

ORDINANCE NO. 2110

AN ORDINANCE OF THE CITY OF KIRKLAND AMENDING THE ZONING CODE IN EFFECT WITHIN THE HOUGHTON COMMUNITY OF THE CITY OF KIRKLAND BEING HOUGHTON ORDINANCE NO. 132 AND RELATING TO THE MAXIMUM HEIGHT ALLOWABLE FOR CERTAIN BUILDINGS AND STRUCTURES WITHIN R-4 AND PLANNED UNIT DEVELOPMENT LAND USE CLASSIFICATIONS.

WHEREAS, the Kirkland Planning Commission following public hearing thereon held the 15th day of June, 1970, has recommended to the Kirkland City Council certain amendments to the zoning Code in effect within the Houghton Community of the City of Kirkland relating to maximum building height restrictions and

WHEREAS, pursuant to proper notice, public hearing was held by the City Council of the City of Kirkland on said recommendations on the 15th day of June, 1970,

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

Section 1. Section 23-10 of Ordinance No. 132 of the City of Houghton being the Zoning Code now in effect in the Houghton Community be, and it hereby is amended to read as follows:

Section 23-10. Table of Setback and Bulk Regulations

The table below designates the setback and bulk requirements for residential zones:

	ZONE			
	R-1	R-2	R-3	R-4
Floor Area Ratio	As Indicated by setbacks	As Indicated on zoning map	As Indicated on zoning map	As Indicated by setbacks
Open Area Ratio	As indicated by setbacks	As Indicated on zoning map	As indicated on zoning map	As Indicated by setbacks
Minimum Lot area in sq. ft.	As indicated on zoning map	As indicated on zoning map	As indicated on zoning map	

ZONE

	R-1	R-2	R-3	R-4
Minimum lot width (Where minimum lot area is not specified on zoning map)				50 ft.
If minimum lot area is specified on zoning map:				
7,200 sq. ft. or less	60 ft.	60 ft.	60 ft.	
7,201 to 8,400 sq. ft.	65 ft.	65 ft.	65 ft.	
8,401 to 9,600 sq. ft.	70 ft.	70 ft.	70 ft.	
over 9,600 sq. ft.	75 ft.	75 ft.	75 ft.	
Building Setbacks from street line				
Lake Washington Blvd. No. of Lakeview Blvd. Intersection				
East Side	50 ft.	50 ft.	50 ft.	50 ft.
West Side	20 ft.	20 ft.	20 ft.	20 ft.
So. of Lakeview Blvd. Inter.				
East Side	40 ft.	40 ft.	40 ft.	40 ft.
West Side	30 ft.	30 ft.	30 ft.	30 ft.
All other arterial streets as defined in the adopted <u>Plan For Houghton</u> (from the design center line)				
Each Side	60 ft.	60 ft.	60 ft.	60 ft.

ZONE

	R-1	R-2	R-3	R-4
All access streets having width of 50 ft. or more	20 ft.	20 ft.	20 ft.	20 ft.
All remaining access streets	50 ft. from design center line	50 ft. from design center line	50 ft. from design center line	50 ft. from design center line
Side Yard - Minimum (Each side)	5 ft.	5 ft. for one unit	5 ft. for one unit	15 ft. for all dwlg. except single family dwelling units.
		6 ft. for two units	6 ft. for two units	
		7 ft. for three units	7 ft. for three units	10 ft. for single family dwlg. units on lots larger than 50 ft. width.
		8 ft. for four units	8 ft. for four units	
		9 ft. for five units	9 ft. for five units	7 ft. for single family dwlg. units on Lots 50 ft. wide or narrower
		10 ft. for six units	10 ft. for six units	
		11 ft. for seven units	11 ft. for seven units	
		12 ft. for eight units	12 ft. for eight units	

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ZONE

R-1

R-2

R-3

R-4

13 ft. for
nine units

13 ft. for
nine units

14 ft. for
ten or more
units

14 ft. for
ten or more
units

Side Yards-Total

15 ft.

15 ft. for one
to three units

15 ft. for one
to three units

16 ft. for
four units

16 ft. for
four units

45% of total
lot width
for uses
permitted

18 ft. for
five units

18 ft. for
five units

20 ft. for
six units

20 ft. for
six units

22 ft. for
seven units

22 ft. for
seven units

24 ft. for
eights units

24 ft. for
eight units

26 ft. for
nine units

26 ft. for
nine units

28 ft. for
ten or more
units

28 ft. for
ten or more
units

Rear Yard Minimum 30 ft.

10 ft.

None at alley,
otherwise 5 ft.

Building Height Maximum

(from curb line) 25 ft., but
not to exceed 2
stories and a
basement

none

None

30 ft. how-
ever, one
additional
foot of
height is
permitted
for every
additional
1.0 ft.
Side setback

ZONE (cont'd)

	R-1	R-2	R-3	R-4
<u>Provisions for Animals</u>				
Minimum lot size for keeping horses	18,000 sq. ft.	18,000 sq. ft. per dwlg. unit or be special permit if a community stable	None permitted	None permitted
Minimum setback of stable from lot line	30 ft.	35 ft.	--	--
Minimum lot size for keeping farm animals other than riding horses	1 acre	1 acre	None permitted	None permitted
Minimum setback of stables, barns, etc. from property line of farm lands	75 ft.	85 ft.	--	--

Section 2. Section 71-103 of Ordinance No. 132 of the City of Houghton now in effect in the Houghton community of the City of Kirkland be and it hereby is amended to read as follows:

Section 71-103, Height of Buildings:

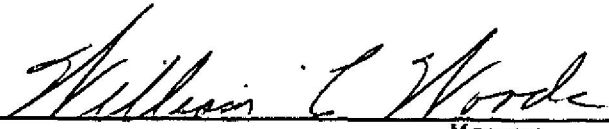
For buildings and structures exceeding 30 feet in height, there shall be maintained from all property lines except the inner harbor line, a distant equal to the required yard plus one foot for each two feet such building exceeds a height of 30 feet above the curb level. For Planned Unit Developments located in R-4 zones, this provision shall apply only to side property lines.

Section 3. Pursuant to Ordinance No. 2001 of the consolidated City of Kirkland, the amendments herein made to Houghton Ordinance No. 132 shall become effective either upon approval by the Houghton Community Council or upon failure of said Community Council to disapprove said amendments by a resolution adopted within 60 days of the date of enactment of this ordinance.

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 by law.

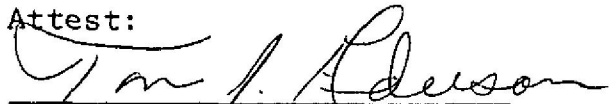
PASSED by the City Council at regular meeting on the 15th day of June, 1970.

SIGNED in authentication thereof on the 15th day of June, 1970.



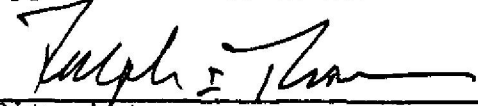
Mayor

Attest:



Director of Administration and Finance
(ex Officio City Clerk)

Approved as to form:



City Attorney