0-4627 Exhibit A

#### Zone TL 6A,

MAXIMUM  MAXIMUM  MAXIMUM  SAME COVERAGE  Cove			1. Development must include commercial use on the around floor with gross floor area equal to or greater than 20 percent of the area of the subsect property. Minor floor greater than 20 percent of the area of the subsect 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 confinentiation of existing or proposed improvements and that the commercial space is configured to posed improvements and that the commercial space is configured to passed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation.  2. Parking shall be movided at a rate of one stall be provided at a rate of 0.5 per living unit plus one per on-site parking shall be managed such that the barking is managed as follows and the property owner agrees to the following in a form approved by the City and recorded with King County.  3. The required parking shall be managed such that the total demand for parking does not exceed the available supply of required private parking does not exceed the available supply of required private parking of the does not such that the total demand for parking of the property owner shall prepare a Transportation Management of parking the craft.  3. The required brivate parking, the property owner shall either restrict occupancy of living units or restrict leasing to only tenants who do not have cars.  b. The property owner shall prepare a Transportation Management following requirements:  1) Charge for on-site parking unbundled from the rent following requirements:  2) Bus pass or equivalent alternative transportation for fortial resident according with King County. At a minimum, the TMP shall include the office of site to avoid parking charges.  3) Lease provisions and monitoring requirements for the property owner shall include the cars.  3) Lease provisions and monitoring requirement of the property owner shall be property owner shall be property owner th
			See Special Sp
٨ю	Sign Categor (See Ch. 100		<b>⋖</b> I
995	Landscape Category (Se Ch. 95)		
MAXIMUM S	S Height of Structure		65' above average building see Gen. Reg. 11.
	rage		<b>80%</b>
IS	/ARDS .15)	Rear	Ö
NIMUN	IRED Y	Side	iol
Σ	REQU (S	Front	10,
	Ę	Size	None -
	Required Review Process		Chapter 142 KZC
REGULATION			Reg. 1. Reg. 1.
Section 55.45			
	USE ATITALMS MAXIMUMS (OO)	MINIMUMS  MAXIMUM MAXIMUM  MINIMUMS  S  S  S  S  S  S  S  S  S  S  S  S	MINIMUMS  REQUIRED YARDS  Review Lot (See Ch. 115)  Size Front Side Rear Lot Overlage Ch. 200)  Size Front Side Rear Lot Overlage Ch. 200)

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 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 City Transportation Engineer. The study shall be proposed by the City Transportation Engineer. The study shall be designed, built and carried for morning, afternoon and evening hours, or as otherwise approved or required by the City Transportation Engineer.  4. All residential suites and all required parking within a project shall be under common ownership and management.  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 Challengee certified.  6. Developments containing this use shall brovide common living area shall common, 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 living area for each project shall be 250 square feet plus an additional
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#### O-4627 Exhibit A

#### Zone TL 7A,

				AN LONG
HEN, across for REGULATIONS		Special Regulations (See also General Regulations)		1. This use is permitted only in TL 7A. 2. Development must include commercial use on the ground floor with aross floor area equal to or greater than 20 percent of the area of the sublect property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the Planning Official if the applicant demonstrates that meeting the requirement is not lessible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrain orientation. Residential use may be located on the ground floor of a structure only if there is an intervening commercial use with a minimum depth of 20 feet (as measured from the face of the building on NE 124th Street), between this use and NE 124th Street.  3. The ground floor of structures shall be a minimum of 13 feet in height. Street and street of the building on NE 124th Street), between this use and NE 124th Street.  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. Developers and residents in this zone should be aware that this property in such as noise and odor, may be experienced by residents.  7. Parking shall be mally or containing and allowing future development of uses, such as noise and odor, may be experienced by residents.  7. Parking shall be mallowed at a rate of 0.5 per living unit where the parking is managed bursten and modifications to decrease the provided at a rate of 0.5 per living unit plus one on-site employee.  8. The property owner shall prepare a Transportation Management occupancy of living units or restrict leasing to only tennits who do not have cars.  9. The property owner shall prepare a Transportation made scale for on-site parking.  1) Charge for on-site parking, the property owner shall either restrict following requirements:  2) Bus pass or equivem
se Th	Биįх	Ar69 .I	Redq	Spec.
ח פע	γīο	Categ	ngi2	OI *
vn to fi	995	95:31 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30:04 30 30 30 30 30 30 30 30 30 30 30 30 30	Lai Cate O	Spec.
, read do	MAXIMUM S			80' above average building elevation.
IRST		rage	Lot	%08
IONS:	S	ARDS 15)	Rear	îol .
INIMUMS INIMUMS		UIRED Y ee Ch. 1	Side	<u>o</u> l
	Σ	REQ (S	Front	10.
		Ę	Size	<u>acres</u>
		Required Review Process		O.R Chapter 142. See Gen. Reg.
SNC		REGU		Regidential Suites See Spec. Reg. 1.
		.25 no		IT (O)(O) IT (
	DIRECTIONS: FIRST,	DIRECTIONS: FIRST WINIMUMS	USE STEEDING FIRST, read down to find use THEN, across for the second	Process Size Front Side Rear Lot Size Front Size Front Side Rear Lot Size Front Siz

off site to avoid barking 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.  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	ocumented success of the TMP.  S) Acknowledgement by the property owner that it shall be a volumented success of the TMP.  S) Acknowledgement by the property owner that it shall be a volumented success of the TMP.  C. After one vear of protect occupancy the Planning Official may allow a decrease in the required by an adequate and thorough parking demand and utilization study of the property. The study shall be prepared is documented by an adequate and thorough parking demand and utilization study of the property. The study shall be prepared by a licensed transportation and increase of the study shall be proposed is documented by the transportation adiabeter of other qualified professional, and shall analyze the operational characteristics of the use which lustify a parking reduction. The scope of the study shall be proposed 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 shall connictly and areas such as shared kitchens, dining areas, and connictly area such as shared kitchens, dining areas, and connictly area such as a connection of the connections. I areas such as such as a bathrooms, and halways shall accommon living area. The minimum amount of common living area the niving unit.
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EIRST read down to find use THEN across for BEGIII ATTONS	MAXIMUM S e e e e e e e e e e e e e e e e e e	Special Regulations Height of CCC 1.	Cate Capis Sign See See	Spec. State of the state and multiple and additional out. It is to existe of a detelling unit is attached and the opposite aide is not, the side of the develling unit is attached and the opposite aide is not, the side of that is not attached units of a fundamental multiple and of the control of the state of the opposite aide is not, the side of that is not attached and the state of the state of the control of the state of the control of the state of the st
PST re	ΑM	rage E		30' above average building elevation elevation
		REQUIRED YARDS (See Ch. 115)	Rear	Spec. Reg.2.
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SI	NOITA.	кеепг	•	is in the second
	USE		100	Residential Suites Suites See Gen. Reg. 2.
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#### 0-4627 Exhibit A

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. 55.65

#### Section 55.67

Section 55.67 - GENERAL REGULATIONS



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

- Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.
- 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. ۲
- 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. က
- Development must retain and maintain the existing hill form and vegetation along the eastern boundary of the zone, north of 115th Avenue 4
- 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.

A 50-foot-wide sight-obscuring landscaped buffer must be provided adjacent to any residential zone, except the TL 11 zone to the west.

56.

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

#### CHART ZONE USE

TIONS: FIRST, read down to find useTHEN, across for REGULATIONS		Height of deguired Spaces Special Regulations	(See Ch. 105)	←c	1.000 sq. ft. of 12. The discharge of any substance trat creates any impact definiential gross floor to the environment or adjacent residents is not permitted.  3. 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.	4. Ancillary warehouse space associated with a listed permitted use is allowed.							
DIRECTION	MAXIMUMS	Lot Coverage		80% Se											
Ω		ARD 15)	Rear	10,		_									
	IUMS	REQUIRED YARD (See Ch. 115)	Side	5' but	2 side yards must	at least	2								
	MINIMUMS	REQU (See	Front	10,											
		Lot Size		None											
		Required Review Process			Chapter 142 KZC. See Gen. Reg. 5										
	s	S C S S C S S C S C S C S C S C S C S C	S KEC	.010 Wholesale trade, D.R.,	Wholesale printing or publishing,	ing of	equipment,	Manufacturing of scientific or photographic equipment,	Packaging of prepared materials,	Manufacturing of textile or leather products from preprepared material,	Manufacturing of paper products	from pre-prepared material or	manufacturing of	plastic products from pre-prepared	material
	69	ection 55.	S	010			_								

#### Section 55.69 Zone

CTIONS: FIRST, read down to find useTHEN, across for REGULATIONS		andscape Category Category Category Category n C Ch n Spaces Spaces	ගු හි (See Ch. 105) (See a	See ing, then 1 per each 1,000 sq. Reg. 3. The ancillary assembly and manufacture of goods on the premises of this use are permitted only if:	C E 1 per 100 sq. ft. 1. Where this use is located on a parcel without frontage on NE 124th Street:
IS: FIRST, read down	MAXIMUMS Height of Structure			See Spec. Reg. 2. See Spec. Reg. 3. Reg. 3.	55' above average building elevation.
DIRECTION	Lot Coverage		ΓO <del>ί</del> C	%08	ŭ ă
		/ARD 15)	Rear	10,	0
	IUMS	REQUIRED YARD (See Ch. 115)	Side	5' but 2 side yards must aqual equal least 15'	0
	MINIMUMS	REQU (Se	Front	10,	
	Lot			е со 2	
	Required Review Process			D.R., Chapter 142 KZC. <del>See Gen.</del> Re <del>g. 5.</del>	8
	S	USE GULATION	34 <b>(</b>	High Technology	Restaurant or Tavern See Spec. Reg. 1,
	69	ection 55.	S	.020	.030

ATIONS			Special Regulations	(See also General Regulations)	This use is only allowed on parcels with frontage on NE 124th Street. 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. 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.  This use is only allowed on parcels with frontage on NE 124th Street. May include ancillary meeting and convention facilities.	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.	Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.  Maximum building height for this use is as follows:  Maximum building height for this use is as follows:  I fadjoining 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.
oss for REGI	ross for REG				1. This use is only allow 2. The following uses a a. The sale, service boats, and recree motorcycle sales indoors. b. Retail establishm. c. Storage and oper vehicles associat vehicles associat d. Outdoor storage are ithe storage area is a Ancillary assembly a use are permitted or a. The assembled odependent upon removal from the b. The outward appassembly or mar other retail uses. 1. This use is only allow include ancillar.		Chapter 114 and other actives.     Maximum bar if adjoining average b. South of average c. Elsewhe
eTHEN, acr			Required Parking Spaces	(See Ch. 105)	1 per each 300 sq. ft. of gross floor area.	Spec. Reg. 3.	1 per bed.
sn pui			n Category se Ch. 100)	gi2 e2)	ш		4
vn to f			andscape Sategory ee Ch. 95)	)	o =		
TIONS: FIRST, read down to find useTHEN, across for REGULATIONS	MAXIMIMS	CALINICIAIS	Height of		55' above average building elevation.		See Spec. Reg. 2.
DIRECTIO	Lot Coverage		Τοί Ο	%08			
	YARD 115)		Rear	Ô			
			Side	0			
	MINIM	ALLAIIAI	REQU (See	Front	.10,		
	Lot Size			None			
			Required Review Process		D.R., Chapter 142 KZC. See Gen Reg. 5.		
		SI	COLEATION	Š <sub>BE</sub>	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.		Convalescent Center or Nursing Home
	E	39°	ection 22	S	050.		090.

