

ORDINANCE O-4671

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO COMPREHENSIVE PLANNING, ZONING AND LAND USE REGARDING CHANGES FOR THE TOTEM LAKE BUSINESS DISTRICT AND AMENDING THE COMPREHENSIVE PLAN ORDINANCE 3481, AS AMENDED, CHAPTERS 55, 92, 110 AND 180 OF THE KIRKLAND ZONING CODE (ORDINANCE 3719 AS AMENDED) FILE NO. CAM18-00196.

1           WHEREAS, the City Council has received a recommendation  
2 from the Kirkland Planning Commission to amend certain sections of the  
3 Comprehensive Plan and the Kirkland Zoning Code, as set forth in the  
4 staff report dated November 28, 2018 and bearing Kirkland Planning  
5 and Building Department File No. CAM18-00196; and  
6

7           WHEREAS, prior to making the recommendation, the Kirkland  
8 Planning Commission, following notice as required by RCW 36.70A.035,  
9 on November 8, 2018, held a public hearing on the amendment  
10 proposals and considered the comments received at the hearing; and  
11

12           WHEREAS, pursuant to the State Environmental Policy Act  
13 (SEPA), there has accompanied the legislative proposal and  
14 recommendation through the entire consideration process, a SEPA  
15 Addendum to Existing Environmental Documents issued by the  
16 responsible official pursuant to WAC 197-11-625; and  
17

18           WHEREAS, in regular public meeting the City Council considered  
19 the environmental documents received from the responsible official,  
20 together with the report and recommendation of the Planning  
21 Commission;  
22

23           NOW, THEREFORE, BE IT ORDAINED by the City Council of the  
24 City of Kirkland as follows:  
25

26           Section 1. Comprehensive Plan Text and Figures amended: The  
27 Comprehensive Plan text and figures in the Totem Lake Business District  
28 Plan, Ordinance 3481, as amended, is amended as set forth in  
29 **Attachment A** attached to this ordinance and incorporated by  
30 reference.  
31

32           Section 2. Zoning Code Text Changes: Chapters 55, 92, 110  
33 and 180 of the Kirkland Zoning Code, Ordinance 3719, as amended, are  
34 amended as set forth in **Attachment B** attached to this ordinance and  
35 incorporated by reference.  
36

37           Section 3. If any section, subsection, sentence, clause, phrase,  
38 part or portion of this ordinance, including those parts adopted by  
39 reference, is for any reason held to be invalid or unconstitutional by any  
40 court of competent jurisdiction, such decision shall not affect the validity  
41 of the remaining portions of this ordinance.  
42

43           Section 4. This ordinance shall be in full force and effect five  
44 days from and after its passage by the Kirkland City Council and

45 publication, pursuant to Kirkland Municipal Code 1.08.017, in the  
46 summary form attached to the original of this ordinance and by this  
47 reference approved by the City Council, as required by law.

48  
49 Section 5. A complete copy of this ordinance shall be certified  
50 by the City Clerk, who shall then forward the certified copy to the King  
51 County Department of Assessments.

52  
53 Passed by majority vote of the Kirkland City Council in  
54 open meeting this 11th day of December, 2018.

55  
56 SIGNED IN AUTHENTICATION thereof this 11th day  
57 of December, 2018.

  
Amy Walen, Mayor

Attest:

Publication Date: 12/17/2018

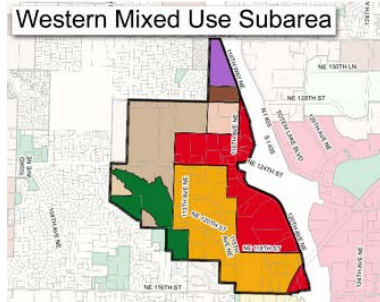
  
Kathi Anderson, City Clerk

Approved as to Form:

  
Kevin Raymond, City Attorney

## Comprehensive Plan Totem Lake Business District

### Western Mixed Use Subarea



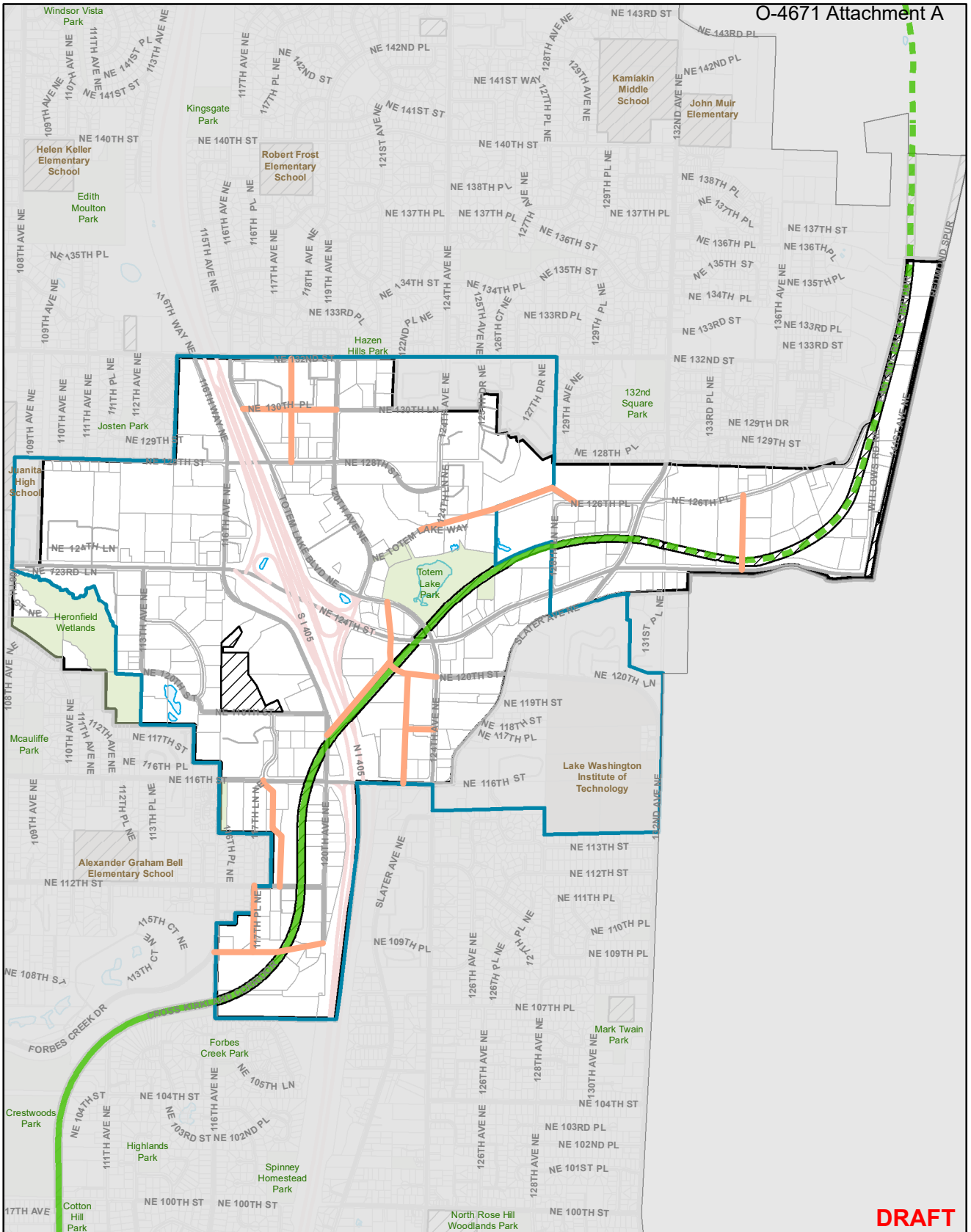
The Western Mixed Use Subarea contains a wide range of uses and activities. The Kirkland Justice Center, providing police and court services, is located here, just west of the general retail area along 120th Avenue NE, and just east of the large 405 Corporate Center, where much of the subarea's office and some flex industrial space is located. A mix of community recreational/cultural uses are clustered in the TL 10B zone at the southern end of the subarea. North of NE 124th Street lies the Totem Lake West shopping center and the Kingsgate Park and Ride lot. Medium density multifamily residential development remains at the subarea's western boundary.

Within the southern upland portion of the Heronfield Wetlands Open Space, community members built and operate Jasper's Dog Park, a two-acre, fenced site that provides an opportunity for dogs to play and socialize off-leash, and for citizens to visit and enjoy the natural setting.

The wooded hillside located at the south end of the Western Mixed Use Subarea is designated as a medium landslide hazard area (see Figure TL-4). Development in this area should be subject to the following conditions:

- (1) Lot coverage for development should be limited to ensure maximum preservation of existing vegetation.
- (2) Heavily vegetated visual and noise buffering should be maintained or developed where buffers are needed either for residential use of this site, or from nonresidential use of this site to residential use on neighboring properties.
- (3) Access to NE 116th Street should be limited due to the terrain and the desire to retain existing trees within the southern portion of the site.

~~A desired new road connection would link NE 116th Street and NE 118th Street through this part of the subarea (see Figure TL-6), providing more direct access to the Kirkland Justice Center, the office park, and points to the north and west.~~



**DRAFT**

- Interstate
- Totem Lake Access Street
- Arterial / Existing Collector
- Neighborhood Access
- Cross Kirkland Corridor
- - - Eastside Rail Corridor
- Totem Lake Urban Center
- Neighborhood Boundaries
- Park
- School
- Public Facilities
- Parcel Boundaries



1 inch = 1,750 feet

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**Figure TL-6: Totem Lake Planned Streets and Possible New Connections**

