

ORDINANCE NO. 1110

AN ORDINANCE OF THE CITY OF KIRKLAND, WASHINGTON, RELATING TO LAND USE AND PLANNING DEVELOPMENT, AND AMENDING ORDINANCE NO. 709, SUB-SECTION 4.3.53, MINIMUM SETBACK REGULATIONS FOR R-12.5 SINGLE-FAMILY RESIDENCE CLASSIFICATION.

BE IT ORDAINED by the City Council of the City of Kirkland as follows:

Section 1. Sub-section 4.3.53, of Ordinance 709 relating to minimum setback regulations for R-12.5, single-family residence classification is supplemented and amended by adding thereto a new sub-paragraph D. Said sub-section as amended to read as follows:

4.3.53 minimum setback requirements:

A. Front-yard: 25 ft. Buildings on corner lots shall observe the minimum setback on both streets.

B. Side-yard: 1 side-yard 10 ft. The total of the 2 side-yards shall be 20 ft.

C. Rear-yard: 25 ft. Where lot abuts an alley, the required rear-yard space can be measured from the center line of the alley with the consent of the City Engineer.

D. A lot in the R-12.5 zone improved by a single-family dwelling may have the appropriate side-yard requirements reduced to 5 ft, as to each side-yard and the front yard requirements reduced to 20 ft, to allow alterations, additions, or enlargements to such existing dwelling (whether or not said dwelling conforms to the site placement regulations of this ordinance), or an unimproved lot having less than 12,500 sq. ft. within said zone, may have said side-yard and front-yard requirements similarly reduced for the purpose of constructing a new single-family dwelling thereon under the following procedure:

1. An owner desiring to avail himself of the relief provisions of this sub-section D shall file with the Building official a site plan showing the placement of the existing dwelling and the proposed improvement thereto. Upon filing, the Building official shall cause a Notice of Filing to be posted on or about the area affected.

2. Site plan shall be available for public inspection and any person whose property rights may be affected, and the Building official may file written objections. If no objections are filed and the Building official is satisfied that all other requirements of the Zoning and Building Codes of the City of Kirkland will be met, a building permit shall issue. Procedure for Notice of Filing shall be as required in

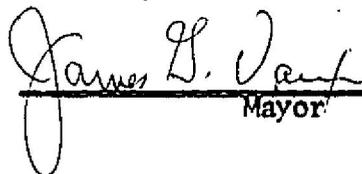
Section 5.1.30 (C) (9) (e) of the Zoning Ordinance.

3. If one or more written objections are timely filed, the proposal shall be considered as an application for variance and (upon filing the necessary variance fee) the proposal and all written objections shall be forwarded to the Board of Adjustment to be heard in their usual manner for the consideration of variance applications.

Section 2. This ordinance shall be in force and effect five (5) days after its passage and publication as required by law.

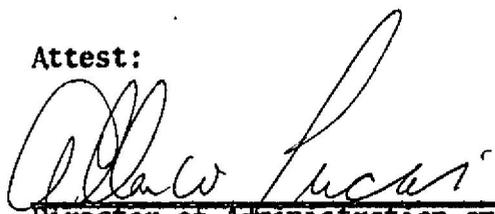
PASSED by the City Council in regular meeting on the 2nd day or October, 1967.

SIGNED in authentication thereof on the 2nd day of October, 1967.



Mayor

Attest:



Director of Administration and Finance
(ex officio City Clerk)

Approved as to form:



City Attorney