TIONS: FIRST, read down to find useTHEN, across for REGULATIONS	/	andscape Category Category n C C C Parking n Special Regulations	මු මී (See Ch. 105) (See a	D B See KZC 1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas.  2. 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.  3. May include accessory living facilities for staff persons.  4. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.  5. 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.	C people based on 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.	See KZC 1. Outdoor uses are not permitted.  C 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.  Spec. 3. 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.		
NS: FIRST, read down	MAXIMUMS	Height of Aracape		See Spec. Reg. 5.	See Spec. Reg. 2.	See Spec. Reg. 3. A C See Spec. Reg. 2		
DIRECTIO	×.	overage	Pot C	%08	<u>,                                    </u>			
		(ARD	Rear	.0	10,			
	MINIMUMS	REQUIRED YARD (See Ch. 115)	Side	O	5' but 2 side yards must equal at least			
	NIN	REQL (Se	Front	.0				
	Lot			None				
		Required Review Process		D.R., Chapter 142 KZC. See Gen:- Reg5.				
		U.S. E.D.LATION		O School, Day-Care Center, Mini- School or Mini- Day-Care Center	0 Church	O Bovernment Facility or Community Facility		
	69	ection 55.	S	.070	080	.100		

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. 55.71

#### Section 55.73

Section 55.73 - GENERAL REGULATIONS



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

- Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property, <del>-</del>
- 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. ۲i
- 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: က်
  - 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
- Minor deviations in the location and width of the street may be approved by the Public Works Director if the deviations will not negatively The street shall be improved as determined by the Public Works Director. affect the functioning of the street.
- 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.) 4.
- 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. ιģ
- 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.) <u>5</u>6.
- Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC or requirements. . 79
- Development adjoining the Cross Kirkland Corridor or Eastside Rail Corridor shall comply with the standards of KZC 115.24. 78

#### CHART ZONE USE

DIRECTIONS: FIRST, read down to find useTHEN, across for REGULATIONS	MAXIMUMS	Height of C C C C Parking Special Regulations	S) 6!S S)	tudio 1.	bedroom unit, 2. At least 10 percent of the units provided in new residential develop- 1.6 per 2 ments of four units or greater shall be affordable housing units, as	unit.	more bedroom 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this unit.	See KZC use. 105.20 for 4. The side yard may be reduced to zero feet if the side of the dwelling unit	ding nts.	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.
IRECTIONS	MAX	overage	Lot C	70% 65'						
О		ARD 5)	Rear	10' See	Spec Reg. 5.					
	OMS	REQUIRED YARD (See Ch. 115)			yards must F equal	it least 5'.	see.	Reg. 4.	840	
	MINIMUMS	REQUI (See	Front Side	10' 5	<u>&gt; ⊏ 0</u>	<i>.</i> 0 ←	0) ()	<u> </u>		
	_	Lot Size	ш.	None						
	Required Review Process				K.c.c. See Gen. Reg. 5-	)				
		S C.	l	ned or ed Dwelling	See Spec. Reg. 1, See Gen Reg. 5.			0		
	97	ection 55.	S	<u>1</u> 0.						

TIONS: FIRST, read down to find useTHEN, across for REGULATIONS		Special Regulations	ees)	<ol> <li>The following manufacturing uses are permitted:         <ul> <li>a. Food, drugs, stone, clay, glass, china, ceramic products, electrical equipment, scientific or photographic equipment;</li> <li>b. Fabricated metal processes, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities;</li> <li>c. Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other foilet preparations;</li> <li>d. Packaging of prepared materials;</li> <li>e. Textile, leather, wood, paper and plastic products from pre-prepared material; and</li> <li>f. Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes.</li> </ul> </li> <li>2. Outdoor fabrication is not permitted. Outdoor storage must be located as far as possible from the adjoining residential zones and the freeway. Amy 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 possible from the assessible from the same as for the primary use.</li> <li>d. 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 other work exceeds 30 percent of the replacement cost of that space.</li> <li>5. The use must be discontinued when there is an alteration, change or other work exceeds 30 percent of the replacement cost of that space.</li> <li>6. Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage.</li> <li>7. Breweries, wineries and distilleries may include tasting rooms, accessory exital sales, or office utilizing nome than 20 percent of the</li></ol>
useTHEN, ad		Required Parking Spaces	S)	1 per each 1,000 sq. ft. of gross floor area. 1 per each 1,000 sq. ft. of gross floor area.Tasting rooms 1 per each 100 sq. ft. of gross floor area. 1 per each 1,000 sq. ft. of gross floor area. 1 per each 1,000 sq. ft. of gross floor area.
find (		n Category ee Ch. 100)	gi2 e2)	O
down to	Landscape Category (See Ch. 95)			<
NS: FIRST, read	MAXIMUMS	Height of		35' above average building elevation.
DIRECTIO	Σ	overage	Lot C	70%
		ARD 5)	Rear	,o
	JMS	REQUIRED YARD (See Ch. 115)	Side	ō
	MINIMUMS	See (See	Front 8	50,
ij		Lot Size	L	ОПО
	Required Review Process			D.R., Chapter 142 KZC. See Gen Reg. 5.
	SI	US EULATION		Manufacturing See Spec, Reg. 1; Breweries, Wineries, and Distilleries Storage Services
	Section 55.75			.020.

### USE ZONE CHART



							DIRECTIO	ONS: FIRST, read o	own to	find us	eTHEN, ac	TIONS: FIRST, read down to find useTHEN, across for REGULATIONS
97.	s			MINIR	MINIMUMS		Ž	MAXIMUMS				
ection 55.	US EULATION	Required Review Process	Lot Size	REQ1 (Se	REQUIRED YARD (See Ch. 115)	YARD 15)	overage	Height of	andscape Sategory ee Ch. 95)	n Category e Ch. 100)	Required Parking Spaces	Special Regulations
S				Front	Side	Rear	ГОЕС		s)	98)	(See Ch. 105)	(See also General Regulations)
040.	050 Wholesale Trade 050 Industrial Laundry Eacility 060 Wholesale Printing or Publishing 070 Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control Office Use	D.R., Chapter 142 KZC. See Gen. Reg. 5.	e o o o	50,	,0	,o	%02	35' above average 55' above average building elevation.	□     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □     □	O	I per each 1,000 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, 1 per each 300 sq. ft. of gross floor sq. ft. of gross floor sq. ft. of gross floor area.	<ol> <li>Outdoor fabrication is not permitted. Outdoor storage must be located as far as possible from the adjoining residential zones and the freeway.</li> <li>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 land-scaping and parking requirements for these accessory uses will be the same as for the primary use.</li> <li>The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise 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.</li> <li>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 exceed 30 percent of the replacement cost of that space.</li> <li>Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage.</li> <li>Dutside runs or 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.</li> <li>See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.</li> <li>Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:         <ul> <li>a. The audient appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.</li> </ul> </li> </ol>
.085	Restaurant or Tavern (see Spec. Regs. 1 and 2).									П	1 per each 100 sq. ft. of gross floor area.	This use is only permitted on properties within 150 feet of the Cross Kirkland Corridor.     No drive-through or drive-in facilities are permitted.

TIONS: FIRST, read down to find useTHEN, across for REGULATIONS		ed 1g Special Regulations	ees)	actur- 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.  In the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors.  In the pharmaceutical and biotechnology, communications and information the pharmaceutical and biotechnology, communications and information to the pharmaceutical and biotechnology, communications and information the pharmaceutical and biotechnology, communications and information the pharmaceutical and biotechnology, communications and information.  In the pharmaceutical and biotechnology, communications and information the pharmaceutical and professional and information the pharmaceutical and professional and information the pharmaceutical and pharmaceutical and professional and information the pharmaceutical and professional and information the pharmaceutical and information the pharmaceutical and professional and information the pharmaceutical and professional and information the pharmaceutical and pharmaceu	This use is permitted on parcels abutting NE 118th Street, east of 118th     Avenue NE.     Coutdoor 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.	<ol> <li>A six-foot-high fence is required along the property lines adjacent to the outside play area.</li> <li>Hours of operation may be limited to reduce impacts on nearby residential uses.</li> <li>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.</li> <li>The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.</li> <li>May include accessory living facilities for staff persons.</li> <li>This use is permitted if accessory to a primary use, and:         <ul> <li>a. It will not exceed 20 percent of the gross floor area of the building; and</li> <li>b. The use is integrated into the design of the building.</li> </ul> </li> </ol>
useTHE		Required Parking Spaces	S)	if manufacturing, then 1 per each 1,000 sq. ft. of gross floor area. If office, then 1 forfice, then 1 of gross floor area. Otherwise, see KZC 105.25.	See KZC 105.25.	
find	/	n Categor <u>)</u> se Ch. 100)	gi2 92)	۵	ш	Φ
down to	Landscape Category (See Ch. 95)			Spec. Spec. Reg. 3.		۵
NS: FIRST, read	MAXIMUMS	Lot Coverage Structure		55' above average building elevation.	-	y.
DIRECTIO	Σ			70%		
		ARD 15)	Rear	ਰੰ		
H	IUMS	REQUIRED YARD (See Ch. 115)	Side	,o		
	MINIMUMS	REQU (Se¢	Front	10,		
	Lot Size		ш	None		
	Required Review Process			D.R., Chapter 142 KZC. See Gen Reg5.		
	SI	EULATION	S KE	High Technology	Vehicle or Boat Repair, Services, Washing or Rental See Spec. Reg. 1.	.100 Mini-Day-Care See Spec. Reg. 5.
	۵۲.	ection 55	S	060	.095	.100

### USE ZONE CHART



CTIONS: FIRST, read down to find useTHEN, across for REGULATIONS		andscape Sategory See C & C Parking n Spaces Special Regulations	(See Ch. 105)	C B 1 for every 4 1. May include accessory living facilities for staff persons. people based 2. No parking is required for day-care or school ancillary to the use, on maximum occupancy load of any area of worship. See Special Regulation 2.	A E See KZC 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.	1. Landscape Category A or B may be required depending on the type of	See Spec. Spec. Reg. 1	45.50 for required review	C B See KZC 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.
TIONS: FIRST, read d	MAXIMUMS	Height of		6 55' above average building elevation.			_ 00 00 E	Development standards will be determined on a case-by-case basis. See KZC 45.50 for required review proposals,	6 55' above average building elevation.
DIREC		overage		70%				on a cas	70%
		YARD 115)	Rear	ò				rmined	0
	MINIMUMS	REQUIRED YARD (See Ch. 115)	Side	٥.				be dete	0-
	N N	REQI (Se	Front	10,				rds will	10.
		Lot Size		None				tstanda	None
		Required Review Process		D.R., Chapter 142 KZC. See Gen. Reg. 5.	1			Development proposals.	D.R., Chapter 142 KZC. See Gen- Reg. 5.
	S	US BULATION		.110 Church	A Retail Establishment providing storage services See Spec. Reg. 3.	Public Utility	Government Facility or Community Facility	Public Park	School or Day- Care Center
	<b>6</b> ۲.	ection 55.	S	.110	.120	.130	.140	.150	.160

### Section 55.75 Zone TL 10B

TIONS: FIRST, read down to find useTHEN, across for REGULATIONS		Special Regulations	(See also General Regulations)	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 modification acceeds 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 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.
useTHEN, ac		Required Parking Spaces	တ္တ	See KZC 105.25.
find		n Category e Ch. 100)	giS e2)	<b>©</b>
down to		andscape Sategory ee Ch. 95)	S)	See Spec. Reg. 4.
NS: FIRST, read	MAXIMUMS	Height of		55' above average building elevation.
DIRECTIC	W	overage	Lot C	%0 <u>/</u>
		ARD 5)	Rear	ъ
	UMS	REQUIRED YARD (See Ch. 115)		ò
	MINIMUMS	REQUI	Front Side	.01
		Lot Size	ш.	eu o o o o o o o o o o o o o o o o o o o
		Required Review Process		D.R., Chapter 142 KZC. See Gen. Reg. 5.
		U.S. EULATION		Cultural and/or Cultural and/or Recreational Facility
	97	ection 55.	S	7.