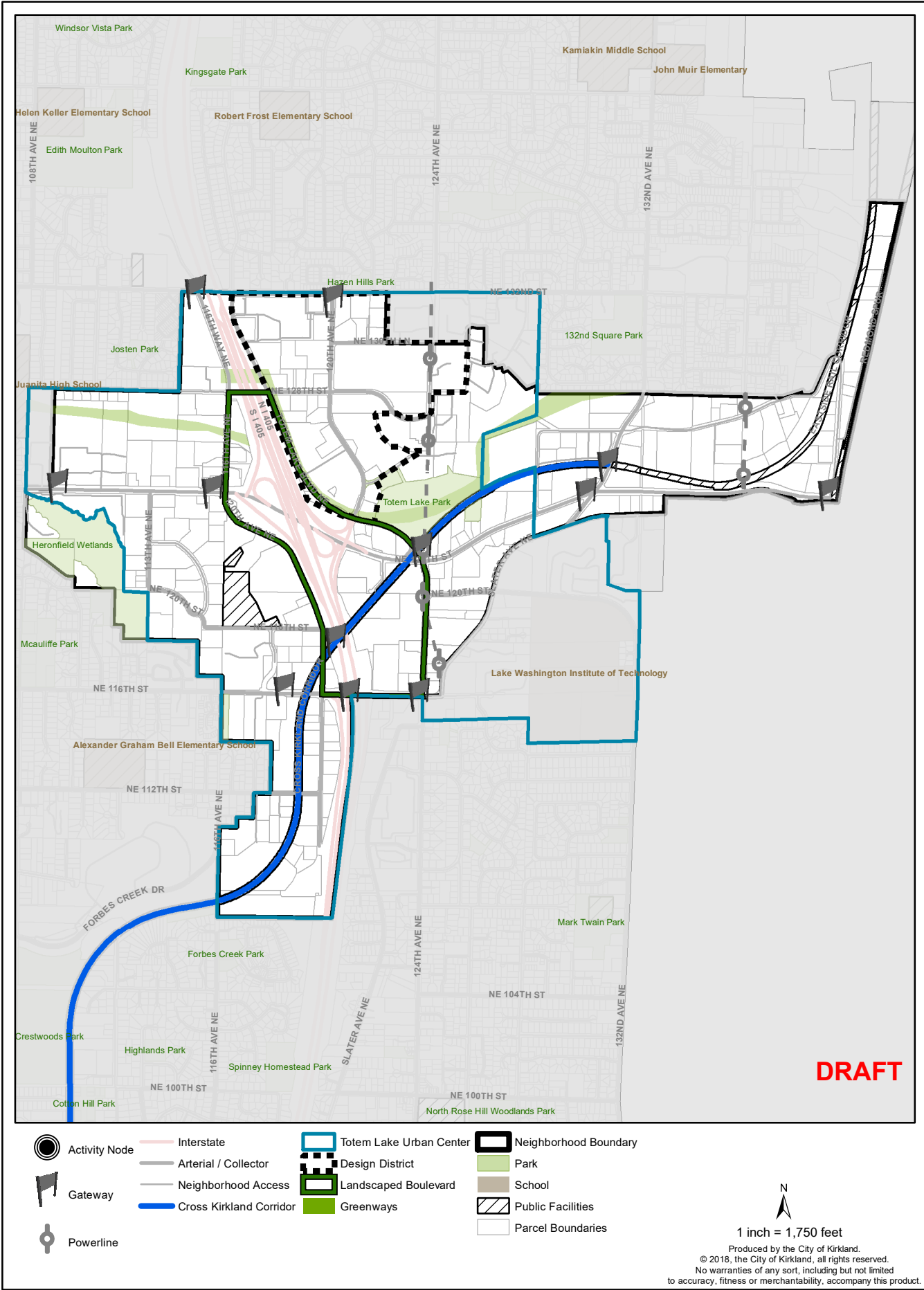


Figure TL-10: Totem Lake Urban Design

**55.71** 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.

**Section 55.73**



**Section 55.73 – GENERAL REGULATIONS**

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

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.
2. 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.
3. ~~New development on properties across which the planned extension of 118th Avenue NE to NE 116th Street is located, as shown on Plate 34G, Chapter 180 KZC, shall contribute to the creation of the street as follows:~~
  - a. ~~With all new development, the portions of this street crossing the subject property shall be dedicated as public right-of-way consistent with Plate 34G; and~~
  - b. ~~The street shall be improved as determined by the Public Works Director.~~~~Minor deviations in the location and width of the street may be approved by the Public Works Director if the deviations will not negatively affect the functioning of the street.~~
34. 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.)
45. 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.)
56. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.
67. Development adjoining the Cross Kirkland Corridor or Eastside Rail Corridor shall comply with the standards of KZC 115.24.

55.29 User Guide.

The charts in KZC 55.33 contain the basic zoning regulations that apply in the TL 4A, TL 4B and TL 4C 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.

Section 55.31



Section 55.31 – GENERAL REGULATIONS

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

1. Refer to Chapter 1 KZC to determine what other provision of this code may apply to the subject property.
2. The ground floor of all structures with frontage on a  **paved** pedestrian or vehicular circulation route, or adjacent to a pedestrian-oriented space, shall be a minimum of 13 feet in height **(see Plate 34A, Chapter 180 KZC)**. 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 feet. This requirement does not apply to:
  - a. The following uses: vehicle service stations, private lodges or clubs, stacked dwelling units, churches, schools, day-care centers, mini-schools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, public utilities, government facilities or community facilities;
  - b. Parking garages; or
  - c. Additions to existing nonconforming development where the Planning Official determines it is not feasible.
3. In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established:
  - a. 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.
  - b. 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.
- ~~4. Ground floor spaces in structures with frontage on a public right-of-way, interior access road, major pedestrian sidewalk, through-block pedestrian pathway, internal pathway or pedestrian-oriented space must be designed in a configuration which encourages pedestrian activity and visual interest (see also Chapter 105 KZC).~~
- ~~45.~~ Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.
- ~~56.~~ Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.
- ~~67.~~ Development adjoining the Cross Kirkland Corridor or Eastside Rail Corridor shall comply with the standards of KZC 115.24.

4. Building and/or landscaping features that highlight the entryway to the Totem Lake Neighborhood shall be incorporated into redevelopment of the parcel located at the southeast corner of TL 5. The features shall contain elements such as a sign, art and/or lighting. See Chapter 92 KZC, Design Regulations.
5. The ground floor of all structures on the subject property with frontage on a ~~paved~~ pedestrian or vehicular circulation route, or adjacent to a pedestrian-oriented space shall be a minimum of 13 feet in height. 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 feet. This requirement does not apply to:
  - a. The following uses: vehicle service stations, private lodges or clubs, stacked dwelling units, churches, schools, day-care centers, mini-schools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, public utilities, government facilities or community facilities.
  - b. Parking garages.
  - c. Additions to existing nonconforming development where the Planning Official determines it is not feasible.
6. ~~Ground floor spaces in structures with frontage on a public right-of-way, interior access road, major pedestrian sidewalk, through-block pedestrian pathway, internal pathway or pedestrian-oriented space must be designed in a configuration which encourages pedestrian activity and visual interest.~~
7. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.
8. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.
9. Development adjoining the Cross Kirkland Corridor or Eastside Rail Corridor shall comply with the standards of KZC 115.24.



55.41 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.

Section 55.43



Section 55.43 – GENERAL REGULATIONS

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

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.
2. Where feasible, primary access for nonresidential uses within TL 6 shall be from 124th Avenue NE, NE 124th Street, or NE 120th Street.
3. The ground floor of all structures with frontage on a paved pedestrian or vehicular circulation route, or adjacent to a pedestrian-oriented space shall be a minimum of 13 feet in height (see Plate 34A, Chapter 180 KZC). 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 feet. This requirement does not apply to:
  - a. The following uses: vehicle service stations, private lodges or clubs, stacked dwelling units, churches, schools, day-care centers, mini-schools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, residential development in TL 6A where over 80 percent of the total units in the development are affordable to households earning no more than 60 percent of the King County median income, public utilities, government facilities or community facilities;
  - b. Parking garages;
  - c. Additions to existing nonconforming development where the Planning Official determines it is not feasible; or
  - d. Parcels located more than 500 feet north of NE 124th Street, east of 116th Avenue NE.

~~4. Within TL 6B, ground floor spaces in structures with frontage on a public right of way, interior access road, major pedestrian sidewalk, through-block pedestrian pathway, internal pathway or pedestrian-oriented space must be designed in a configuration which encourages pedestrian activity and visual interest. This regulation does not apply to parcels located more than 500 feet north of NE 124th Street, east of 116th Avenue NE (see Plate 34G).~~

45. In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established:
  - a. 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.
  - b. 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.

**USE ZONE CHART**  
**Section 55.45**

**56.** 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 requirements.

(GENERAL REGULATIONS CONTINUED ON NEXT PAGE)

(GENERAL REGULATIONS CONTINUED FROM PREVIOUS PAGE)

- 78.** In TL 6B, development must provide a grid of internal access roads ~~(see Plate 34G)~~ (see [Plate 34A](#), [Chapter 180 KZC](#)) pursuant to the following standards:
- a. 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.
  - b. Two to three north-south connections from NE 124th Street to the east-west connection noted above. A desirable distance between access roads is between 250 and 300 feet. The maximum allowable distance between access roads shall be 350 feet. These may be public or private streets. Wider separation (up to 500 feet) may be considered where properties dedicate a minimum 30-foot-wide public pedestrian corridor.
  - c. Suggested cross-sections for each of these roads:
    - 1) Two travel lanes (one lane each way);
    - 2) On-street parallel parking;
    - 3) 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.

**89.** The applicant shall install a through-block pathway or other pathways to link streets and/or activities ~~(see Plate 34G)~~ (see [Plate 34C](#), [Chapter 180 KZC](#)). ~~(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 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 Comprehensive Plan may be required by the City on parcels larger than two acres in order to enhance pedestrian access on large sites.

**949.** 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.

## Amendments to Section 92.15.3.b

### 3. Blank Wall Treatment

- a. Blank Wall Defined – All Zones – A blank wall is any wall or portion of a wall that meets either of the following criteria (see Figure 92.15.C):
  - 1) A wall or portion of a wall with a surface area of at least 400 square feet having both a length and a width of at least 10 feet without a window, door, building modulation at least one (1) foot in depth or other architectural feature.
  - 2) Any wall or portion of a wall between four (4) feet and 13 feet above ground level with a horizontal dimension longer than 15 feet without a window, door, building modulation at least one (1) foot in depth or other architectural feature.
  
- b. Blank Wall Treatments – All Zones – Each blank wall that is visible from any right-of-way, internal access road, pedestrian-oriented space, ~~or through-block pathway~~, the Cross Kirkland Corridor or the Eastside Rail Corridor must be screened or treated in at least one (1) of the ways listed in subsection (3)(c) of this section if it meets the criteria for a blank wall under subsection (3)(a) of this section. Internal roadways used primarily for service access and not visible from a street, pedestrian-oriented space ~~or through-block pathways~~, the Cross Kirkland Corridor or the Eastside Rail Corridor are exempt from this requirement.
  
- c. Blank Wall Treatment Standards in All Zones – At least one (1) of the following techniques must be used to treat or screen blank walls:
  - 1) By the installation of a vertical trellis with climbing vines or plant material in front of the blank wall.
  - 2) By providing a landscaped planting bed at least five (5) feet wide or a raised planter bed at least two (2) feet high and three (3) feet wide in front of the blank wall and planted with plant materials that will obscure or screen at least 50 percent of the blank wall within two (2) years.
  - 3) By providing artwork, such as mosaics, murals, sculptures or bas-relief on the blank wall.
  - 4) By proposing alternative techniques as part of the Design Review process.

Section .55.45a		USE REGULATIONS		DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS		Special Regulations (See also General Regulations)	
Required Review Process	MINIMUMS		MAXIMUMS		Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)
	Lot Size	REQUIRED YARD (See Ch. 115)	Lot Coverage	Height of Structure			
		Front	Sidewalk	Rear			
.060 Office Use D.R., Chapter 142 KZC	None	10'	0'	0'	80%	6-4.5' above average building elevation. See Gen. Regs. 3 and 10.	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. 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 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.
	Hotel or Motel						1. 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.
	Entertainment, Cultural and/or Recreational Facility						See KZC 105.25.

**DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS**

Section-55.75a	USE REGULATIONS	Required-Review Process	MINIMUMS		MAXIMUMS		Landscape Category (See-Ch.95)	Sign-Category (See-Ch.100)	Required-Parking-Spaces (See-Ch.105)	Special-Regulations (See-also-General-Regulations)
			Lot-Size	REQUIRED-YARD (See-Ch.115)	Lot-Coverage	Height-of-Structure				
				Front	Side	Rear				
.080	Office Use						C	D	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. The following regulations apply only to veterinary offices: a. Outdoor runs or other outdoor facilities for the animals must comply with Landscape Category A. b. Outside 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. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary building or manufactured goods are subordinate to and <b>must</b> be used for 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. 3. <u>Design considerations for the portion of the building above 55 feet should include an evaluation of possible impacts to solar access on the Cross Kirkland Corridor (CKC), and measures to minimize impacts if necessary.</u> 4. <u>Adjacent to the CKC, any portion of a structure greater than 55 feet in height must be stepped back from the facade below by an average of 15 feet with a minimum step back of five feet.</u>
.085	Restaurant or Tavern (see Spec. Regs. 1 and 2).						E	E	1 per each 100 sq. ft. of gross floor area.	1. This use is only permitted on properties within 150 feet of the Cross Kirkland Corridor. 2. No drive-through or drive-in facilities are permitted.

Section-55.33a		REGULATIONS -		DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS		Special Regulations (See also General Regulations)		
USE	Lot Size	MINIMUMS		MAXIMUMS		Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	
		REQUIRED-YARD (See Ch. 115)	Lot Coverage	Height of Structures	Required Parking Spaces (See Ch. 105)			
Required Review Process	Front	Sides	Rear					
Attached or Stacked Dwelling Units See Spec. Reg. 1.	None	10'	0'	0'	80%	765' above average building elevation. See Gen. Reg. 2. and Spec. Reg. 4.	D	E
	D.R., Chapter 142 KZC							
.100								1. 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. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 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 dedicated to residential use. Residential use may be located anywhere in the building above the ground floor. 5. 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.

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS												
Section-55.33a	USE	REGULATIONS -	Required-Review Process	MINIMUMS			MAXIMUMS		Landscaping Category (See-Ch.95)	Sign-Category (See-Ch.100)	Required Parking Spaces (See-Ch.105)	Special-Regulations (See-also-General-Regulations)
				Lot-Size	REQUIRED-YARD (See-Ch.115)	Lot-Coverage	Height-of Structures					
				Front	Sides	Rear						
.105	Residential Suites See Spec. Reg. 1.		D.R., Chapter 142 KZC	10'	0'	0'	80%	765' above average building elevation. See Gen. Reg. 2.	D	E	See Spec. Reg. 3.	1. This use is permitted only in the TL 4A subarea. 2. 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. 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 requirement are prohibited. However, if 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 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. If the demand for private parking equals or exceeds the 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.

**USE ZONE CHART**  
**Section 55.45**


TL 6A/6B

.090	Private Lodge or Club					45' above average building elevation. See Gen. Reg. 10.	B	1 per each 300 sq. ft. of gross floor area.	
.100	Attached or Stacked Dwelling Units. See Spec. Reg. 1.	D.R., Chapter 142 KZC	None	10'	0'	765' above average building elevation. See Gen. Regs. 3 and 10.	D	<p>A</p> <p>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.</p>	<p>1. 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.                      This requirement does not apply to ground floor residential use in TL 6A where over 80 percent of the total units in the development are affordable to households earning no more than 60 percent of King County median income, adjusted for household size.</p> <p>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.</p> <p>3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</p>
.105	Residential Suites See Spec. Reg. 1.							See Spec. Reg. 2.	<p>1. 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.</p> <p>2. 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 requirement are prohibited. However, if parking is managed pursuant to Special Regulation 3, parking shall be provided at a rate of 0.5 per living unit plus one per on-site employee.</p> <p style="text-align: center;">REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE</p>



TL5

DIRECTIONS: FIRST, read down to find use... THEN, across to REGULATIONS

Section-55.39#	USE# REGULATIONS # 	MINIMUMS#		MAXIMUMS#		Landscaping Category# (See Ch. 95)#	Sign Category# (See Ch. 100)#	Required# Parking Spaces# (See Ch. 105)#	Special Regulations# (See also General Regulations)#
		Lot-Size#	REQUIRED-YARD# (See Ch. 115)#	Lot-Coverage#	Height-of# Structures#				
Required-Review# Process#	Front#	Side#	Rear#						

.010 Master Plan Development (Continued)

- REGULATIONS CONTINUED FROM PREVIOUS PAGE
- The street level floor shall. 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. The commercial use shall be oriented toward fronting streets, major pedestrian sidewalks and through-block pathways, and have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building along the street, major pedestrian sidewalk or through block pathway).  
Lobbies for this use are allowed within the commercial frontage provided they do not exceed 20 percent of the building's linear commercial frontage along the street.  
The Design Review Board may determine the orientation of the commercial use where multiple pedestrian circulation routes exist (see Plate 34C).  
The Design Review Board may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the commercial frontage will maximize visual interest.
  - The following uses are not permitted within a Master Plan:
    - Retail establishments providing storage services unless accessory to another permitted use;

**USE ZONE CHART**  
**Section 55.45**

TL 6A/6B

.080 Entertainment, Cultural and/or Recreational Facility							45' above average building elevation. See Gen. Reg. 10.	B	See KZC 105.25.
.090 Private Lodge or Club							65' above average building elevation. See Gen. Regs. 3 and 10.	A	1 per each 300 sq. ft. of gross floor area.
.100 Attached or Stacked Dwelling Units. See Spec. Reg. 1.	D. R., Chapter 142 KZC	None	10'	0'	0'	80%		D	<p>1. <u>The street level floor of the building shall 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. The commercial use shall be oriented toward fronting streets, major pedestrian sidewalks and through-block pathways, and have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building along the street, major pedestrian sidewalk or through-block pathway).</u></p> <p><u>Lobbies for this use are allowed within the commercial frontage provided they do not exceed 20 percent of the building's linear commercial frontage along the street.</u></p> <p><u>The Design Review Board may determine the orientation of the commercial use where multiple pedestrian circulation routes exist (see Plate 34C).</u></p> <p><u>The Design Review Board may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the commercial frontage will maximize visual interest.</u></p> <p>This requirement does not apply to ground floor residential use in TL 6A where over 80 percent of the total units in the development are affordable to households earning no more than 60 percent of King County median income, adjusted for household size.</p>

**USE ZONE CHART**  
**Section 55.45**

<p>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.</p> <p>3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</p>									<p><b>.105</b> Residential Suites                  See Spec. Reg. 1.</p>
<p>1. <u>The street level floor of the building shall 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. The commercial use shall be oriented toward fronting streets, major pedestrian sidewalks and through-block pathways, and have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building along the street, major pedestrian sidewalk or through-block pathway).</u></p> <p><u>Lobbies for this use are allowed within the commercial frontage provided they do not exceed 20 percent of the building's linear commercial frontage along the street.</u></p> <p><u>The Design Review Board may determine the orientation of the commercial use where multiple pedestrian circulation routes exist (see Plate 34C).</u></p> <p><u>The Design Review Board may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or</u></p>	<p>See Spec. Reg. 2.</p>								



TL 4A/B/C

Section-55.33#		REGULATIONS #		DIRECTIONS: FIRST, read-down-to-find-use... THEN, across-for-REGULATIONS#		Special-Regulations# (See-also-General-Regulations#)		
USE#	Lot-Size#	MINIMUMS#		MAXIMUMS#		Landscaping Category# (See-Ch.-95#)	Sign-Category# (See-Ch.-100#)	
		REQUIRED-YARD# (See-Ch.-115#)	Lot-Coverage#	Height-of-Structures#	Required-Parking-Spaces# (See-Ch.-105#)			
		Front#	Sides#	Rear#				
Attached or Stacked Dwelling Units See Spec. Reg. 1.	None	10'	0'	0'	80%	D	E	1. At least 20 percent of the total gross floor area located on the street level floor of the building shall 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. The commercial use shall be oriented toward fronting streets and have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building along the street). In TL 4A, parcel 282605-9043 is exempt from this special regulation, due to the limited visibility and access to this parcel.  The Design Review Board may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the commercial frontage will maximize visual interest.  Lobbies for this use are allowed within the commercial frontage provided they do not exceed 20 percent of the building's linear commercial frontage along the street.
		0'	0'	65' above average building elevation. See Gen. Reg. 2. and Spec. Reg. 4.				

TL 4A/B/C

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										
Section-55.33	USE REGULATIONS	Required-Review Process	MINIMUMS		MAXIMUMS					
			Lot-Size	REQUIRED-YARD (See-Ch.115)	Lot-Coverage	Height-of Structures				
			Front	Sides	Rear					
.105	Residential Suites See Spec. Reg. 1.	D.R., Chapter 142 KZC	10'	0'	0'	65' above average building elevation. See Gen. Reg. 2.	D	E	See Spec. Reg. 3.	1. This use is permitted only in the TL 4A subarea. 2. At least 20 percent of the total gross floor area located on the street level floor of the building shall 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. The commercial use shall be oriented toward fronting streets and have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building along the street). In TL 4A, parcel 282605-9043 is exempt from this special regulation, due to the limited visibility and access to this parcel.  The Design Review Board may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the commercial frontage will maximize visual interest.
			None	80%						



USE ZONE CHART

Section 55.51



DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.51	USE ?	REGULATIONS ?	Required Review Process	MINIMUMS			MAXIMUMS			Landscape Category (See Ch. 95)	Sign Category	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
					Front	Side	Rear						
.005	Mixed Use Development Containing Attached or Stacked Dwelling Units		D.R., Chapter 142 KZC. See Gen. Reg. 3.	1.5 acres	10'	0'	0'	80%	80' above average building elevation. See Spec. Reg. 3.	See Spec. Reg. 5.	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. This use is permitted only in TL 7A. 2. At least 20 percent of the total gross floor area located on the street level floor along NE 124 <sup>th</sup> Street of the building shall. 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 improvement and that the commercial space is configured to maximize its visibility and pedestrian orientation. Residential use may be located on the street level ground floor of a structure only if there is an intervening commercial use with a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building on NE 124th Street), between this use and NE 124th Street.  The Design Review Board may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the commercial frontage will maximize visual interest.  Lobbies for residential use are allowed within the commercial frontage provided they do not exceed 20 percent of the building's linear commercial frontage along the street.	
											3. The ground floor of structures shall be a minimum of 13 feet in height. 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 feet. 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 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.		



DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATION S#

Section-55.33#	USE#	REGULATIONS-#	Required-Review# Process#	MINIMUMS#		MAXIMUMS#		Landscaping Category# (See-Ch.#95)#	Sign-Category# (See-Ch.#100)#	Required-Parking-Spaces# (See-Ch.#105)#	Special-Regulations# (See-also-General-Regulations)#
				Lot-Size#	REQUIRED-YARD# (See-Ch.#115)#	Lot-Coverage#	Height-of-Structure#				
				Front#	Sides#	Rear#					

<b>.105</b>	Residential Suites See Spec. Reg. 1.	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	65' above average building elevation. See Gen. Reg. 2.	D	E	<p>For TL 4A: See Spec. Regs. 3 and 4. For TL 4B: 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.</p>	<p>1. This use is permitted only in the TL 4A and TL 4B subareas. 2. 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. 3. In TL 4A, 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 requirement are prohibited. However, if 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. In TL 4A, 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. If the demand for private parking equals or exceeds the 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. b. The property owner shall prepare a Transportation Management Plan (TMP) for review and approval by the City and recording</p>
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**DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATION**

Section-55.33a USE REGULATIONS	Required-Review-Process	MINIMUMS			MAXIMUMS		Landscaping Category (See-Ch.-95)	Sign-Category (See-Ch.-100)	Required-Parking-Spaces (See-Ch.-105)	Special-Regulations (See-also-General-Regulations)
		Lot-Size	Front-Side-Back	REQUIRED-YARD (See-Ch.-115)	Lot-Coverage	Height-of-Structure				

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with King County. At a minimum the TMP shall include the following requirements:

- 1) Charge for on-site parking, unbundled from the rent, for tenants 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 owner to ensure that tenants are not parking off site to avoid parking charges.
- 4) Adequate secured and sheltered bicycle parking to meet anticipated demand.

