

ORDINANCE NO. 1015

AN ORDINANCE OF THE CITY OF KIRKLAND AMENDING AND SUPPLEMENTING ORDINANCE NO. 709 OF THE CITY OF KIRKLAND RELATING TO ZONING, AMENDING AND SUPPLEMENTING SECTION 4.8 THEREOF BY ADDITION THERETO OF A NEW LAND USE CLASSIFICATION TO BE KNOWN AS R3-W (WATERFRONT MULTIPLE USE DISTRICT).

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

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

be and it hereby is amended to read as follows:

Section 2.1. Establishment of land use zones:

In order to classify, segregate and regulate the uses of land, buildings and structures, the City of Kirkland hereby is divided into the following twenty-three (23) land use zones:

SYMBOL	PRIORITY	ESSENTIAL USE		DESCRIPTION
R-18.5	1	Single Family	Residence Zone	18,500 sq. ft. Min. Lot
R-12.5	2	Single Family	Residence Zone	12,500 sq. ft. Min. Lot
R-9.6	3	Single Family	Residence Zone	9,600 sq. ft. Min. Lot
R-8.5	3-A	Single Family	Residence Zone	8,500 sq. ft. Min. Lot
R-7.2	3-B	Single Family	Residence Zone	7,000 sq. ft. Min. Lot
R-6.0	4	Single Family	Residence Zone	6,000 sq. ft. Min. Lot
S-1A	5	Single Family	Residence Zone	1 Acre Min. Lot
S-A	6	Single Family	Residence and Agricultural Zone	Unsubdivided
R-2	7	Two Family	Residence Zone	6,000 sq. ft. Min. Lot
R-3	8	Multifamily	Residence Zone	7,200 sq. ft. Min. Lot
R-3L	8-A	Limited Multifamily	Residence Zone	7,200 sq. ft. Min. Lot
R-3W	8-B	Waterfront Multiple Use	Residence Zone	12,500 sq. ft. Min. Lot
R-4	9	Auto Court	Semi-Commercial Zone	1 Acre Min. Lot
R-S	10	Semi-Public	Semi-Commercial Zone	8,500 sq. ft. Min. Lot
B-P	11	Auto Parking	Commercial Zone	
C-1	12	Neighborhood Business	Commercial Zone	
C-2	13	Retail Business	Commercial Zone	
C-3	14	Commercial Business	Commercial Zone	

Symbol	Priority	Essential Use	Description
C-M	15	Controlled Manufacturing	Industrial Zone
CH-1	16	Controlled Heavy Industrial	Industrial Zone
P-1	17-A	Playgrounds, Athletic Fields, E _t c.	Park Zone
P-2	17-B	Public areas, gardens, passive recreational uses	Park Zone
P-3	17-C	Natural state, Green belt and wilderness areas	Park Zone

Section 2: Section 4.8 Chapter 4, of Ordinance No. 709,

is hereby supplemented by the addition thereto of the following land use regulation subsections to read as follows:

Section 4.8.200 R-3W Waterfront Multiple Use District. The minimum lot area in this district shall be 12,500 square feet.

4.8.210 Essential Uses:

- 4.8.211 A single family dwelling.
- 4.8.212 A two family dwelling.
- 4.8.213 A multiple family dwelling.
- 4.8.214 Professional office buildings, restaurants, personal service shops, hotels meeting the requirements of Section 4.8.13, and boat moorage, public and private, but no sale or storage of oil, gasoline or repair service.
- 4.8.215 Parks and off-street viewing areas.

4.8.220 Primary Permitted Uses:

Art Galleries, clubs, library or museum

4.8.230 Special Permitted Uses:

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

4.8.240 Area and Dimensional Regulations

4.8.241 Minimum lot area: 12,500 square feet. The minimum lot area shall be determined by including only that area lying

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east of the building limitation line as defined in Section 4.8.244.