Section 55.79 - GENERAL REGULATIONS



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

- Refer to Chapter 1 KZC to determine what other provision of this code may apply to the subject property.
- Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements, ci
- 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. က
- Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 152 KZC for requirements. 4

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

require Design Review approval pursuant to KZC 142.15 shall be reviewed administratively (ADR), pursuant to KZC 142.25. Where grossa. Where property does not abut a public right-of-way, including the Cross Kirkland Corridor, any structures up to 30 feet in height whichfloor area of an existing building is expanded by less than 10 percent, no design review is required.

Otherwise, as set forth in Chapter 142 KZC.

### USE ZONE

Section 55.81

CHART

	CTIONS: FIRST, read down to find useTHEN, across for REGULATIONS	q	Special Regulations	(See	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 KC. 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, 45 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 statched to a dwelling unit on an adjoining lot. If one 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.
	eTHEN, acr		Required Parking Spaces	ලි ගී (See Ch. 105)	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 nore bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for 105.20 for visitor parking requirements.
١	sn pu		n Category e Ch. 100)	ıgi2 92)	<
	wn to fi		stegory stegory ee Ch. 95)	) )   	۵
	ONS: FIRST, read do	MAXIMUMS	Height of	Structure	Where adjoining a low density zone, 30' above average building elevation. Otherwise, up to 65' above average building elevation.  See Spec, Reg. 3.
	DIRECTI		overage	ΓοίC	%08
			'ARD 15)	Rear	10' Spec. Reg. 6.
		JMS	EQUIRED YAF (See Ch. 115)		5' but 2 side (2) yards (3) must 1 at at least 15'. See Spec. Reg. 5.
		MINIMUMS	REQUIRED YARD (See Ch. 115)	Front Side	0
			Lot Size	_	None
			Required Review Process		7
		S	S C SE	S BEC	Stacked Dwelling Chapter 14 Stacked Dwelling Chapter 14 KZC. See Spec. Reg. 1, See Gen. Reg. 5.
		١8	ection 55.	S	.010

					ser- The	<b>=</b>	Jit.		ser- The will rap-
	CTIONS: FIRST, read down to find useTHEN, across for REGULATIONS		Snecial Regulations	(See	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.	<ol> <li>Refer to KZC 115,105 for provisions regarding outdoor use, activity and storage.</li> </ol>		<ol> <li>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.</li> <li>Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A.</li> <li>Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage.</li> </ol>
	eTHEN, acro		Required Parking Snaces	ලි (See Ch. 105)	1 per each 1,000 sq. ft. of	gross floor area.			11
	sn pu		n Category e Ch. 100)	ıgi2 92)	ပ				ш
	wn to fi		andscape Sategory ee Ch. 95)	s) ) 	٥				ш
	ONS: FIRST, read do	MAXIMUMS	Height of		Where adjoining a low density zone, 30'	above average build- ing elevation. Other-	wise, up to 35' above average building ele-	valion.	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.
	DIRECTION	2	overage	гоғс	%08				
			'ARD 15)	Rear	10,				0
		UMS	REQUIRED YARD (See Ch. 115)		5' but 2 side	yards must	equal at	15' 15'	ō
		MINIMUMS	REQU (See	Front Side	20,		v =		
			Lot Size		None				
8			Required Review Process		ler 142	See Gen.	Reg. 5.		
		SI	USE EULATION	S RE	.020 Warehouse Storage Service	.030 Wholesale Trade	.040 Industrial Laundry Reg. 5	.050 Wholesale Printing or Publishing	Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control
		۲8.	ection 55	S	.020	030	.040	.050	0900

-							
	DIRECTIONS: FIRST, read down to find useTHEN, across for REGULATIONS		andscape Sategory ee Ch. 95) n Cah. Required n Parking Special Regulations	(See Ch. 105) (See ch. 105)	C E 1 per each 300 1. This use is permitted if accessory to a primary use, and: sq. ft. of gross floor area.  I will not be located in a separate structure from the primary use; c. It will not exceed 50 percent of the ground floor area of the building; c. It will not exceed 50 percent of the ground floor area of the building; d. The use is integrated into the design of the building; and e. There is no vehicle drive-in or drive-through.	C D If medical, den- 1. The following regulations apply only to veterinary offices:  See tal or veterinary office, then 1 See and 200 Spec. Spec. Spec. Spec. Spec. Spec. Sq. ft. of gross 1(a). Reg. 16 Feb. 16 Spec. Sq. ft. of gross 1 Spec. Sq. ft. of gross 1 Spec. Spec. Spec. Sq. ft. of gross 1 Spec. S	If manufactur-1. This use may include research and development, testing, assembly, ing, then 1 per each 1,000 sq.  ft. of gross floor area.  If office, then 1 chonology, electronics and instrumentation, computers and information area.  If office, then 1 chonology, electronics and instrumentation, computers and software sectors.  If office, then 1 chonology, electronics and instrumentation, computers and information of a structure may exceed the following heights above the elevation of a structure may exceed the following heights above the elevation of the subject property on NE 116th Street:  A Within 20 feet of NE 116th Street, 35 feet.  C. Within 30 feet of NE 116th Street, 55 feet.  C. Within 40 feet of NE 116th Street, 55 feet.  C. Within 40 feet of NE 116th Street, 55 feet.  C. Within 40 feet of NE 116th Street, 55 feet.  C. Within 40 feet of NE 116th Street, 55 feet.  C. Within 40 feet of NE 116th Street, 55 feet.  C. Within 40 feet of NE 116th Street, 55 feet.  C. Within 40 feet of NE 116th Street, 55 feet.  C. Within 40 feet of NE 116th Street, 55 feet.  C. Within 40 feet of NE 116th Street, 55 feet.  C. Within 40 feet of NE 116th Street, 55 feet.  C. Within 40 feet of NE 116th Street, 55 feet.  C. Within 40 feet of NE 116th Street, 55 feet.  C. Within 40 feet of NE 116th Street, 55 feet.  C. Within 40 feet of NE 116th Street, 55 feet.  C. Within 40 feet of NE 116th Street, 55 feet.  C. Within 40 feet of NE 116th Street, 55 feet.  C. Within 40 feet of NE 116th Street, 55 feet.  C. Within 40 feet of NE 116th Street, 55 feet.  C. Within 40 feet of NE 116th Street, 55 feet.  C. Within 40 feet of NE 116th Street, 55 feet.  C. Within 40 feet of NE 116th Street, 55 feet.  C. Within 40 feet of NE 116th Street, 55 feet.  C. Within 40 feet of NE 116th Street, 55 feet.  C. Within 50 feet of NE 116th Street, 55 feet.  C. Within 50 feet of NE 116th Street, 55 feet.  C. Within 50 feet of NE 116th Street, 55 feet.  C. Within 50 feet of NE 116th Street, 55 feet.  C. Within 50 feet of NE 116th Street, 55 feet.  C. With
	ONS: FIRST, read do	MAXIMUMS	Height of		Same as primary use.	Where adjoining a low density zone, then 30' above average building elevation. Otherwise, 45' above average building elevation. See also Spec. Reg. 2.	
	DIRECTI		overage	D 107	%08		
			YARD 115)	Rear	.0		
		MINIMUMS	REQUIRED YARD (See Ch. 115)	Side	<b>.</b> 0	90	1
		N N	REQI (Se	Front	10,		
	ď,		Lot		None		
			Required Review Process		D.R., Chapter 142 KZC. See Gen Reg. 5		
		S	US EULATION		A Retail Establishment providing banking and related financial services	Office Use	Migh Technology
		۱8.	ection 55	S	.070	080	060

#### Zone TL 10C

						ħ	DIRECT	IONS: FIRST, read do	wn to fi	en pu	THEN, acro	TIONS: FIRST, read down to find useTHEN, across for REGULATIONS	
١8				MINIE	MINIMUMS			MAXIMUMS					
ection 55.	US EULATION	Required Review Process	Lot Size	REQL (Se	REQUIRED YARD (See Ch. 115)	YARD	overage	Height of	andscape Category ee Ch. 95)	n Category se Ch. 100)	Required Parking Spaces	Special Regulations	
S	l			Front	Side	Rear	T 04 C		s) ) 7	95)	(See Ch. 105)	(See also General Regulations)	
.100	School, Day-Care Center, Mini- School or Mini- Day-Care Center See Spec. Reg. 1,	D.R., Chapter 142 KZC, See Gen Reg5	None	10,	*O	- O	%08	Same as primary use.	۵	ш	See KZC 105,25.	1. 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. b. The use is integrated into the design of the building. b. The use is integrated into the design of the building. c. A six-foot-high fence is required along the property lines adjacent to the outside play areas. 3. Hours of operation may be limited to reduce impacts on nearby residential uses. 4. An on-site passenger loading area may be provided. The City shall determine the appropriate size of the loading areas on a case-bycase basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading unlanding time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses. 5. May include accessory living facilities for staff persons.	
.120	D Public Utility C Government Facility Community Facil- ity							Where adjoining a low density zone, then 30' above average building elevation. Otherwise, 45' above average building elevation. See also Spec. Reg. 2.	See Spec. Reg. 1.	F.a.		<ol> <li>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.</li> <li>No portion of a structure may exceed the following heights above the elevation of NE ITGH Street, as measured at the midpoint of the frontage of the subject property on NE ITGH Street:         <ul> <li>Within 20 feet of NE I16th Street, 35 feet.</li> <li>Within 40 feet of NE I16th Street, 45 feet.</li> <li>Within 40 feet of NE I16th Street, 55 feet.</li> </ul> </li> </ol>	
.130	Solution or Boat Sales, Repair, Services, Washing or Rental See Spec. Reg. 1.								∢	ш		<ol> <li>Vehicle or boat sales or rental uses are only permitted if the property abuts NE 116th Street.</li> <li>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.</li> </ol>	
.140	Restaurant or Tavern See Spec. Reg. 1.							Same as primary use.	ပ		1 per each 100 sq. ft. of gross floor area.	<ol> <li>This use is permitted if accessory to a primary use, and:         <ul> <li>It will not exceed 20 percent of the gross floor area of the building;</li> <li>It is not located in a separate structure from the primary use;</li> <li>The use is integrated into the design of the building;</li> <li>There is no vehicle drive-in or drive-through.</li> </ul> </li> </ol>	
.150	50 Public Park	Development	standa	rds will l	be deter	mined o	n a case-b	Development standards will be determined on a case-by-case basis, See KZC 45.50 for required review process.	.50 for re	quiredr	eview process.		-