REGULATIONS CONTINUED ON NEXT PAGE

**DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATION**

Section-55.33a	USE REGULATIONS	Required-Review-Process	MINIMUMS		MAXIMUMS		Landscaping-Category (See-Ch.-95)	Sign-Category (See-Ch.-100)	Required-Parking-Spaces (See-Ch.-105)	Special-Regulations (See-also-General-Regulations)
			Lot-Size	REQUIRED-YARD (See-Ch.-115)	Lot-Coverage	Height-of-Structure				
			Front	Sides	Rear					
.105	Residential Suites (continued)									

REGULATIONS CONTINUED FROM PREVIOUS PAGE										
<p>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.</p> <p>6) 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.</p> <p>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 commute travel. The Planning Director may increase or decrease the frequency of the survey based on the documented success of the TMP.</p> <p>8) Acknowledgment 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 comply with the provisions of the TMP or reporting requirements.</p> <p>c. After one year of project occupancy, the Planning Official may allow a decrease in the required number of spaces if the number</p>										

**DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATION**

Section-55.33a	USE REGULATIONS	Required-Review-Process	MINIMUMS		MAXIMUMS		Landscaping-Category (See-Ch.95)	Sign-Category (See-Ch.100)	Required-Parking-Spaces (See-Ch.105)	Special-Regulations (See-also-General-Regulations)
			Lot-Size	REQUIRED-YARD (See-Ch.115)	Lot-Coverage	Height-of-Structure				
			Front	Sides	Rear					

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 transportation engineer and approved 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.

5. Section 105.103.c provides a process to grant a decrease in the required number of parking spaces.

6. In TL 4B, the Planning Official may approve a parking reduction if a parking demand and utilization study has been approved by the City for this use within five years of the submittal of an application for development. The scope of the prior study must have included the zone in which the proposed development is located. The Planning Official may require an update to the prior study if warranted, or grant an extension to the original 5 year effective term of the study. The required parking rate shall be as established in the study, when the parking is managed as set forth in Special Regulation 4 above.

75. All residential suites and all required parking within a project shall be under common ownership and management.

86. Development shall be designed, built and certified to achieve or exceed one or more of the following green building

**DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATION**

Section 55.33a USE REGULATIONS	Required Review Process	MINIMUMS		MAXIMUMS		Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		Lot Size	REQUIRED YARD (See Ch. 115)	Lot Coverage	Height of Structures			
			Front Sided Rear					

	standards: Built Green 5 Star certified, LEED Gold certified, or Living Building Challenge certified. REGULATIONS CONTINUED ON NEXT PAGE
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**DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATION**

Section-55.33 USE REGULATIONS	Required-Review-Process	MINIMUMS		MAXIMUMS		Landscaping-Category (See-Ch.95)	Sign-Category (See-Ch.100)	Required-Parking-Spaces (See-Ch.105)	Special-Regulations (See-also-General-Regulations)		
		Lot-Size	Front-Side-Rear	Lot-Coverage	Height-of-Structure						
.105 Residential Suites (continued)	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	65' above average building elevation.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See also Spec. Reg. 2.	REGULATIONS CONTINUED FROM PREVIOUS PAGE

**USE ZONE CHART**  
Section 55.81

TL 10C

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS												
Section 55.81	USE ↓	REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure				
				Front	Side	Rear						
<b>.010</b>	Attached or Stacked Dwelling Units See Spec. Reg. 1.		D.R., Chapter 142 KZC	10'	5' but 2 side yards must equal at least 15'. See Spec. Reg. 5.	10' See Spec. Reg. 6.	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, up to 65' above average building elevation.  See Spec. Reg. 3.	D	A	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. This use is permitted only in Housing Incentive Area 4 (see Plate 37, Chapter 180 KZC). 2. <u>For Attached or Stacked Dwelling Units, a</u> 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. 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, 35 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 attached to a dwelling unit on an adjoining 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. 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.
<b>.020</b>	<u>Residential Suites</u> See Spec. Reg. 1.											

**USE ZONE CHART**  
**Section 55.81**

<p>7. Section 105.103.c provides a process to grant a decrease in the required number of parking spaces.</p> <p>8. For Residential Suites, the Planning Official may approve a parking reduction if a parking demand and utilization study has been approved by the City for this use within five years of the submittal of an application for development. The scope of the prior study must have included the zone in which the proposed development is located. The Planning Official may require an update to the prior study if warranted, or grant an extension to the original 5 year effective term of the study. The required parking rate shall be as established in the study, 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.</p> <p>a. Rentals shall be managed such that the total demand for parking does not exceed the available supply of required private parking. If the demand for private parking equals or exceeds the 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.</p> <p>b. 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:</p> <ol style="list-style-type: none"> <li>1) Charge for on-site parking, unbundled from the rent, for tenants who have cars.</li> <li>2) Bus pass or equivalent alternative transportation mode subsidies for tenants who do not have cars.</li> <li>3) Lease provisions and monitoring requirements for the property owner to ensure that tenants are not parking off site to avoid parking charges.</li> <li>4) Adequate secured and sheltered bicycle parking to meet anticipated demand.</li> <li>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.</li> <li>6) 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.</li> <li>7) Following the initial survey, the property owner shall submit a biennial survey of residents prepared and conducted by a</li> </ol>								
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**USE ZONE CHART**  
**Section 55.81**

											<p>licensed transportation engineer or other qualified professional documenting on-site and potential off-site parking utilization and alternative commute travel. The Planning Director may increase or decrease the frequency of the survey based on the documented success of the TMP.</p> <p>8) Acknowledgment 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 comply with the provisions of the TMP or reporting requirements.</p> <p>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 transportation engineer and approved 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.</p> <p>9. For residential suites with reduced parking approved pursuant to Special Regulation 7 or 8:</p> <ul style="list-style-type: none"><li>a) All residential suites and all required parking within a project shall be under common ownership and management, and</li><li>b) Development shall be designed, built and certified to achieve or exceed one or more of the following green building standards:<ul style="list-style-type: none"><li>Built Green 5 Star certified, LEED Gold certified, or Living Building Challenge certified, and</li><li>c) Developments containing this 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, 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.</li></ul></li></ul>

**USE ZONE CHART**  
**Section 55.87**

TL 10D

.090	Office Use						C See also Spec. Reg. 2(a).	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.	<ol style="list-style-type: none"> <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:             <ol style="list-style-type: none"> <li>If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A.</li> <li>Outside 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> </ol> </li> </ol>
.100	Attached or Stacked Dwelling Units See Spec. Reg. 1.	D.R., Chapter 142 KZC	None	10'	5', but 2 side yards must equal at least 15'. See Spec. Reg. 5.	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 65' above average building elevation. See Spec. Reg. 1.	D	<ol style="list-style-type: none"> <li>1.2 per studio unit.</li> <li>1.3 per 1 bedroom unit.</li> <li>1.6 per 2 bedroom unit.</li> <li>1.8 per 3 or more bedroom unit.</li> </ol> See KZC 105.20 for visitor parking requirements.	<ol style="list-style-type: none"> <li>This use is permitted only in Housing Incentive Area 4 (see Plate 37, Chapter 180 KZC).</li> <li>Developers and residents in this zone should be aware that this property 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 residents.</li> <li><u>For Attached or Stacked Dwelling Units, 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.</u> See Chapter 112 KZC for additional affordable housing requirements and incentives.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining 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.</li> <li><u>Section 105.103.c provides a process to grant a decrease in the required number of parking spaces.</u></li> <li><u>For Residential Suites, the Planning Official may approve a parking reduction if a parking demand and utilization study has been approved by the City for this use within five years of the submittal of an application for development. The scope of the prior study must have included the zone in which the proposed development is located. The Planning Official may require an update to the prior study if warranted, or grant an extension to the original 5 year effective term of the study. The required parking rate shall be as established in the study, where the parking is managed as follows and the property</u></li> </ol>
.110	<u>Residential Suites</u> <u>See Spec. Reg. 1.</u>								

**USE ZONE CHART**  
**Section 55.87**

<p>owner agrees to the following in a form approved by the City and recorded with King County:</p> <p>a. Rentals shall be managed such that the total demand for parking does not exceed the available supply of required private parking. If the demand for private parking equals or exceeds the 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.</p> <p>b. 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:</p> <ol style="list-style-type: none"> <li>1) Charge for on-site parking, unbundled from the rent, for tenants who have cars.</li> <li>2) Bus pass or equivalent alternative transportation mode subsidies for tenants who do not have cars.</li> <li>3) Lease provisions and monitoring requirements for the property owner to ensure that tenants are not parking off site to avoid parking charges.</li> <li>4) Adequate secured and sheltered bicycle parking to meet anticipated demand.</li> <li>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.</li> <li>6) 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.</li> <li>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 commute travel. The Planning Director may increase or decrease the frequency of the survey based on the documented success of the TMP.</li> <li>8) Acknowledgment 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 comply with the provisions of the TMP or reporting requirements.</li> <li>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</li> </ol>						
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**USE ZONE CHART**  
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<p><u>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 transportation engineer and approved 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.</u></p>					<p>10'</p>	<p>0'</p>	<p><b>.110</b> Day-Care Center and Mini-Day-Care Center                  See Spec. Reg. 1.</p>
<p><u>8. For residential suites with reduced parking approved pursuant to Special Regulation 6 or 7:</u></p> <p><u>a) All residential suites and all required parking within a project shall be under common ownership and management, and</u></p> <p><u>b) Development shall be designed, built and certified to achieve or exceed one or more of the following green building standards:</u>                  Built Green 5 Star certified, LEED Gold certified, or Living Building Challenge certified, and</p> <p><u>c) Developments containing this 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, 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.</u></p>			<p>Same as primary use.</p>		<p>10'</p>	<p>0'</p>	<p>See KZC 105.25.</p>
		<p>B</p>					<p>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.                  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.</p>