4.8.242 Minimum lot dimensions: 50 foot minimum width at the street line.

4.8.243 Minimum setback requirements:

- A. Front yard - 20 feet. No off street parking of vehicles shall be allowed within the front yard setback area closer than 10 feet to the street line.
- B. Side yard setbacks - Side yards of less than 10 feet are prohibited. Property abutting upon street ends shall observe the side yard setbacks, rather than front yard setbacks between street end and building line.
- C. Building Separation. No building shall be closer than 20 feet to any adjacent building unless such buildings are separated by a property line.
- D. Frontal Openness. The total frontal openness shall be not less than 45% of the total street frontage.

"Frontal Openness" shall refer to that portion of a lot into which no building, structure or other view obstructing object may be built or extended into. Hedges, fences, swimming pools and parking may be located in the frontal openness areas provided that no view obstruction is more than three feet above the existing profile grade taken at the centerline of the street which extends generally parallel to the existing shoreline where such street adjoins the lot.

Computing Frontal Openness. Frontal openness shall be that portion of the total front footage of a lot that will add up to 45% of the lot width as measured at the front property line. The 45% total may be made up entirely of side yard setbacks, providing the side yards meet or exceed the requirements of Section 4.8.243-B, or by any combination of side yard setbacks and open spaces between buildings, provided the distance between buildings meet or exceed the requirements of Section 4.8.243-C. The open space encompassed by the frontal openness requirement is that space falling within imaginary perpendicular planes intersecting the front property line of the property at the extremities of the foot frontage designated as areas of openness and above an imaginary horizontal plane three feet above the street grade, the planes intersecting these points to extend into infinite distance and the perpendicular planes to be parallel or converging as viewed from the shore.

Front Property Line. The "front property line" shall be the lot line abutting on the public street which extends generally parallel to the existing shoreline where such street adjoins the lot.

E. Special Restriction. "L" or "T" shaped lots containing severed shorelands.

No building or other structure shall encroach into any portion of the area of any lot which falls outside of the "frontal openness" perpendicular plane extending from the intersection of the front property line and a side property line unless the owner of such lot, together with the owner of the lot abutting such side property line at its intersection with the front property line file with the City a frontal openness plan in which both lots conform to the frontal openness of this section.

Any subsequent variation from such plot plan as to either lot shall result in the revocation of any occupancy permit issued as to either or both lots.

4.8.244 No building or other structure except uncovered moorage shall extend west of the building limitation line. For the purposes of this section, "building limitation line" shall mean a line parallel to and 250 feet west of the westerly margin of the street which extends generally parallel to the existing shoreline where it adjoins the lot.

4.8.245 Maximum Building Height:

- A. A datum point shall be located and maintained by the City of Kirkland at the shoreline and shall indicate the point which is the Lake Washington high water level datum which is 22.0 feet above the mean lower low water in Puget Sound as established by the Corps of Engineers, which corresponds to elevation 29.16' as established by the U.S. Coast and Geodetic Survey.
- B. The deck of any pier shall not be more than 5 feet above the Lake Washington mean high water level.
- C. No portion of any structure shall be higher than 30 feet above the existing profile grade as taken at the center line of the street which extends generally parallel to the existing shoreline where it adjoins the lot.

4.8.246 Areas for off street parking shall be provided as required in Section 4.13. An application for reclassification to B-P for use in conjunction with the uses permitted in this land use district shall be presented to the Planning Commission for its consideration and recommendation to the City Council.

Section 3. Ordinance No. 709 as heretofore amended be in all other respects ratified and confirmed.

Section 4. This ordinance shall be in force and take effect five days from and after its passage by the Council and publication as required.

PASSED By the Kirkland City Council in regular meeting on the 7th day of March, 1966.

SIGNED in authentication thereof on the 7th day of March, 1966.

James D. Vant
 Mayor

Attest:

Alva W. Lucas
 Director of Administration and Finance
 (ex officio City Clerk)

Approved as to form:

Ralph E. Thom
 City Attorney