#### CHART ZONE USE

-													
	DIRECTIONS: FIRST, read down to find useTHEN, across for REGULATIONS		Special Regulations	(See also General Regulations)	1. The use shall be conducted within a wholly enclosed building, unless	ties 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 modi-	fled 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.
	eTHEN, acro		Required Parking Spaces	ത (See Ch. 105)	See KZC	.03.23.							
١	sn pı		n Category e Ch. 100)	95) 615	ш								
	n to fir		stegory ee Ch. 95)	S)	∢								
	ONS: FIRST, read dow	MAXIMUMS	Height of		Where adjoining a low	above average build-	ing elevation. Other-	wise, 35' above	average building ele-	Validit			
	DIRECTION	~	overage	Lot C	%08								
			'ARD 15)	Rear	.0								
		JMS	EQUIRED YAR (See Ch. 115)	Side	ю								
		MINIMUMS	REQUIRED YARD (See Ch. 115)	Front	20,								
			Lot Size	_	None								
			Required Review Process			KZC.	See Gen.	Reg. 5.					
		S	SULATION		160 Entertainment,	Recreational	Facility						
		١8	ection 25.	s	.160								
						1							

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. 55.83

#### Section 55.85

Section 55.85 - GENERAL REGULATIONS



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

- Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property. <del>.</del>
- 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. ς.
- The review process for development in this zone is as follows:
- 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 142.15 shall be reviewed administratively (ADR), pursuant to KZC 142.25. Where gross floor <u>area of an existing building is expanded by less than 10 percent, no design review is required.</u>
  - b. Otherwise, as set forth in Chapter 142 KZC.
- Development adjoining the Cross Kirkland Corridor or Eastside Rail Corridor shall comply with the standards of KZC 115.24. 8

#### CHART ZONE USE

IONS: FIRST read down to find use THEN, across for REGULATIONS		Special Regulations	(See also General Regulations)	<ol> <li>The following manufacturing uses are permitted:         <ul> <li>a. Food, drugs, stone, clay, glass, china, ceramics products, electrical equipment, scientific or photographic equipment;</li> <li>b. Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities;</li> <li>c. Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations;</li> <li>d. Packaging of prepared materials;</li> <li>e. Textile, leather, wood, paper and plastic products from pre-prepared material; and</li> <li>f. Other compatible uses which may involve manufacturing, processing, assembling; fabrication and handling of products, and research and technological processes.</li> </ul> </li> <li>2. 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.</li> <li>3. Refer to KZC 115,105 for provisions regarding outdoor use, activity and storage.         <ul> <li>as wineries, 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</li> </ul> </li> </ol>	Kirkland Corridor).					
e THEN acr		Required Parking Spaces	ق (See Ch. 105)	1 per each 1,000 sq. ft. of gross floor 1,000 sq. ft. of gross floor area. Tasting rooms 1 per each 100 sq. ft. of gross floor area.						
Sii pu			es) 6is	O						
own to fi		andscape ee Ch. 95)	s)	∢						
IONS: FIRST read d	MAXIMUMS	Height of		Where adjoining a low density zone, 30° above average building elevation. Otherwise, 35° above average building elevation.						
DIRECT		overage	7 io 1	%08						
		'ARD  5)	Rear	ō						
	OMS	REQUIRED YARD (See Ch. 115)	Side	ò						
				50,						
E	Lot Size Fr			None						
	Required Review L			D.R., Chapter 142 KZC. See Gen Reg. 3.						
	S	SULATION:	Pan [	Packaging Prepared Materials Manufactu See Spec. Regs. 1 ar Breweries, Wineries a Distilleries						
	<b>48</b>	ection 55.	S	.010						

#### Section 55.87 Zone TL 10D

					e landscaping	e, activity and	-		fice or service ea. The land- ses will be the shed in Chap- s, activity and
	TIONS: FIRST, read down to find useTHEN, across for REGULATIONS		Special Regulations	ees)	1. May include, as part of this use, accessory retail sales, or service occu- pying no more than 20 percent of the gross floor area. The landscaping	and parking requirements for incise accessory uses with be the same as for the primary use.  2. Refer to KZC 115.105 for provisions regarding outdoor use, activity and	storage,		<ol> <li>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 land-scaping and parking requirements for these accessory uses will be the same as for the primary use.</li> <li>Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A.</li> <li>Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage.</li> </ol>
	seTHEN, acr		n Category e Ch. 100) Parking Spaces	(See Ch. 105)	1 per each 1,000 sq. ft. of	gross 1100r area.			
	find us		n Category e Ch. 100)	gi2 e2)	ပ				ш
	wn to		andscape Sategory ee Ch. 95)	s) )	Κ				B
	IONS: FIRST, read do	MAXIMUMS			Where adjoining a low density zone, 30'	above average build- ing elevation. Otherwise, 35' above	average building elevation.		
	DIRECT	_	overage	Lot C	%08				-
			'ARD 15)	Rear	, 0				
		UMS	REQUIRED YARD (See Ch. 115)		ō				
		MINIMUMS	REQU (See	Front Side	20,				
			Lot Size		None				
22			Required Review Process		D.R., Chapter 142	KZC. See Gen. Reg. 3.			
		S	SU CATION	S KE	.020 Warehouse Storage Service	Wholesale Trade	.040 Industrial Laundry Facility	.050 Wholesale Printing or Publishing	Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or
		<b>7</b> 8	.63 noitoe	S	.020	.030	.040	.050	090.

### USE ZONE CHART



			H		H	Δ	DIRECTIO	ONS: FIRST, read d	own to fi	sn pu	eTHEN, acr	ONS: FIRST, read down to find useTHEN, across for REGULATIONS
78.	s			MINIMUMS	MS		Σ	MAXIMUMS				
ection 55.	S USE	Required Review Process	Lot Size	REQUIRED YARD (See Ch. 115)	EQUIRED YAF (See Ch. 115)	Z (	overage	Height of	andscape Sategory ee Ch. 95)		Required Parking Spaces	Special Regulations
S	S KEC			Front Si	Side Re	Rear	Toi C		S)	eg)	(See Ch. 105)	(See also General Regulations)
.070	A Retail Establishment providing banking and related financial services	D.R., Chapter 142 KZC. See Gen Reg. 3-	None	10,	ò	0	%08	Same as primary use.	ш	П - <u>»</u> ф	1 per each 300 sq. ft. of gross floor area.	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;     b. The use is integrated into the design of the building;     c. It will not be located in a separate structure from the primary use;     d. It will not exceed 50 percent of the ground floor area of the building;     and     e. There is no vehicle drive-in or drive-through.
080	.080 High Technology							Where adjoining a low density zone, 30° above average building elevation. Otherwise, 80° above average building elevation. See Spec. Reg. 1.	Spec. Spec. Reg. 5.	□ = : : : : : : : : : : : : : : : : : : :	if manufactur- 1.  ing, then 1 per each 1,000 sq. 2.  each 1,000 sq. 3.  area.  If office, then 1 per 300 sq. ft. of gross floor area.  Otherwise, see KZC 105.25.	<ol> <li>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.</li> <li>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.</li> <li>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.</li> <li>Refer to KZC 115.105 for provisions regarding outside use, activity and storage.</li> <li>Any outdoor storage area must be buffered according to Landscape Category A.</li> </ol>
060	Office Use							v	C See also Spec. Spec. (a).		If a medical, dental, or vet- erinary office, then 1 per each 200 sq. ft. of gross floor arrea. Otherwise, 1 per each 300 sq. ft. of gross floor area.	<ol> <li>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.</li> <li>The following regulations apply only to veterinary offices:         <ul> <li>If the are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category.</li> <li>Dutside 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.</li> </ul> </li> </ol>

#### CHART ZONE USE

TIONS: FIRST, read down to find useTHEN, across for REGULATIONS		Height of Spaces	(See Ch. 105) (See a	Verbere adjoining a low unit.  density zone, 30' 1.2 per studio unit.  1.3 per 1 2. Developers and residents in this zone should be aware that this prophedroom unit.  1.4 per 2 bedroom unit.  1.5 per 2 bedroom unit.  1.6 per 2 vation.  See Spec. Reg. 1.  In per 2 vation.  See Spec. Reg. 1.  In per 3 or more bedroom unit.  1.6 per 2 vation.  See Spec. Reg. 1.  In per 3 or more bedroom unit.  1.6 per 2 visitor parking elevation.  See Spec. Reg. 1.  In per 4 lies within a district containing and allowing future development of units. as defined in Chapter 8 KZC. See Chapter 112 KZC for additional affordable housing requirements.  See Spec. Reg. 1.  In per 4 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 residential developments.  In per 2 visitor parking average building unit on an adjoining lot. If one side of a dwelling unit is a parached must provide a minimum side yard of five feet.	Same as primary use.  B See KZC  a. It will not exceed 20 percent of the gross floor area of the building; b. The use is integrated into the design of the building. 2. A six-foot-high fence is required along the property lines adjacent to the outside play areas. 3. Hours of operation may be limited to reduce impacts on nearby residential uses. 4. 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. 5. May include accessory living facilities for staff persons. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.
CTIONS	MAXIMUMS				Same
DIREC		overage		%08	
		115)	Rear	0	×
	MINIMUMS	REQUIRED YARD (See Ch. 115)	ıt Side	5, but 2 side 2 side yards must equal at 15: 15: See Spec. Reg.	0
ń	Lot			10	10
				None None	-
	Required Review Process			D.R., Chapter 142 KZC. <del>See Gen.</del> Reg. 3.	
	SI	U.S. E. C.		Attached or Stacked Dwelling Units See Spec. Reg. 1.	bay-Care Center and Mini-Day-Care Center Cen
	78.	ection 55	S	.100	110

							DIRECTI	ONS: FIRST, read d	own to f	ind us	eTHEN, acr	FIONS: FIRST, read down to find useTHEN, across for REGULATIONS	
78.				MINIMUMS	UMS		_	MAXIMUMS					_
ection 55.	SULATION	Required Review Process	Lot Size	REQU (See	REQUIRED YARD (See Ch. 115)	YARD 15)	overage	Height of	ndscape stegory be Ch. 95)	n Category e Ch. 100)	Required Parking Spaces	Special Regulations	
S		-,		Front	Side	Rear	D iol	aluciue 0	9S) D T	egis (Se	(See Ch. 105)	(See also General Regulations)	-
F   F	.130 Government Facility Community Facility	D.R., Chapter 142 KZC. See Gen. Reg. 3.	None	10,	.0	, 0	%08	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 80' above average building elevation. See Spec. Reg. 1.	C Spec. Reg. 2.	ш ,	See KZC 105.25.	<ol> <li>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.</li> <li>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.</li> </ol>	
<u>-</u> -	.140 Restaurant or Tavern See Spec, Reg. 1.							Same as primary use,	Ф	ш	1 per each 100 sq. ft. of gross floor area.	<ol> <li>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:         <ul> <li>It will not exceed 20 percent of the gross floor area of the building;</li> <li>It is not located in a separate structure from the primary use;</li> <li>The use is integrated into the design of the building.</li> </ul> </li> <li>No vehicle drive-in or drive-through facilities are permitted.</li> </ol>	
₹.	Cultural and/or Recreational Facility			20,				Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35 above average building elevation.	∢		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 afteration, 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.	10.10
1	.160 Public Park	Development	tstandar	ds will be	e detern	nined on	a case-by-	Development standards will be determined on a case-by-case basis. See KZC 45.50 for required review process.	5.50 for rec	quired ru	eview process.		_