.010	Office Use	D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 3.	30' to 160' above average building elevation. See Gen. Reg. 2 and Spec. Reg. 2.	B	D	See Chapter 105 KZC.	<p>1. The minimum floor area ratio (F.A.R.) for development on the subject property is 1.0, or 100 percent of lot size.</p> <p>2. Building height may be increased as follows:</p> <p>a. <u>Buildings greater than height may exceed 30 feet above average building elevation shall provide if one of the following public improvements is provided:</u></p> <ol style="list-style-type: none"> <li>1) Dedication and improvement of new streets pursuant to General Regulation 5; or</li> <li>2) Where General Regulation 5 does not apply, <u>the development of pedestrian-oriented elements that exceed the requirements of KZC 92-15 and Chapter 105 KZC development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet.</u></li> <li>3) <u>Developments with less than 25,000 square feet of gross floor area shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500-2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains.</u></li> </ol> <p>b. Building height may be increased up to 160 feet above average building elevation; provided, that:</p> <ol style="list-style-type: none"> <li>1) Development on the subject property complies with 2(a) above.</li> <li>2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC).</li> <li>3) 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 20,000 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> </ol> <p>3. Increases in lot coverage may be considered if:</p> <ol style="list-style-type: none"> <li>a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property; and/or</li> <li>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</li> </ol>
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.040	Attached or Stacked Dwelling Units	D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 4.	30' to 160' above average building elevation. See Gen. Reg. 2 and Spec. Reg. 3.	C	A	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.	<p>1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.</p> <p>2. Residential development must provide a minimum density of 50 dwelling units per gross acre.</p> <p>3. Building height may be increased as follows:</p> <p>a. Buildings <u>greater than</u> <del>height may exceed</del> 30 feet above average building elevation <u>shall provide</u> <del>if</del>:</p> <p>1) One of the following public improvements <del>is provided</del>:</p> <p>a) Dedication and improvement of new streets pursuant to General Regulation 5; or</p> <p>b) Where General Regulation 5 does not apply, <u>development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with fewer than 50 dwelling units shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500-2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval</u> <del>the development of 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; and</del></p> <p>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.</p> <p>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:</p> <p>1) Development on the subject property complies with 3(a) above.</p> <p>2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC).</p> <p>3) 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 20,000 square feet on floors between 80 feet and 120</p>
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<p><b>.040</b> Attached or Stacked Dwelling Units (continued)</p>	<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>4. Increases in lot coverage may be considered if:</p> <ol style="list-style-type: none"> <li>Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property, and/or</li> <li>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.</li> </ol>										<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p>
<p><b>.045</b> Residential Suites</p>	<p>D.R., Chapter 142 KZC</p>	<p>None</p>	<p>10'</p>	<p>0'</p>	<p>0'</p>	<p>85% See Spec. Reg. 3.</p>	<p>30' to 160' above average building elevation. See Gen. Reg. 2 and Spec. Reg. 2.</p>	<p>C</p>	<p>A</p>	<p>See Spec. Reg. 4.</p>	<p>1. Residential development must provide a minimum density of 50 dwelling units per gross acre.</p> <p>2. Building height may be increased as follows:</p> <ol style="list-style-type: none"> <li>Buildings greater than <del>height may exceed</del> 30 feet above average building elevation; <del>if one of the following public improvements is provided shall provide:</del> <ol style="list-style-type: none"> <li>Dedication and improvement of new streets pursuant to General Regulation 5; or</li> <li>Where General Regulation 5 does not apply, development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with fewer than 50 dwelling units shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500-2,000 square feet in size.</li> </ol> </li> </ol> <p>Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval <del>the development of 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;</del> and</p> <ol style="list-style-type: none"> <li>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:             <ol style="list-style-type: none"> <li>Development on the subject property complies with 2(a) above.</li> <li>Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC).</li> </ol> </li> </ol> <p>REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE</p>

<p><b>.070</b> Assisted Living Facility</p>		<p>85% See Spec. Reg. 3.</p>	<p>30' to 160' above average building elevation. See Gen. Reg. 2 and Spec. Reg. 2.</p>	<p>B</p>	<p>A</p>	<p>See KZC 105.25.</p> <p>1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.</p> <p>2. Building height may be increased as follows:</p> <p>a. Buildings <del>greater than height may exceed</del> 30 feet above average building elevation <del>shall provide</del> <del>if</del>:</p> <ol style="list-style-type: none"> <li>1) One of the following public improvements <del>is provided</del>:             <ol style="list-style-type: none"> <li>a) Dedication and improvement of new streets pursuant to General Regulation 5; or</li> <li>b) Where General Regulation 5 does not apply, <u>development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with fewer than 50 dwelling units shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500-2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval the development of 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; and</u></li> </ol> </li> <li>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.</li> </ol> <p>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:</p> <ol style="list-style-type: none"> <li>1) Development on the subject property complies with 2(a) above.</li> <li>2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC).</li> </ol>
<p>REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE</p>						



		D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 2.	30' to 160' above av- erage building eleva- tion. See Gen. Reg. 2 and Spec. Reg. 1.	C	B	1 for each bed.	<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>3) 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 20,000 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.</p> <p>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.</p> <p>3. Increases in lot coverage may be considered if:</p> <p>a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property; and/or</p> <p>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.</p>
<p><b>.070</b> Assisted Living Facility (continued)</p>												
<p><b>.080</b> Convalescent Center or Nursing Home</p>												<p>1. Building height may be increased as follows:</p> <p>a. Buildings <del>greater than height may exceed</del> 30 feet above average building elevation, <del>if one of the following public improve-ments is provided shall provide:</del></p> <p>1) Dedication and improvement of new streets pursuant to General Regulation 5; or</p> <p>2) Where General Regulation 5 does not apply, <u>development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Develop-ments with fewer than 50 dwelling units shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500-2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) pro-posed for the publicly accessible space(s) as part of the De-sign Review approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval. <del>the development of pedes-trian-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.</del></u></p> <p>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:</p>

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<p><b>.010</b> Office Use</p>	<p>D.R., Chapter 142 KZC</p>	<p>None</p>	<p>10' See Spec. Reg. 4.</p>	<p>0'</p>	<p>0'</p>	<p>85% See Spec. Reg. 5.</p>	<p>30' to 45' above average building elevation. See Spec. Reg. 1.</p>	<p>C</p>	<p>D</p>	<p>If a medical, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise 1 per 300 gross floor area.</p>	<p>1. Building height may exceed 30 feet up to 45 feet above average building elevation, if 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, development shall <u>provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces.</u> <u>These public spaces shall have no dimension less than 15 feet.</u> <u>Developments with less than 25,000 square feet of gross floor area shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet.</u> <u>Larger developments shall provide publicly accessible space(s) ranging from 1,500-2,000 square feet in size.</u> <u>Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval.</u> <u>This requirement does not apply to frontage along NE 132<sup>nd</sup> Street, the development of 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.</u>  2. 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 office uses.  3. 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 acoustic engineer, must be submitted with the development permit application.  d. A veterinary office is not permitted if the subject property contains dwelling units.  4. Twenty-foot yard required where properties about NE 132nd Street.  5. Increases in lot coverage may be considered if:</p>
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<p><b>.020</b> Development Containing Both Office Use and Attached or Stacked Dwelling Units</p>	<p>D.R., Chapter 142 KZC</p>	<p>None</p>	<p>10' See Spec. Reg. 1.</p>	<p>0'</p>	<p>0'</p>	<p>85% See Spec. Reg. 3.</p>	<p>30' to 160' above average building elevation. See Spec. Reg. 2.</p>	<p>C</p>	<p>D</p>	<p>For residential: 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. For other uses see KZC 105.25.</p>	<p>1. Twenty-foot yard required where properties about NE 132nd Street. 2. Building height is regulated as follows: a. Buildings <u>greater than height may exceed</u> 30 feet above average building elevation <u>shall provide</u>-if: 1) One of the following public improvements <u>is provided</u>: a) Dedication and improvement of new streets pursuant to General Regulation 4; or b) Where General Regulation 4 does not apply, development <u>shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with less than 25,000 square feet of gross floor area or fewer than 50 dwelling units shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500-2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. This requirement does not apply to frontage along NE 132nd Street. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval the development of 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; and</u></p> <p>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 2(a) above, 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 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 on the residential areas to the north are proposed. 5) Taller elements of buildings would be stepped back from the perimeter of TL 1B boundaries, away from adjacent residential zones.</p>
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<p><b>.040</b> Any Retail Establishment, other than those specifically listed in this zone and those prohibited by Spec. Reg. 3, selling goods and providing services including banking and other financial services</p>	<p>D.R., Chapter 142 KZC</p>	<p>See Spec. Reg. 1.</p>	<p>1 per each 300 sq. ft. of gross floor area.</p>	<p>1. 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. 2. The location of drive-through facilities may not compromise pedestrian movement. 3. The following uses and activities are prohibited: a. Vehicle and/or boat sales, repair, service or rental facilities; 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, except in the following circumstances: 1) If the square footage of the storage area is less than 10 percent of the retail structure, 2) If the commodities represent growing stock in connection with horticultural nurseries, whether the stock is in open ground, pots, or containers. 4. Floor area for this use may not exceed 5,000 square feet.</p>	<p>1. 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. 2. The location of drive-through facilities may not compromise pedestrian movement. 3. The following uses and activities are prohibited: a. Vehicle and/or boat sales, repair, service or rental facilities; 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, except in the following circumstances: 1) If the square footage of the storage area is less than 10 percent of the retail structure, 2) If the commodities represent growing stock in connection with horticultural nurseries, whether the stock is in open ground, pots, or containers. 4. Floor area for this use may not exceed 5,000 square feet.</p>
<p><b>.050</b> Attached or Stacked Dwelling Units</p>		<p>None</p>	<p>10' See Spec. Reg. 3. 0' 0' 85% See Spec. Reg. 5. 30' to 160' above average building elevation. See Spec. Reg. 4.</p>	<p>A C</p>	<p>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.</p> <p>1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 2. Residential development must provide a minimum density of 50 dwelling units per gross acre. 3. Twenty-foot yard required where properties abut NE 132nd Street. 4. Building height is regulated as follows: a. Buildings greater than height may exceed 30 feet above average building elevation shall provide: 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, development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with fewer than 50 dwelling units shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500-2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval. This requirement does not apply to frontage along NE 132nd Street.</p>

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<p><b>.055</b> Residential Suites</p>	<p>D.R., Chapter 142 KZC</p>	<p>None</p>	<p>10'</p>	<p>0'</p>	<p>0'</p>	<p>85% See Spec. Reg. 4.</p>	<p>30' to 160' above average building elevation. See Spec. Reg. 3.</p>	<p>C</p>	<p>A</p>	<p>See Spec. Reg. 5.</p>	<p>1. Residential development must provide a minimum density of 50 dwelling units per gross acre. 2. Twenty-foot yard required where properties abut NE 132nd Street. 3. Building height may be increased as follows: a. Buildings greater than height may exceed 30 feet above average building elevation shall provide, if one of the following public improvements is provided: 1) Dedication and improvement of new streets pursuant to General Regulation 4; or</p> <p>REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE</p>
<p><b>.055</b> Residential Suites (continued)</p>	<p>D.R., Chapter 142 KZC</p>	<p>None</p>	<p>10'</p>	<p>0'</p>	<p>0'</p>	<p>85% See Spec. Reg. 4.</p>	<p>30' to 160' above average building elevation. See Spec. Reg. 3.</p>	<p>C</p>	<p>A</p>	<p>See Spec. Reg. 5.</p>	<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>2) Where General Regulation 4 does not apply, development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with fewer than 50 dwelling units shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500-2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval. This requirement does not apply to frontage along NE 132nd Street, the development of 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.</p> <p>b. Building height may be increased up to 160 feet above average building elevation; provided, that: 1) Development on the subject property complies with 3(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 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 on the residential areas to the north are proposed. 5) Taller elements of buildings would be stepped back from the perimeter of TL 1B boundaries, away from adjacent residential zones.</p>

