

ORDINANCE NO. 2026

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO LAND USE AND PLANNING AND AMENDING SECTION 4.8.51 OF ORDINANCE NO. 709.

WHEREAS, the Kirkland Planning Commission following Public hearing on the 14th day of NOV, 1968 recommended to the Kirkland City Council the hereinafter amendment to Section 4.8.51 relating to minimum lot area and density and control with respect to R-3 multi-family plan use and classification and

WHEREAS, the City Council of the City of Kirkland did hold on the 20th day of JANUARY, 1968, a public hearing to consider said recommendation from the Planning Commission and following said hearing did concur in the recommendations of the Kirkland Planning Commission:

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

Section 1. Section 4.8.51 of Ordinance No. 709 of the City of Kirkland is hereby amended to read as follows:

Section 4.8.51 Minimum lot area: 7,200 square feet. For multi-family dwelling to the required land area shall be as follows: Initial minimum lot size for three family unit of any size: 7,200 square feet, for each additional unit over three add:

- Living room and bath apartment-500 square feet per unit.
- Living room, kitchen and bath apartment-1,000 square feet per unit.
- Living room, kitchen, bath and one bedroom apartment-1,500 square feet per unit.
- Living room, kitchen, bath and two bedroom apartment-2,000 square feet per unit.
- Living room, kitchen, bath and three bedroom or more apartment-2,500 square feet per unit.

For the purpose of determining maximum density or apartment units allowable on any lot or parcel of property, the area of said lot may be deemed to be increased by the number of square feet equal to the square footage of any portion of street right-of-way abutting upon said lot if:

1. Said portion of street right-of-way was dedicated or granted to the City of Kirkland as street right-of-way by the owner or his predecessor in title of such lot or parcel of land not more than five years prior to the date of application for building permit; and

2. Immediately prior to said dedication or grant of such street right-of-way it was a portion of such lot or parcel of land; and

3. Traffic planning and engineering studies conducted by the City of Kirkland, whether or not included within the circulation and street elements of the City's comprehensive plan at the time of such dedication or grant, show:

a. That the improvement of such proposed street or street extension, for which said right-of-way was dedicated or granted, is necessary to provide adequate access for fire and other emergency equipment to the property of the grantor or dedicator, assuming development of such lot to the maximum allowable density; and

b. That the vehicular traffic resulting from or generated from such development would substantially impede or congest the existing traffic flow upon improved public streets within the general area; and

4. The proposed street or street extension for which such right-of-way was dedicated or granted was included in the current six-year arterial street plan for the City of Kirkland at the time of such grant of dedication.

Section 2. This ordinance shall be in force and take effect five days from and after its passage by the Council and publication as required by law.

PASSED BY THE City Council at regular meeting on the 20th day of JAN, 1968.

SIGNED in authentication thereof on the 20th day of JANUARY, 1968.

William C. Woods
Mayor

Attest:

Tom J. Deussen
Director of Administration and Finance
(ex officio City Clerk)

Approved as to form:

Ray E. ...
City Attorney