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. 55.41

#### Section 55.43

Section 55.43 - GENERAL REGULATIONS



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

- Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property. <del>(</del>-
- Where feasible, primary access for nonresidential uses within TL 6 shall be from 124th Avenue NE, NE 124th Street, or NE 120th Street. ci
- 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: რ
  - The following uses: vehicle service stations, private lodges or clubs, stacked dwelling units, churches, schools, day-care centers, miniwhere over 80 percent of the total units in the development are affordable to households earning no more than 60 percent of the King schools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, residential development in TL 6A County median income, public utilities, government facilities or community facilities;
    - Parking garages; ف
- Additions to existing nonconforming development where the Planning Official determines it is not feasible; or o o
  - Parcels located more than 500 feet north of NE 124th Street, east of 116th Avenue NE.
- pedestrian activity and visual interest. This regulation does not apply to parcels located more than 500 feet north of NE 124th Street, east of through-block pedestrian pathway, internal pathway or pedestrian-oriented space must be designed in a configuration which encourages Within TL 6B, ground floor spaces in structures with frontage on a public right-of-way, interior access road, major pedestrian sidewalk, 116th Avenue NE (see Plate 34G) 4.
- In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established: Ś
- 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.
- 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. ف
- The review process for development in this zone is as follows: 6
- 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. a. In TL 6A, any development activities requiring design review approval pursuant to KZC 142.15 shall be reviewed administratively (ADR), In TL 6B, as set forth in Chapter 142 KZC.
- Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements. 67
- Some development standards or design regulations may be modified as part of the design review process. See Chapter 92 or 142 KZC for equirements 78

# GENERAL REGULATIONS CONTINUED ON NEXT PAGE)

### USE ZONE CHART



# GENERAL REGULATIONS CONTINUED FROM PREVIOUS PAGE)

- In TL 6B, development must provide a grid of internal access roads (see Plate 34G) pursuant to the following standards: 88
- 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.
- public or private streets. Wider separation (up to 500 feet) may be considered where properties dedicate a minimum 30-foot-wide public access roads is between 250 and 300 feet. The maximum allowable distance between access roads shall be 350 feet. These may be Two to three north-south connections from NE 124th Street to the east-west connection noted above. A desirable distance between pedestrian corridor ف
- c. Suggested cross-sections for each of these roads:
  - Two travel lanes (one lane each way);
    - On-street parallel parking;
       Eight- to 12-foot-wide side
- 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.

- 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 Com-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 prehensive 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.

CTIONS: FIRST, read down to find useTHEN, across for REGULATIONS		Required Parking Spaces	ees)	t, 2,	ples 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.	This use is not permitted in the TL 6B zone.     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.	1 per each 100 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.
useTHEN		n Category e Ch. 100) g a G	ട് (See Ch. 105)	E See KZC 105.25.			1 per each 100 sq. ft. of gross floor area.
n to find		andscape Sategory ee Ch. 95)		∢	-		ш
NS: FIRST, read dow	MAXIMUMS	Height of		35' above average building elevation.		45' above average building elevation. See Gen. Reg. 1 <u>0</u> 4.	
DIRECTIO		overage	Lot C	%08			
Δ		YARD 115)	Rear	15.	9. 2.	0,0	
	MINIMUMS	REQUIRED YARD (See Ch. 115)	t Side	15' on each side	See Spec. Reg. 2.	0	
	MIN		Front	40,	See S	10,	
		Lot Size		22,500 sq. ft.		None	
		Required Review Process	I	D.R., 22,50 Chapter 142 sq. ft. KZC.	Reg. 6.		-
	SI	CULATION	<b>3</b> ⊌	.010 Vehicle Service Station		Establishment providing vehicle or boat sales or vehicle or boat service or repair. See Spec. Reg. 3.	.030 Restaurant or Tavern
	<b>9</b> 7	ection 55	S	010.		.020	.030

	s for REGULATIONS		Special Regulations	(See also General Regulations)	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.	<ol> <li>The following regulations apply to veterinary offices only:         <ul> <li>a. May only treat small animals on the subject property.</li> <li>b. Outside runs and other outside facilities for the animals are not permitted.</li> <li>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.</li> <li>d. A veterinary office is not permitted in any development containing dwelling units.</li> </ul> </li> <li>2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:         <ul> <li>a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use.</li> <li>b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.</li> </ul> </li> </ol>	<ol> <li>May include ancillary meeting and convention facilities.</li> <li>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.</li> </ol>	
	THEN, acros		Required Parking Spaces	S)	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, 1 per each 300 sq. ft. of gross floor area.	1 per each room. See also Spec. Reg. 2.	See KZC 105.25.
	use.		n Category ee Ch. 100)	giS eS)	ш	Q	ш	
	to finc		andscape Category ee Ch. 95)	S)	O			
	CTIONS: FIRST, read down to find useTHEN, across for REGULATIONS	MAXIMUMS	Height of		45' above average building elevation. See Gen. Reg. 104.			
	RECTIO	_	overage	101	%08			
	DIRE		ARD 5)	Rear	ĵo			
		2	ED Y	Side	0	14 #		
		MINIMUMS	REQUIRED YARD (See Ch. 115)	Front Si	10,			
		Ī	Lot Size	Ē	None S			
72.00		6B	Required Review Process		D.R., Chapter 142 K.Z.C. See Gen- Reg. 6.		1	
	Section 55.45	S	U SE EULATION:	S BE	Any Retail Estab- lishment, other than those specifi- cally listed in this zone, selling goods or providing services, includ- ing banking and related financial	.060 Office Use	Hotel or Motel	Entertainment, Cultural and/or Recreational Facility
	Sect	97	ection 55.	S	.050	090	.070	080

### Kirkland Zoning Code 328.46

CTIONS: FIRST, read down to find useTHEN, across for REGULATIONS		Special Regulations	(See also General Regulations)	<ol> <li>May include accessory living facilities for staff persons.</li> <li>No parking is required for day-care or school ancillary to this use.</li> </ol>	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.
THEN, acros		Required Parking Spaces	ത ക് (See Ch. 105)	1 for every 4 people based on maximum occupancy load of any area of worship. See also Spec. Reg. 2.	See KZC 105.25.
esn p				ω	
n to fin		andscape Sategory ee Ch. 95)	S) )   	U	۵
IS: FIRST, read dow	MAXIMUMS	Height of		45' above average building elevation. See Gen. Reg. 1 <u>0</u> 4,	
DIRECTION		overage	D łol	%08	
Δ		YARD 15)	Rear	10,	,0
	NMS	REQUIRED YARD (See Ch. 115)	Side	5' on each side	.0
	MINIMUMS	REQU (Ser	Front	10,	
		Lot Size		None	
7000	0B	Required Review Process		D.R., Chapter 142 KZC. See Gen. Reg6,	
Section 55.45	S	US EULATION	Ů <sub>BE</sub>	.120 Church	School, Day-Care Center, Mini- School or Mini- Day-Care Center
Sec	97	ection 55.	S	.120	.130

O-4627 Exhibit A

#### ZONE USE

Section 55.45

CHART

							D	DIRECTION	TIONS: FIRST, read down to find useTHEN, across for REGULATIONS	vn to fin	d use.	.THEN, across	for REGULATIONS
97		S			MINIMUMS	IUMS			MAXIMUMS		1		
ection 55.	USE	иоіталив	Required Review Process	Lot Size	REQI (Se	REQUIRED YARD (See Ch. 115)	YARD 115)	оуегаде	Height of	andscape Sategory ee Ch. 95)	n Category	Required Parking Spaces	Special Regulations
S	ı	S BE			Front	Side	Rear	D iol	amonno	)	giS e2)	Š	(See also General Regulations)
ļ÷.	.140 Assisted Living Facility Convalescent		D.R., Chapter 142 KZC.	None	10	O	.o	%08	45' above average building elevation. See Gen. Reg.	٥	∢	Assisted Liv- ing: 1.7 per independent	<ol> <li>A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facil- ity.</li> </ol>
	Center Nursing Home	43	Reg. 6.						÷			assisted unit.	
												,,	<ol> <li>Chapter 115 KZC contains regulations regarding home occupa- tions and other accessory uses, facilities, and activities associated with this use.</li> </ol>
Ę.	.150 Public Utility	lity								∢	ω	See KZC	1. Landscape Category A or B may be required depending on the
5.0	.160 Government Facility	ent								See See		103.23.	type or use on the nearby uses.
	Community Facility	ıty								Spec. Reg. 1.			
7	.170 Public Park	논	Developmen process.	ıt standar	d lliw sp	e detem	nined on	a case-by	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.	er 49 KZC	for req	uired review	

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.

# Chapter 55 – TOTEM LAKE (TL) ZONES

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

) left

### Section 55.07



# Section 55.07 – GENERAL REGULATIONS

- code may apply to the subject property. Refer to Chapter 1 KZC to determine what other provision of the
- All ground floor uses shall be a minimum of 13 feet in height. Mis regulation does not apply to parking garages or property with no frontage on NE 128th Street ۲
- In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established: က
- 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. ä
- 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. نم
- tures may encroach into the front yard, provided the total horizontal dimension of such elements may not exceed 25 percent of the length of The minimum required front yard is 10 feet, unless otherwise prescribed in the use zone chart. Ground floor canopies and similar entry feathe structure. No parking, other than underground parking, may encroach into the required 10-foot front yard 4.
- between NE 128th Street and NE 130th Place, and NE 130th Place, between 120th Avenue NE and Totem Lake Boulevard NE, as shown on The ability to accommodate new development in the TL 1A zone is dependent upon the construction of two new streets: 119th Avenue NE, 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: S.
  - a. With all new development, the portions of these streets crossing the subject property shall be dedicated as public right-of-way consistent
    - Minor deviations in the location and width of the streets may be approved by the Public Works Director if the deviations will not negatively With all new development exceeding 30 feet in height, the streets shall be improved consistent with Plate 34A. affect the functioning of the streets.
- Properties located between TL 2 and NE 128th Street may be required to provide a pedestrian connection between TL 2 and NE 128th ဖ
- Vehicular access is consolidated with a driveway on property to the south, west or north of the subject parcel; or age building elevation unless:

On the parcel located at the southeast corner of this zone (Tax Parcel No. 6928400025), building height may not exceed 30 feet above aver-

7

- 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.