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.060	Church	D.R., Chapter 142 KZC	None	10' See Spec. Reg. 4.	0'	0'	85 to 100% See Spec. Reg. 6.	30' to 45' above average building elevation. See Spec. Regs. 1 and 5.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 3.	<p>1. Building height may exceed 30 feet up to 45 feet above average building elevation, if one of the following public improvements is provided:</p> <ul style="list-style-type: none"> <li>a. Dedication and improvement of new streets pursuant to General Regulation 4; or</li> <li>b. Where General Regulation 4 does not apply, <u>development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with less than 25,000 square feet of gross floor area shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500-2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval. This requirement does not apply to frontage along NE 132<sup>nd</sup> Street; the development of 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.</u></li> </ul> <p>2. May include accessory living facilities for staff persons.</p> <p>3. No parking is required for day-care or school ancillary to this use.</p> <p>4. Twenty-foot yard required where properties abut NE 132<sup>nd</sup> Street.</p> <p>5. 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.</p> <p>6. Increases in lot coverage may be considered if:</p> <ul style="list-style-type: none"> <li>a. Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or</li> <li>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.</li> </ul>
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**USE ZONE CHART**  
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<p><b>.070</b> School, Day-Care Center or Mini-School or Mini-Day-Care</p>	<p>10' See Spec. Reg. 2.</p>	<p>85 to 100% See Spec. Reg. 7.</p>	<p>30' to 45' above average building elevation. See Spec. Regs. 1 and 6.</p>	<p>D</p>	<p>See KZC 105.25. See Spec. Reg. 5.</p>	<p>1. Building height may exceed 30 feet up to 45 feet above average building elevation, if 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, development shall <u>provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces.</u> <u>These public spaces shall have no dimension less than 15 feet.</u> <u>Developments with less than 25,000 square feet of gross floor area shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet.</u> <u>Larger developments shall provide publicly accessible space(s) ranging from 1,500-2,000 square feet in size.</u> <u>Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval.</u> <u>This requirement does not apply to frontage along NE 132<sup>nd</sup> Street, the development of 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.</u>  2. Twenty-foot yard required where properties abut NE 132nd Street.  3. A six-foot high fence is required along property lines adjacent to outside play areas.  4. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.</p> <p>REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE</p>
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**USE ZONE CHART**  
**Section 55.15**

<p><b>.070</b> School, Day-Care Center or Mini-School or Mini-Day-Care (continued)</p>	<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>5. 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.</p> <p>6. 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.</p> <p>7. Increases in lot coverage may be considered if:</p> <p>a. Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or</p> <p>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.</p>										
<p><b>.080</b> Assisted Living Facility</p>	<p>D.R., Chapter 142 KZC</p>	<p>None</p>	<p>10' See Spec. Reg. 2.</p>	<p>0'</p>	<p>0'</p>	<p>85% See Spec. Reg. 4.</p>	<p>30' to 160' above average building elevation. See Spec. Reg. 3.</p>	<p>C</p>	<p>A</p>	<p>1 per assisted living unit.</p>	<p>1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.</p> <p>2. Twenty-foot yard required where properties about NE 132nd Street.</p> <p>3. Building height is regulated as follows:</p> <p>a. Buildings <u>greater than -height may exceed-30 feet above average building elevation shall provide, if:</u></p> <p>1) One of the following public improvements <u>is provided:</u></p> <p>a) Dedication and improvement of new streets pursuant to General Regulation 4; or</p> <p>b) Where General Regulation 4 does not apply, development <u>shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet.</u></p> <p><u>Developments with fewer than 50 dwelling units shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500-2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. This requirement does not apply to frontage along NE 132<sup>nd</sup> Street. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval.</u></p> <p><u>the development of 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; and</u></p>



**USE ZONE CHART**  
**Section 55.15**

.090	Convallescent Center or Nursing Home	D.R., Chapter 142 KZC	None	10' See Spec. Reg. 1.	0'	0'	80%	30' to 160' above average building elevation. See Spec. Reg. 2.	C	B	1 for each bed.	<p>1. Twenty-foot yard required where properties abut NE 132nd Street.</p> <p>2. Building height is regulated as follows:</p> <p>a. Buildings greater than height may exceed 30 feet above average building elevation shall provide, if one of the following public improvements is provided:</p> <ol style="list-style-type: none"> <li>1) Dedication and improvement of new streets pursuant to General Regulation 4; or</li> <li>2) Where General Regulation 4 does not apply, development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with less than 25,000 square feet of gross floor area shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500-2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. This requirement does not apply to frontage along NE 132<sup>nd</sup> Street. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval the development of 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; and</li> </ol> <p>b. Building height may be increased up to 160 feet above average building elevation; provided, that:</p> <ol style="list-style-type: none"> <li>1) Development on the subject property complies with 2(a) above.</li> <li>2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC).</li> <li>3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height.</li> <li>4) Methods for mitigating any significant shadowing and lighting impacts of the increased building height on the residential areas to the north are proposed.</li> <li>5) Taller elements of buildings would be stepped back from the perimeter of TL 1B boundaries, away from adjacent residential zones.</li> <li>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.</li> </ol> <p>3. Increases in lot coverage may be considered if:</p>
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**USE ZONE CHART**  
**Section 55.15**

<p>a. Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or</p> <p>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.</p>																			
<p><b>.100</b> Public Utility</p>	<p>D.R., Chapter 142 KZC</p>	<p>None</p>	<p>10' See Spec. Reg. 2.</p>	<p>0'</p>	<p>0'</p>	<p>80%</p>	<p>40' to 45' above average building elevation. See Spec. Regs. 1 and 3.</p>	<p>A</p>	<p>B</p>	<p>See KZC 105.25.</p>	<p>1. Building height may exceed 40 feet up to 45 feet above average building elevation, if 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, <u>development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with less than 25,000 square feet of gross floor area shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s).</u></p>								

**USE ZONE CHART**  
**Section 55.15**

			<p><u>ranging from 1,500-2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. This requirement does not apply to frontage along NE 132<sup>nd</sup> Street. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval, the development of 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.</u></p> <p>2. Twenty-foot yard required where properties abut NE 132<sup>nd</sup> Street.</p> <p>3. 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.</p>
<p><b>.110</b> Government Facility or Community Facility</p>	<p>C</p>		<p>1. Building height may exceed 40 feet up to 45 feet above average building elevation, if one of the following public improvements is provided:</p> <ul style="list-style-type: none"> <li>a. Dedication and improvement of new streets pursuant to General Regulation 4; or</li> <li>b. Where General Regulation 4 does not apply, development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with less than 25,000 square feet of gross floor area shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500-2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. This requirement does not apply to frontage along NE 132<sup>nd</sup> Street. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval, the development of 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> </ul> <p>2. Twenty-foot yard required where properties abut NE 132<sup>nd</sup> Street.</p> <p>3. 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.</p>

**55.29** User Guide.

The charts in KZC 55.33 contain the basic zoning regulations that apply in the TL 4A, TL 4B and TL 4C 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.

**Section 55.31****Section 55.31 – GENERAL REGULATIONS**

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

1. Refer to Chapter 1 KZC to determine what other provision of this code may apply to the subject property.
2. 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. 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 feet. This requirement does not apply to:
  - a. The following uses: vehicle service stations, private lodges or clubs, stacked dwelling units, churches, schools, day-care centers, mini-schools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, public utilities, government facilities or community facilities;
  - b. Parking garages; or
  - c. Additions to existing nonconforming development where the Planning Official determines it is not feasible.
3. In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established:
  - a. 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.
  - b. 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.
4. In TL 4B, development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with less than 25,000 square feet of gross floor area or fewer than 50 dwelling units shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500-2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval.
5. Ground floor spaces in structures with frontage on a public right-of-way, interior access road, major pedestrian sidewalk, through-block pedestrian pathway, internal pathway or pedestrian-oriented space must be designed in a configuration which encourages pedestrian activity and visual interest (see also Chapter 105 KZC).

55.41 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.

Section 55.43



Section 55.43 – GENERAL REGULATIONS

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

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.
2. Where feasible, primary access for nonresidential uses within TL 6 shall be from 124th Avenue NE, NE 124th Street, or NE 120th Street.
3. 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. 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 feet. This requirement does not apply to:
  - a. The following uses: vehicle service stations, private lodges or clubs, stacked dwelling units, churches, schools, day-care centers, mini-schools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, residential development in TL 6A where over 80 percent of the total units in the development are affordable to households earning no more than 60 percent of the King County median income, public utilities, government facilities or community facilities;
  - b. Parking garages;
  - c. Additions to existing nonconforming development where the Planning Official determines it is not feasible; or
  - d. Parcels located more than 500 feet north of NE 124th Street, east of 116th Avenue NE.

4. Development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with less than 25,000 square feet of gross floor area or fewer than 50 dwelling units shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500-2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating, public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval.

5. Within TL 6B, ground floor spaces in structures with frontage on a public right-of-way, interior access road, major pedestrian sidewalk, through-block pedestrian pathway, internal pathway or pedestrian-oriented space must be designed in a configuration which encourages pedestrian activity and visual interest. This regulation does not apply to parcels located more than 500 feet north of NE 124th Street, east of 116th Avenue NE (see Plate 34G).

**55.71** 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.

**Section 55.73**



**Section 55.73 – GENERAL REGULATIONS**

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

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.
2. 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.
3. 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:
  - a. 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
  - b. The street shall be improved as determined by the Public Works Director.
 Minor deviations in the location and width of the street may be approved by the Public Works Director if the deviations will not negatively affect the functioning of the street.
4. 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.)
5. 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.)
6. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.

7. Development shall provide publicly accessible space(s) at the primary pedestrian frontage that extends the public realm while creating a transition between public and private spaces. These public spaces shall have no dimension less than 15 feet. Developments with less than 25,000 square feet of gross floor area or fewer than 50 dwelling units shall provide publicly accessible space(s) ranging from 500 to 1,000 square feet. Larger developments shall provide publicly accessible space(s) ranging from 1,500-2,000 square feet in size. Through design review, the City will review the location, size and dimensions, features and improvements (such as multi-use paths, plazas, seating,

**USE ZONE CHART**  
**Section 55.75**

public art and water features) proposed for the publicly accessible space(s) as part of the Design Review approval. The City may also require or permit modification to the required publicly accessible space as part of the Design Review approval. Where property has frontage along the Cross Kirkland Corridor, some or all of the publicly accessible space shall be located along this frontage.

~~78.~~ Development adjoining the Cross Kirkland Corridor or Eastside Rail Corridor shall comply with the standards of KZC 115.24.