UN.		Special Regulations	(See also General Regulations)	<ol> <li>The minimum floor area ratio (F.A.R.) for development on the subject property is 1.0, or 100 percent of lot size.</li> <li>Building height may be increased as follows:         <ul> <li>Building height may be increased as follows:</li> <li>Building height may be increased as follows:</li> <li>Building height may be increased as follows:</li> <li>Building height may be increased by the development of pedecation-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestinan walkways through the subject property, public plazas, public art and fountains.</li> <li>Building height may be increased up to 160 feet above average building elevation, provided, that:</li> <li>Development on the subject property complies with 4(a) above.</li> <li>Design of buildings meets gudelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 330 KMC).</li> <li>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 10,000 square feet on floors between 80 feet and 120 feet in height, Boy portons 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.</li> <li>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.</li> <li>Increases in lot coverage may be considered if:</li></ul></li></ol>
TV DECI 1	SS for NEGOLA	1		1. The minimum floor area ratio property is 1.0, or 100 perce a. Building height may be incre a. Building height may be incread. Building height may be xeek tion if one of the following it on the following it on the following of pedestrian-oriented of kZC 92.15 and Chatrian walkways through public art and fountain b. Building height may be in building elevation; provide it of the public art and fountain b. Building height may be in building elevation; provide it of the public art and fountain b. Building elevation; provide it of Design of buildings me Design of buildings me Design Guidelines (Ch 3) Floor plates may not exceed 20,000 square freet in height. Beyond exceed 10,000 square fre
THEN SOF	eInely, aci	Required Parking Spaces	Š	See Chapter 105 KZC
9 P P P	23	n Category e Ch. 100)	ıgi2 92)	Δ
The to fire		andscape Sategory Be Ch. 95)	) ) (S)	ω
ONS: EIDST mad down to find use THEN across for BEGIII ATIONS	MAXIMUMS	AXIMUMS Height of Structure		30' to 160' above average building elevation. <u>See Gen. Reg.</u> 2 and See Spec. Reg. 2.
PIPECT		Lot Coverage		85% Spec. Reg. 3
		'ARD 15)	Rear	ò
	JMS	GUIRED YAF	Side	ò
	MINIMOMS	REQUIRED YARD (See Ch. 115)	Front	jo C
		Lot		eu O Z
		Required Review Process S		D.R., Chapter 142 KZC
	S EGULATIONS C			Office Use
	Section 55.09			010

## USE ZONE CHART



### Section 55.09 Zone TL 1A

TIONS: FIRST, read down to find useTHEN, across for REGULATIONS		Special Regulations	e es)	<ol> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.</li> <li>Building height may be increased as follows:         <ul> <li>Building height may be increased as follows:</li> <li>Building height may exceed 30 feet above average building elevation, if:</li></ul></li></ol>
seTHEN, acre		Required Parking Spaces	S)	See KZC 105,25,
find u		n Category		∢
wn to		andscape Category ee Ch. 95)	S) ) ]	ω
ONS: FIRST, read do	MAXIMUMS	Height of Structure		30' to 160' above average building elevation. See Gen. Reg. 2 and Spec. Reg. 2.
DIRECTI		Lot Coverage		85% Spec. Reg. 3.
		'ARD 15)	Rear	- O
	OMS	REQUIRED YARD (See Ch. 115)	Side	ō
	MINIMUMS	REQU (Se¢	Front	-
		Lot Size		None
				D.R., Chapter 142 KZC
	Si	OULATION	Š BE	Facility Facility
		USE ?		Facility Facility
	Section 55.09			. 070.

### Section 55.09

TIONS: FIRST read down to find use THEN arrass for REGIII ATIONS			Special Regulations	(See also General Regulations)	<ul> <li>a. Building height may be increased as follows:</li> <li>a. Building height may exceed 30 feet above average building elevation; if one of the following public improvements is provided: <ol> <li>be destinan-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include 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.</li> <li>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:</li> <li>c) Development of the subject property complies with 3(a) above.</li> <li>2) Design of buildings meets guidelines for towers set forth in Development 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 10,000 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.</li> <li>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.</li> <li>2. Increases in lot coverage may be considered if:  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 fectiniques 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.</li> </ol> </li> </ul>
or THEN at	.c		Required Parking Spaces	(S	1 for each bed.
on bui			n Category	gi2 e2)	ω
vn to f	2		andscape Category ee Ch. 95)	S) )	O
ONS. FIRST read do	ONO. I INO.I, Icau do	MAXIMUMS	Height of Structure		30' to 160' above average building elevation. See Gen. Reg. 2 and Spec. Reg. 1.
DIBECT			Lot Coverage		85% Spec. Reg. 2.
			/ARD 15)	Rear	ō
		OMS	REQUIRED YARD (See Ch. 115)	Side	ō
		MINIMUMS	REQU (See	Front	
			Lot Size		None
quired view ocess					D.R., Chapter 142 KZC
	REGULATIONS				Convalescent Center or Nursing Home
	Section 55.09			S	080.

CHART

112															
	CTIONS: FIRST, read down to find useTHEN, across for REGULATIONS		Special Regulations	ees)	<ol> <li>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.</li> </ol>	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.     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.									
	seTHEN, acro		Required Parking Spaces	ன் இ (See Ch. 105)	See KZC 105.25.		review process.								
ı	n pu		n Category e Ch. 100)	ıgi2 92)	ω		quired								
	own to fi		indscape sategory ee Ch. 95)	) )   	∢	C See Spec. Reg. 2.	5.50 for re								
	ONS: FIRST, read d	MAXIMUMS	Height of	Stracture	40' above average building elevation. See Gen. Reg. 2	and Spec. Reg. 1.	Development standards will be determined on a case-by-case basis. See KZC 45.50 for required review process.								
	DIRECTION	2	overage	Lot C	%08		a case-by-								
		IUMS	REQUIRED YARD (See Ch. 115)	Rear	, <sub>0</sub>		mined on								
			IUMS	NUMS	MINIMUMS	IUMS	IUMS	NUMS	NUMS	IUMS	UMS	EQUIRED YAR (See Ch. 115)	Side	0	
		MININ	REQU (Se	Front Side	10,		ds will b								
			Lot Size		None		standar								
			Required Review Process		D.R., Chapter 142 KZC		Development								
		S	SD C	.090 Public Utility	.100 Government Facility or Community Facility	.110 Public Park									
		60	.cc noitoe	S	060.	.100	.110								

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

Section 55.31

TL 4A, 4B,

floor of the building to be at the elevation of an abutting street, the building may exceed the permitted maximum Section 55.31 – GENERAL REGUL

find the regulations that apply to that use. zones of the City. Use these charts by Insert the following text: Where necessary for the ground

height of structure by up to five (5) feet. IN COME GINESS CONCINCTOR The following regulations apply to a language Mat other provision of this code may apply to the subject property. Refer to Chapter 1 KZC to determine

- 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: The ground floor of all structures w ď
  - schools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, public utilities, government facilities or The following uses: vehicle service stations, private lodges or clubs, stacked dwelling units, churches, schools, day-care centers, minicommunity facilities;
- Parking garages; or
- Additions to existing nonconforming development where the Planning Official determines it is not feasible. ف ပ
- In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established: က
- 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. αį
- 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. ف
- pedestrian pathway, internal pathway or pedestrian-oriented space must be designed in a configuration which encourages pedestrian activity Ground floor spaces in structures with frontage on a public right-of-way, interior access road, major pedestrian sidewalk, through-block and visual interest (see also Chapter 105 KZC). 4
- Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements. 5
- Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements ø.
- Development adjoining the Cross Kirkland Corridor or Eastside Rail Corridor shall comply with the standards of KZC 115.24.

DIRECTIONS: FIRST, read down to find useTHEN, across for REGULATIONS		per 96 000     Pool 000       அத்தி 000     Parking       Height of Engle 000     Parking Spaces       Structure     Spaces       Action of Engle of			80% 30' average build- A E See KZC 1, May not be more than two vehicle service stations at any intersection.  105.25. 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.  65' above average building elevation.  See Gen. Reg. 2. Vehicle and boat rental and used vehicles or boat sales are allowed as part of this use.		2 7	1 per each 100 1. For restaurants with drive-in or drive-through facilities:  2 a. One outdoor waste receptacle shall be provided for every eight parking stalls.  3 a. One outdoor waste receptacle shall be provided for every eight parking stalls.  4 b. Access for 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.  5 c. Access for drive-through facilities shall not be located between the building and the Cross Kirkland Corridor.	1 per each 300 1. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if. 1 floor area. 2. Retail establishments providing storage services are not permitted in this zone unless accessory to another permitted use.
CTIONS:		MAXII	Lot Coverage				65' 2 See		
DIRE	ŀ		۵	ra L					
		_	REQUIRED YARD (See Ch. 115)	e Rear	15.	eg. 2.	0		
		MINIMUMS	EQUIRED YAF (See Ch. 115)	ıt Side	15' on each side	See Spec. Reg.	0		
		Z		Front	,04	See	10,		-
			Lot Size		22,500 sq. ft.		None		
		Required Review Process			D.R., Chapter 142 KZC				
	S C C C C C C C C C C C C C C C C C C C			Vehicle Service Station		A Retail Establishment providing vehicle or boat sales or vehicle or boat service or repair. See Spec. Reg. 2.	Restaurant or Tavern	Any Retail Establishment, other than those specifically listed in this zone, selling goods, or providing services including banking and related financial services	
	Section 55.33			.010		.030	040	.050	

## Section 55.33 TL 4A, 4B,

DIRECTIONS: FIRST, read down to find useTHEN, across for REGULATIONS		red ng Special Regulations	ees)	a, May only treat small animals on the subject property.  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 of fithe 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.  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 autillary 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.	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.		h 300 rross
seTHE		Required Parking Spaces	Š)	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 per each room. See also Spec. Reg. 2.	See KZC 105.25.	1 per each 300 sq. ft. of gross floor area.
find u		n Category ee Ch. 100)	gi2 e2)	۵	ш		Δ
lown to		andscape Category ee Ch. 95)	S) ) 7	O			
NS: FIRST, read c	MAXIMUMS	Height of Structure		65' above average building elevation. See Gen. Reg. 2.	i)		
RECTIO		Lot Coverage		%08			
⊡		ARD 15)	Rear	О			
	JMS	GUIRED YAF (See Ch. 115)	Side	ю			
	MINIMUMS	REQUIRED YARD (See Ch. 115)	Front	.0. 10.			
		Lot Size		None			
		Required Review Process		D.R., Chapter 142 KZC			
	SEGULATIONS			Office Use	.070 Hotel or Motel	Entertainment, Cultural and/or Recreational Facility	Private Lodge or Club
	00		ı 0	09	<b>6</b> 7	.080 Cul	.090 Priv
	33	ection 55.	ડ	Ŏ.	,	Ö.	ó

CTIONS: FIRST, read down to find useTHEN, across for REGULATIONS		Special Regulations	e es)	<ol> <li>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.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>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.</li> <li>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.</li> <li>Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:         <ul> <li>a The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.</li> </ul> </li> </ol>	May include accessory living facilities for staff persons.     No parking is required for day-care or school ancillary to this use.
seTHEN, acı		Required Parking Spaces	(S	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 See KZC visitor parking requirements.	1 for every 4 people based on maximum occupancy load of any area of worship. See also Spec. Reg. 2.
ind us			giS eS)	ш	a
own to f		andscape Sategory ee Ch. 95)	s) ) 	Ω	υ
S: FIRST, read de	MAXIMUMS	Height of Structure		65' above average building elevation. See See Gen Reg. 2.Spec. Reg. 5.	65' above average building elevation.
DIRECTION	M	Lot Coverage		%08	
ā		'ARD 15)	Rear	,0	
	JMS	EQUIRED YAF (See Ch. 115)	Side	ò	
	MINIMUMS	REQUIRED YARD (See Ch. 115)	Front	-0- 	
		Size F		None N	
		Required Review Process	19	D.R., Chapter 142 KZC	
REGULATIONS S				Attached or Stacked Dwelling Units See Spec. Reg. 1,	Church
	Section 55.33			00	.110

Insert the following text: Where necessary for the ground

floor of the building to be at the elevation of an abutting

Section 55.37

#### CHART Ш Z 202 Ш S $\supset$

## street, the building may exceed the permitted maximum GENERAL REGULATIONS

height of structure by up to five (5) feet. Building and/or landscaping features that highlight the entryway the parcel located at the southeast corner of TL 5. The features KZC, Design Regulations.

4.

pment of ter 92

Intage 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: The ground floor of all structures on the subject property with 'n

- schools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, public utilities, government facilities or The following uses: vehicle service stations, private lodges or clubs, stacked dwelling units, churches, schools, day-care centers, minicommunity facilities. αį
  - Parking garages.
- Additions to existing nonconforming development where the Planning Official determines it is not feasible.
- pedestrian pathway, internal pathway or pedestrian-oriented space must be designed in a configuration which encourages pedestrian activity Ground floor spaces in structures with frontage on a public right-of-way, interior access road, major pedestrian sidewalk, through-block and visual interest. ø.
- Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements. ۲.
- Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements œ
- Development adjoining the Cross Kirkland Corridor or Eastside Rail Corridor shall comply with the standards of KZC 115.24. တ်

## one USE ZONE

CHART

ECTIONS: FIRST, read down to find useTHEN, across for REGULATIONS		Special Regulations	(See	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.	<ol> <li>Vehicle and boat rental and used vehicles or boat sales are allowed as part of this use.</li> <li>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.</li> </ol>	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.
seTHEN, acr		n Category Required Parking Spaces	(See Ch. 105)	See KZC 105.25.	ā		1 per each 100 sq. ft. of gross floor area.
sn pui		n Category e Ch. 100)	gi2 92)	Э			
wn to fi	-	andscape Sategory ee Ch. 95)	s) )	⋖			O
IS: FIRST, read do	MAXIMUMS	Height of Structure		35' above average building elevation, See	Gen. Reg. 5.	-	
ECTION	Σ	Lot Coverage		80%			
DIRE		(ARD 15)	Rear	15.	2.	,0	
	MS	REQUIRED YARD (See Ch. 115)		15' on each side	See Spec. Reg. 2.	,0	
	MINIMUMS	REQU (See	Front Side	40.	See Sp(	10,	
	M	Lot Size			2	None	
	Required Review Process			D.R., 22,500 sq. Chapter 142 ft. KZC.			
	S CEGULATIONS S					Establishment providing vehicle or boat sales or vehicle or boat service or repair, See Spec, Reg, 1.	7avern
	Section 55.39					.030	.040

## USE ZONE CHART

		A	١
1	Zone		1
4	LB	•	

## Section 55.39 Zone TL 5

	DIRECTIONS: FIRST, read down to find useTHEN, across for REGULATIONS		Special Regulations	(See	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.	<ol> <li>May include accessory living facilities for staff persons.</li> <li>No parking is required for day-care or school ancillary to this use.</li> </ol>		
	seTHEN, acr		n Category e Ch. 100) 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 for every 4 people based on maximum occupancy load of any area of worship. See also Special Reg. 2.		
ľ	ind u		n Category e Ch. 100)	gi2 98)	4	ω		
	own to t		andscape Category ee Ch. 95)	S)	۵	U		
	: FIRST, read do	MAXIMUMS	Height of Structure		35' above average building elevation. <u>See</u> <u>Gen. Reg. 5.</u>	2		
	ECTIONS	MA	Lot Coverage		%08			
	DIR		ARD 5)	Rear	0			
		MS.	EQUIRED YAF (See Ch. 115)	Side	.0			
		MINIMUMS	REQUIRED YARD (See Ch. 115)	Front	,0 			
		Σ	Lot Size		None			
1	Required Review Process				D.R., Chapter 142 KZC.			
	SEGULATIONS				Attached or Stacked Dwelling Unit See Spec. Reg. 1,	Church		
		-		1	.110 Atta	.120 Ch		
L	Section 55.39			'S	7.	2		

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 was are interested, read across to find the requisitions that apply to that use. 55.41

**Insert the following text:** Where necessary for the ground floor of the building to be at the elevation of an abutting.

### Section 55.43



Section 55.43 - GENERAL REGULATIONS

street, the building may exceed the permitted maximum The following regulations apply to all uses in th

- 1. Refer to Chapter 1 KZC to determine wp (s) feet
- esidential uses within TL 6 shall be from 124th Avenue NE, NE 124th Street, or NE 120th Street. Where feasible, primary access for m 2
- The ground floor of all structures w 🗡 rontage 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: က်
  - The following uses: vehicle service stations, private lodges or clubs, stacked dwelling units, churches, schools, day-care centers, miniwhere over 80 percent of the total units in the development are affordable to households earning no more than 60 percent of the King schools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, residential development in TL 6A County median income, public utilities, government facilities or community facilities; ci.
    - b. Parking garages;
- Additions to existing nonconforming development where the Planning Official determines it is not feasible; or ပ
  - d. Parcels located more than 500 feet north of NE 124th Street, east of 116th Avenue NE.
- pedestrian activity and visual interest. This regulation does not apply to parcels located more than 500 feet north of NE 124th Street, east of through-block pedestrian pathway, internal pathway or pedestrian-oriented space must be designed in a configuration which encourages Within TL 6B, ground floor spaces in structures with frontage on a public right-of-way, interior access road, major pedestrian sidewalk, 116th Avenue NE (see Plate 34G). 4
- In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established: S.
- 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 æ
- 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. ف
- 6. The review process for development in this zone is as follows:
- 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 In TL 6A, any development activities requiring design review approval pursuant to KZC 142.15 shall be reviewed administratively (ADR), œ.
- b. In TL 6B, as set forth in Chapter 142 KZC.
- Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements. 7
- Some development standards or design regulations may be modified as part of the design review process. See Chapter 92 or 142 KZC for requirements œ

# (GENERAL REGULATIONS CONTINUED ON NEXT PAGE)

## Section 55.45 Zone TL 6A, 6B

G.				MINIMOMS	UMS	Δ	DIRECTION	CTIONS: FIRST, read down to find useTHEN, across for REGULATIONS  MAXIMUMS	n to find	nse	THEN, across	for REGULATIONS
P.GG noitoe	U SE EULATIONS	Required Review Process	Lot	REQU (See	REQUIRED YARD (See Ch. 115)	YARD 15)	overage	Height of		n Category e Ch. 100)	Required Parking Snaces	Special Regulations
98				Front	Side	Rear	Lot C	Structure	(S)	es)	ன் கூ (See Ch. 105)	(See also General Regulations)
010	.010 Vehicle Service Station	D.R., 22,50 Chapter 142 sq. ft. KZC.	22,500 sq. ft.	40'	15' on each side	15'	%08	35' above average building elevation.	∢	П С	See KZC 105.25.	May not be more than two vehicle service stations at any intersection.  2. Gas pump islands may extend 20 feet into the front yard. Cano-
	-	See Gen. Reg. 6.		See Sp	See Spec. Reg. 2.	2.						ples 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	Establishment providing vehicle or boat sales or vehicle or boat sales or vehicle or service or repair. See Spec. Reg. 3.		None	10,	.0	o'.		45' above average building elevation. See See Gen. Reg. 3 and Gen. Reg. 11.				<ol> <li>This use is not permitted in the TL 6B zone.</li> <li>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.</li> <li>Vehicle and boat rental and used vehicles or boat sales are allowed as part of this use.</li> </ol>
.03(	.030 Restaurant or Tavern								а	,- w 4-	1 per each 100 'sq. ft. of gross floor area.	1 per each 100 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.

					to to any any any and any	not he ain-	v en	
	CTIONS: FIRST, read down to find useTHEN, across for REGULATIONS		Special Regulations	e es()	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.      Retail establishments providing storage services are not permitted in this zone unless accessory to another permitted use.	<ol> <li>The following regulations apply to veterinary offices only:         <ul> <li>May only treat small animals on the subject property.</li> <li>Outside runs and other outside facilities for the animals are not permitted.</li> <li>Site must be designed so that noise from this use will not be aduitable off the subject property. A certification to this effect, signed by an acoustical engineer, must be submitted with the development permit application.</li> <li>A veterinary office is not permitted in any development containing dwelling units.</li> </ul> </li> <li>Anoillary assembly and manufacture of goods on the premises of this use are permitted only if:         <ul> <li>A noillary assembled or manufactured goods are subordinate to an deependent on this use.</li> <li>The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.</li> </ul> </li> </ol>	May include ancillary meeting and convention facilities.     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.	
	l useTHEN, acros		Required Parking Spaces	S)	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, 1 per each 300 sq. ft. of gross floor area.	1 per each room. See also Spec. Reg. 2.	See KZC 105.25.
١		Sign Category (See Ch. 100)			ш	۵	ш	
	n to finc		andscape Sategory ee Ch. 95)	S) 	υ —	-		
	<b>NS: FIRST, read dov</b>	MAXIMUMS	Coverage Lot Coverage Structure		45' above average building elevation. See <u>See Gen. Reg. 3 and Gen. Reg. 11.</u>			-
	DIRECTION				%08			
1	莅		YARD 15)	Rear	ō			
		MS	EQUIRED YAR (See Ch. 115)	Side	Ò			
		MINIMUMS	REQUIRED YARD (See Ch. 115)	Front	10,			
			Lot Size		None			
- James		GB	Required Review Process		D.R., Chapter 142 KZC. See Gen. Reg. 6.	>		
	Section 55.45	s	COLATION:		Any Retail Estab- lishment, other than those specifi- cally listed in this zone, selling goods or providing services, includ- ing banking and related financial	.060 Office Use	Hotel or Motel	Entertainment, Cultural and/or Recreational Facility
	Sect	97	ection 55.	S	050.	090:	.070	080