## Proposed Amendments to Section 110.20

### 110.20 Right-of-Way Designation Map Adopted

The Director is directed to produce and keep current a Rights-of-Way Designation Map, designating each improved right-of-way, including alleys, according to the following criteria. When an unimproved right-of-way is to be improved, the Public Works Director is directed to designate that right-of-way according to the following criteria based on projections for that right-of-way:

Street Designation		General Description	Average Daily Trips*
Alley		Public <u>right-of-way</u> providing service access to adjacent uses.	Less than 200
Neighborhood Access		Streets providing access to adjacent residences and to cul-de-sacs. KZC <a href="#">110.22</a> establishes criteria for subcategories of neighborhood access streets.	Less than 1,500
Collector	<a href="#">Typical</a>	Streets providing access to adjacent uses, linking neighborhoods and commercial areas together, and linking these areas to the arterial system.	Up to 10,000
	<a href="#">Totem Lake Access Street</a>	<a href="#">Streets located in the Totem Lake Business District, providing access to adjacent uses, linking areas together and linking these areas to the arterial system. Improvements provided in these rights of way are designed to create an enhanced pedestrian-oriented streetscape that relates to ground level uses.</a>	
Minor Arterial		Intra-community highways connecting community centers. Access to adjacent residences should not be permitted when acceptable alternate access is available.	5,000 – 25,000



<b>Street Designation</b>	<b>General Description</b>	<b>Average Daily Trips*</b>
Principal Arterial	Intra- and inter-community highways connecting major community centers; access to adjacent residences or single commercial sites should not be permitted when acceptable alternate access is available.	15,000 – 40,000

\* “Average Daily Trips” is defined as the number of vehicles passing a given point, in either direction, during a 24-hour period, based on an average over seven (7) consecutive days.

### 110.40 Collector Streets

The chart below and diagrams on the next page establish the extent and nature of the improvements that must be provided in collector streets. Totem Lake Access Streets located in the Totem Lake Business District function as collector streets, but the specific improvements to be provided in these rights of way are designed to create an enhanced pedestrian-oriented streetscape that relates to ground level uses. See Plate 34A for a map of Totem Lake Access Streets. See also KZC 110.60 through 110.75 for other requirements that apply to improvements in the right-of-way.

Section	Street Type	Right-of-Way	Number of Lanes	Lane Width		Bicycle Lane Width	Parking	Landscape Strip	Curb and Gutter	Sidewalks
				Center	Thru					
<u>.10</u>	<u>Typical</u> Collector	60-foot minimum <u>Right-of-way</u> width determined by width of required improvements, rounded up to nearest interval of 5 feet.	2	11-12 feet	Two 11-foot lanes	Two Class II 5-foot bike lanes (See Special Regulation c.)	Allowed both sides	4.5-foot width required both sides with or without sidewalk  Shall include street trees 30 feet on center with grass sod or groundcover  Shall be adjacent to the curb	Required both sides  Must install vertical curb, gutter, and storm water collection and conveyance systems.	5-foot-wide sidewalks required on both sides of the street unless otherwise specified in the land use <u>Comprehensive Plan</u> , the <u>Nonmotorized Transportation Plan</u> , a design report for the specific street, elsewhere in this code, or as a specific

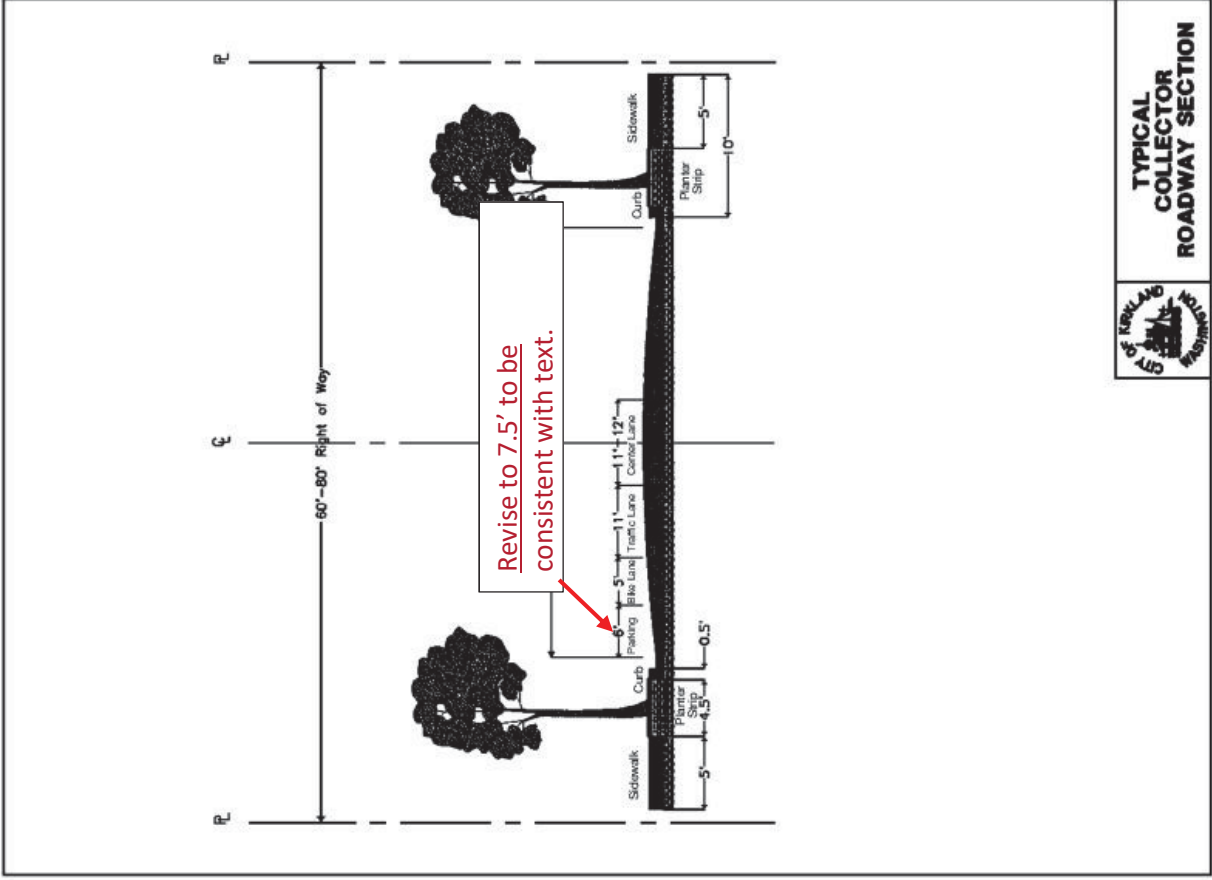
<u>.20</u>	<u>Totem Lake Access Street Collector (Totem Lake only)</u>			<u>None.</u>	<u>Two 10-foot lanes</u>	<u>None.</u>	<u>7.5-foot width required both sides. Shall include street trees and may be designed to accommodate flexible parallel parking spaces and parklet opportunities.</u>	<u>12.5-foot width required on both sides of the street, with a minimum of the back 6-foot dedicated to sidewalk. Curb and gutter required on both sides. First 6-foot behind the curb should include street furniture (e.g. seating, bike racks and trash receptacles), and paved access to on-street parking. Range of improvements provided in this space shall also include pedestrian-scale plantings and lighting (12-14' height). Improvements may vary based on mix of uses. Space may be integrated with adjacent buildings to provide additional public space. See Totem Lake Access Street section below.</u>	<u>condition of development.</u>
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Typical Collector Street Special Regulations:

- a. The standards listed above are minimum standards; specific standards for individual streets may be outlined in a design report for the subject street.
- b. A 2-way left-turn pocket may be added and the parking eliminated.
- c. Bike lanes will be installed (constructed and striped) if identified in the City's Active ~~Nonmotorized~~ Transportation Plan.
- d. Parking lane widths are 7.5 feet minimum.
- e. The Public Works Director may require or allow special amenities such as wider planter strips, meandering sidewalks, and curb and gutter bump-ins to save significant trees and other natural features.

- f. Wider planter strips may be required with any sidewalk installation, if adequate right-of-way exists. Landscape strips of at least 6.5 feet in width should be required when the vehicle travel lane is adjacent to the curb.
- g. An 8-foot sidewalk with street trees in tree grates 30 feet on-center may be required if the Public Works Director determines that a 4.5-foot planter strip cannot be accommodated.
- h. A landscape strip is not required if:
  - 1) The average slope of the ground from the right-of-way to the front yard setback line is greater than 2:1 after the structures are completed on the project; or
  - 2) The Public Works Director determines, in writing, that the frontage of the subject property is too short to provide a useful landscape strip; and it is unlikely that development on the adjacent property will increase this strip in the future.
- i. If a landscape strip or street trees in tree grates is not required, the Public Works Department will require street trees, planted 30 feet on-center 2.5 feet behind the sidewalk, where feasible.

Typical Collector Street Section



**Totem Lake Access Street Special Regulations:**

- a. The standards listed above are minimum standards; specific standards for individual streets may be outlined in a design report for the subject street.
- b. Bike lanes will be installed (constructed and striped) if identified in the City's Active Transportation Plan.
- c. Parking lane widths are 7.5 feet minimum.
- d. The Public Works Director may require or allow special amenities such as wider planter strips, meandering sidewalks, and curb and gutter bump-ins to save significant trees and other natural features.
- e. Mid-block crossings should include curb extension to shorten crossings and accommodate enhanced lighting

Totem Lake Access Street Section



## 55.35 User Guide.

The charts in KZC 55.39 contain the basic zoning regulations that apply in the TL 5 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.

## Section 55.37

## Section 55.37 – GENERAL REGULATIONS



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

1. Refer to Chapter 1 KZC to determine what other provision of this code may apply to the subject property.
2. The ability to accommodate new development in the TL 5 zone is dependent upon the construction of two new streets as shown on Plate 34AB:
  - 123rd Avenue NE extending north from NE 116th Street to a new extension of NE 120th Street.
  - NE 120th Street extending from 124th Avenue NE, connecting to the new 123rd Avenue NE and continuing across the Cross Kirkland Corridor to connect with 123rd Place NE.

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:

  - a. With all new development, the portions of these streets crossing the subject property shall be dedicated as public right-of-way consistent with Plate 34AB. The Public Works Director may authorize that an access street can be within a private access easement if it is found that the private street allows for a superior site design that also maintains an effective street network. If a private access street is allowed, the standards for the street improvements should be similar to those of public streets, and the maintenance of such streets shall be the responsibility of the property owner. Additionally, if a private access street is allowed, design standards applicable to development abutting a major pedestrian sidewalk continue to apply; and
    - b. With all new development exceeding 35 feet in height, the streets shall be improved ~~as determined by the Public Works Director. Suggested cross-sections for each of these roads would~~ as set forth in Section 110.40.20, include:
      - 1) ~~Two travel lanes (one lane each way);~~
      - 2) ~~On-street parallel parking;~~
      - 3) ~~Bicycle lanes;~~
      - 4) ~~Eight to 12-foot-wide sidewalks on each side of the street with street trees placed toward the curb 30 feet on-center. Sidewalk width may be reduced where planting strips (minimum four feet wide) are maintained between the street and sidewalk.~~

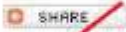
~~Minor deviations in the location and width of the streets may be approved by the Public Works Director if the deviations will not negatively affect the functioning of the streets.~~
3. In addition to the two streets required in General Regulation 2, development in TL 5 shall incorporate the following circulation features, as shown in Plate 34CF:
  - a. Internal east-west access roads extending westward from 124th Avenue NE. These may be public or private streets.
  - b. Through-block pathways or other pathways to link streets and/or activities. 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.