## USE ZONE CHART



DIRECTIONS: FIRST, read down to find useTHEN, across for REGULATIONS	MAXIMUMS	Height of december of Spaces Special Regulations	(See Ch. 105)	45' above average C B 1 per each 300 building elevation. See Gen. Reg. 11.	building elevation.  See See Gen. Reg.  1.3 per 1  bedroom unit.  1.6 per 2  1.6 per 3 or more bedroom unit.  1.7 per KZC  1.8 per 3 or more bedroom unit.  1.9 per 1  1.9 per 1  1.9 per 4  1.9 per 3 or more bedroom unit.  1.8 per 3 or more bedroom unit.  1.8 per 3 or more bedroom unit.  1.9 per 3 or more bedroom unit.  1.8 per 3 or more bedroom unit.  1.9 per 3 or more bedroom unit.  2.9 per 3 or more the configura-  1.9 per 3 or more bedroom unit.  2.9 per 3 or more per 3 or more the comparent of the total units in the development are affordable to households searning on more than 60 percent of King County median income, adjusted for household size, are affordable to households searning on more than 60 percent of the units provided in new residential development are affordable households searning or more than 60 percent of the units provided in new residential development are affordable households searning or more than 60 percent of the units provided in new residential development affordable households searning or more than 60 percent of the units provided in new residential development affordable households searning or more than 60 percent of the units provided in new residential development affordable households searning or more than 60 percent of the units provi	35 above average A C 1 per each 1. This use is only allowed on property in TL 6A. building elevation. See Gen. Reg. 3. area. See Gen. Reg. 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.
IS: FIRST, read down	MAXIMUMS			45' above average building elevation. See Gen. Reg. 11.	65' above average building elevation. See <u>See Gen. Reg. 3 and Gen. Reg. 11.</u>	35' above average building elevation. See Gen. Reg. 3.
RECTION	Σ	Lot Coverage		%08		
□	MINIMUMS	REQUIRED YARD (See Ch. 115)	Rear	.0		-
			Side	0		
		REQU (Ser	Front	10,		20.
		Lot Size		None		
	uired view cess				Reg. 6.	
	SI	CULATION		Private Lodge or Club	Attached or Stacked Dwelling Units. See Spec. Reg. 1.	Wholesale Trade See Spec. Reg. 1. Packaging of Prepared Materials Wholesale Printing or Publishing Industrial Laundry Facility
$\vdash$	_	ection 55.	s	000.	001.	011.

	ne	7A
1	20	<u> </u>
		-

	_		_	
DIRECTIONS: FIRST, read down to find useTHEN, across for REGULATIONS		Special Regulations	Insert the following text: Where	1. This use is p necessary for the ground floor of the uvith gross the of the subject approved by that meeting that meeting structure of existing structure on the ground floor of structure by up to five (5) structure by up to five (5) structure by up to five (5) structure on NE 124th Street, between this use and NE 124th Street.  3. The ground for 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 development of four units or greater shall be 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.
cross		-	02)	
eTHEN, a		Required Parking Spaces	(See Ch. 105)	1.2 per studio unit. 1.3 per 1 bed- room unit. 1.6 per 2 bed- room unit. 1.8 per 3 or more bedroom unit, See KZC 105.20 for visitor parking requirements.
sn pu			giS eS)	0
n to fi		stegory ee Ch. 95)	s)	Spec. Reg. 5.
dow		augacebe	;T	
IS: FIRST, read	MAXIMUMS	Height of		80' above average building elevation. See Spec. Reg. 3.
RECTION	W	overage	Lot C	%08
ā		ARD 5)	Rear	,0
	MS	QUIRED YAF (See Ch. 115)	Side	ŏ
	MINIMUMS	REQUIRED YARD (See Ch. 115)	Front	, 01 
		Lot		acres
		Required Review Process		Chapter 142 i Chapter 142 i KZC. See Gen. Reg. 3.
	S	USE BULATIONS	S BEG	Mixed Use Development Containing Attached or Stacked Dwelling Units
	١s	ection 55.	S	.005

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 nand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use. 55.53

### Section 55.55



The following regulations apply to all ule losert the following text: Where necessary for the ground

Section 55.55 - GENERAL REGULATIONS

Refer to Chapter 1 KZC to determ

floor of the building to be at the elevation of an abutting street, the building may exceed the permitted maximum

t contain retail, restaurants, and/or tav-

erty.

height of structure by up to five (5) feet. Ground floor uses on the two west ۲

က

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: The ground floor of all structures v

Mini-Schools or Mini-Day-Care Centers, Assisted Living Facilities, Convalescent Centers or Nursing Homes, Public Utilities, Government The following uses: Vehicle Service Stations, Private Lodges or Clubs, Stacked Dwelling Units, Churches, Schools, Day-Care Centers, Facilities or Community Facilities; æ

Parking garage; or

Additions to existing nonconforming development where the Planning Official determines it is not feasible. ن نے

Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapet around the In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established: αį 4

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 perimeter of the structure shall not exceed two feet. four feet vertical to 12 feet horizontal. ص

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) S.

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) ω̈

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

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

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



DIRECTIONS: FIRST, read down to find useTHEN, across for REGULATIONS		Special Regulations		<ol> <li>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.</li> <li>Ancillary assembly and manufactured goods on the premises of this use are permitted only if:         <ol> <li>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.</li> <li>The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.</li> </ol> </li> <li>Outdoor storage and drive-in or drive-through facilities are not permitted.</li> </ol>	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.
useTHEN,		Required Parking Spaces	(See Ch. 105)	105.25.	
o find	,	n Category ee Ch. 100)	gi2 68)	ш	٥ .
down to		andscape Category ee Ch. 95)	s) ) 7	Δ.	U
ONS: FIRST, read	MAXIMUMS	Height of		80' above average building elevation. See Gen. Reg. 3.	
DIRECTI	Σ	Lot Coverage		%02	
		ARD 5)	Rear	10,	
	MINIMUMS	REQUIRED YARD (See Ch. 115)	Side	Side side	
			Front	10. <u>v. g. g.</u>	
		Lot Size		None	
		Required Review Process		D.R., Chapter 142 KZC. See Gen. Reg. 8.	
	S	US EULATION		Hotel or Motel See Gen. Reg. 2. Entertainment. Cultural and/or Recreational Facility See Gen. Reg. 2. 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. Restaurant or	Office Use See Gen. Reg. 2.
	78.	ection 22.	S	.020	090.

### Zone TL 8

#### CHART ZONE USE

TIONS: FIRST, read down to find useTHEN, across for REGULATIONS		Required Special Regulations  Special Regulations	8) 6is 5)	bedroom unit.  2. At least 10 percent of the units provided in new residential developments and activities associated with this use.  1.3 per 1  2. At least 10 percent of the units provided in new residential developments and incentives.  1.6 per 2  bedroom unit.  1.8 per 3  bedroom unit.  2. At least 10 percent of the units provided in new residential developments and incentives.  1.6 per 2  bedroom unit.  3. The side yard may be reduced to zero feet if the rear of the dwelling unit is 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.	E For residential: 1. A veterinary office is not permitted in any development containing dwelling units.  1.2 per studio 1.3 per 1 2. Chapter 115 KZC contains regulations regarding home occupations and charactersory uses, facilities and activities associated with this use. bedroom unit. 1.4 per 2 2. Ancillary assembly and manufactured goods on the premises of this use are permitted only if: 2. Ancillary assembly and manufactured goods are subordinate and directly and removal from the premises. 2. An contained only if: 3. Ancillary assembly and manufactured goods are subordinate and directly and removal from the premises. 3. Ancillary assembly or manufactured goods are subordinate and directly 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 the units 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 oldicated 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 rear of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is attached to a dwelling unit on an adjoining lot.	
DIRECTION	MAXIMUMS	Soverage	Lot C	70% 80. See		
	MINIMUMS	REQUIRED YARD (See Ch. 115)	Rear	See Spec. 4. Reg.	No. 2	
			Side	de de se se eg.	de c. e.g. e.g. e.g. e.g.	
			Front S	0- 	ග් හි	
		Lot Size	Ē			
				None		
	No.	Required Review Process		D.R., Chapter 142 KZC. See Gen. Reg. 8.		
	SI	CULATION	<b>.</b> ⊌	Attached or Stacked Dwelling Units See Gen. Reg. 2.	Development containing attached or stacked dwelling units and offices, units and offices, restaurants or taverns, or retail uses allowed in this zone. See Gen. Reg. 2. See Spec. Reg. 1.	
	79.	ection 55	S	.070	080	

Kirkland Zoning Code 328.25

KESIDENCE XII

DIRECTIONS: FIRST, read down to find useTHEN, across for REGULATIONS	විටි මු ර ගී රි වී පිනිසර මූ මූ Spaces Special Regulations ගී ගී (See Ch. 105) (See also General Regulations)			E 1 per each 300 1. This use is only allowed on parcels with frontage on NE 124th Street sq. ft. of gross 2. The following uses and activities are prohibited:  The sale, service, and or rental of motor vehicles, saliboats, motor boats, and recreational trailers are not permitted; provided, that motors.  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.  G. 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 uses, 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.  This use is only allowed on parcels with frontage on NE 124th Street.  Toom. See also  May include ancillary meeting and convention facilities.  See Spec. Reg. 3. Excludes parking requirements for ancillary meeting and convention facilities.  Excludes parking requirements for ancillary meeting and convention facilities.  See Spec. Reg. 3. Excludes parking requirements for ancillary use and include ancillary meeting and convention facilities.  C. Temporary, transitional housing may be developed as an accessory use to a conselessory uses it and activities associated with this use of a conselessory uses, facilities, and activities associated burshand excent and the property on or before December 31, 2017. Parking equipment in the property on or before December 31, 2017. Parking equipment in the property or or before December 31, 2017. Parking equipment in the property or or before December 31, 2017. Parking equipment and property or or before December 31, 2017. Parking equipment and property or
wn to f	Landscape Category (See Ch. 95)		s) :	O E
ONS: FIRST, read do	MAXIMUMS	Height of		55' above average building elevation.  See Spec. Reg. 32.
DIRECTI		Lot Coverage		%08
		YARD 15)	Rear	<b>b</b>
	MINIMUMS	REQUIRED YARD (See Ch. 115)	Side	6
		REQL (Se	Front	0 0
	Lot			None
		Required Review Process		D.R., Chapter 142 KZC. See Gen. Reg. 5.
	s	US EULATION		Any Retail Establishment other than those specifically listed in this zone, or selling goods, or providing banking and related financial services. See Spec. Regs. 1 and 2.  Convalescent Center or Nursing Home See Spec. Reg. 2
	69	ection 55.	S	.050

#### 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 <u>105.10</u> for <u>vehicular access easements</u> or tracts and for KZC <u>105.60(2)</u> and (3) and <u>105.97</u> for <u>parking area</u> 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 <u>105.10(2)(g)</u> relating to screening for access <u>easements</u> or tracts will use the modification criteria for buffering in subsection (3)(g) of this section.
- b. For a modification to KZC <u>105.18</u> or <u>105.19</u> 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 Transportationtraffie Eengineer. 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 Transportationtraffie Eengineer. 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 <u>Transportation</u>. <u>traffie</u> <u>E</u>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 <u>Planning Official</u> shall not approve or deny a modification to decrease the number of <u>parking spaces</u> 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 <u>Planning Official</u> shall use mailing labels provided by the applicant, or, at the discretion of the <u>Planning Official</u>, 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 0-4627

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.

<u>SECTION 1.</u> Provides amendments to Chapters 55 and 105 of the Kirkland Zoning Code.

<u>SECTION 2.</u> 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

<u>SECTION 4.</u> 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