Plate 34B – Delete

Plate 34B 123rd Avenue NE and NE 120th Street Improvements in TL 5 Zone



Required street improvements for 123rd Avenue NE and NE 120th Street:

60 feet of public right-of-way. Right-of-way width may be modified by the Public Works Director.

Specific improvements to be determined by the Public Works Director

Plate 34C - Delete

Plate 34C 118th Avenue NE Street Improvements in TL 10B Zone SHARE

Required street improvements for 118th Avenue NE:

- 60 feet of public right-of-way
- A slope easement may be required, west of the 118th Avenue NE right-of-way, as determined by the Public Works Director
- Specific improvements to be determined by the Public Works Director

Plate 34D – Renumber as Plate 34B

34B

Plate 34B The Designated "Circulator" in the Totem Lake Business District

SHARE

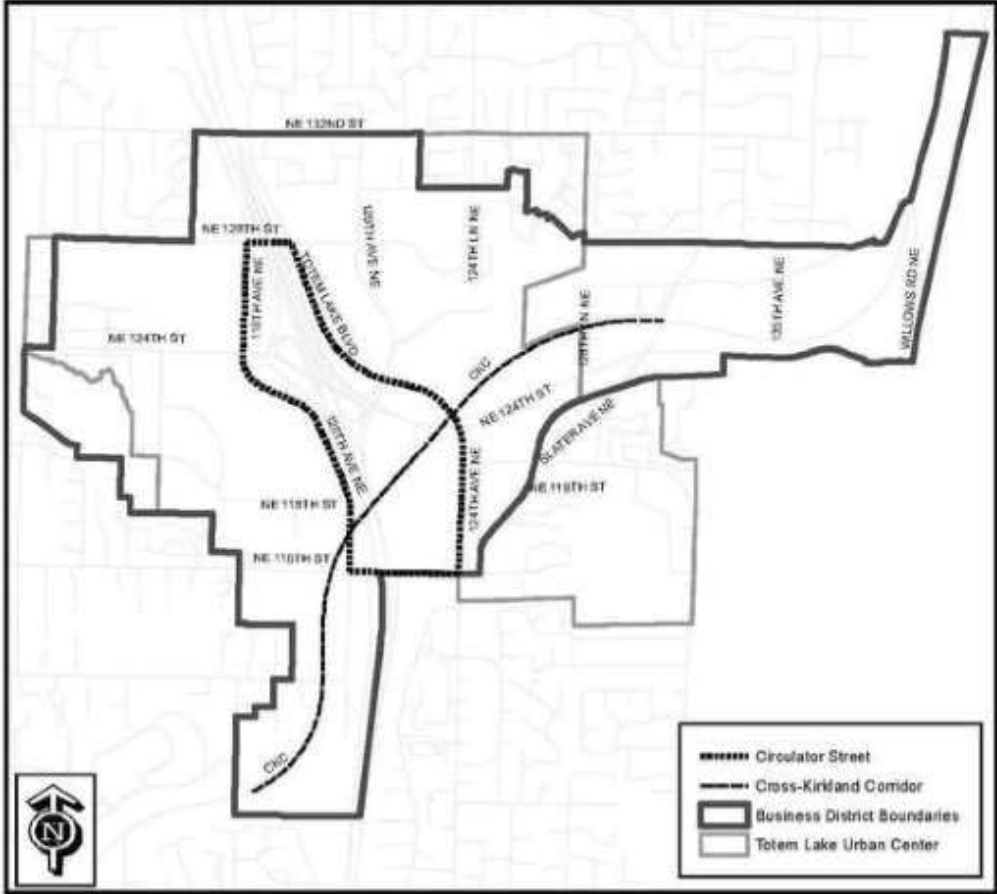


Plate 34E – Delete (Revised Plate now renumbered as Plate 34C)

Plate 34E Pedestrian Circulation in Totem Lake

SHARE

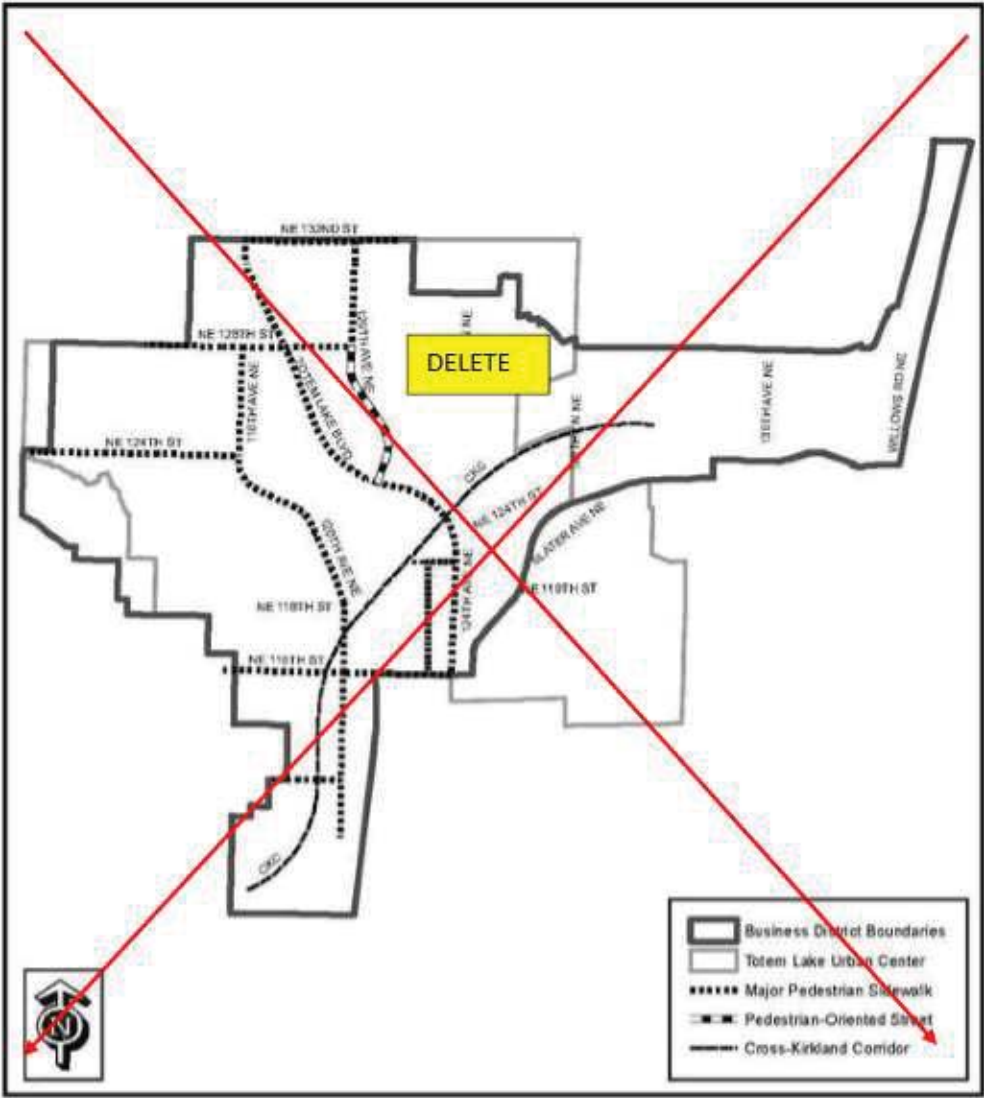


Plate 34F - Delete

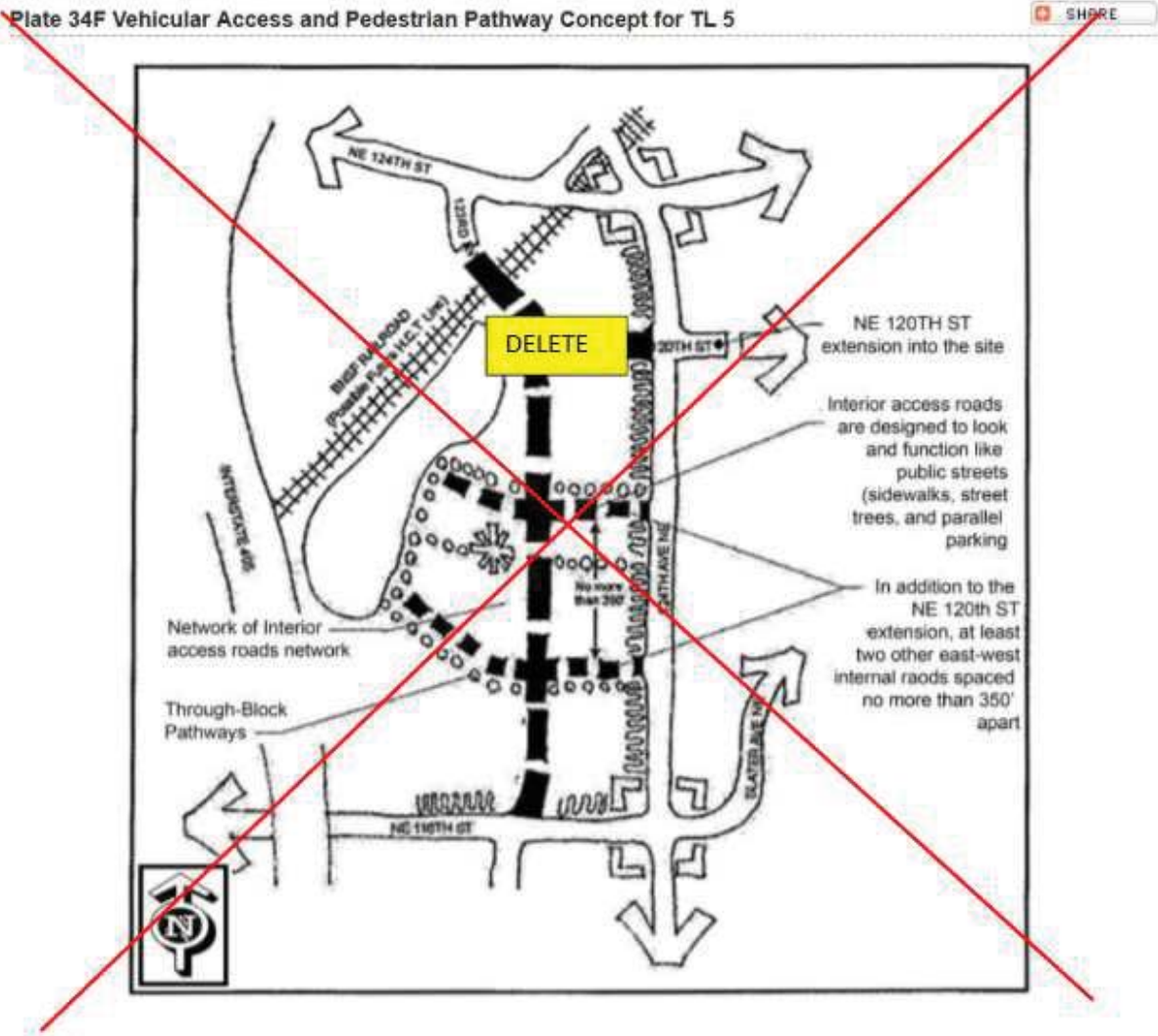
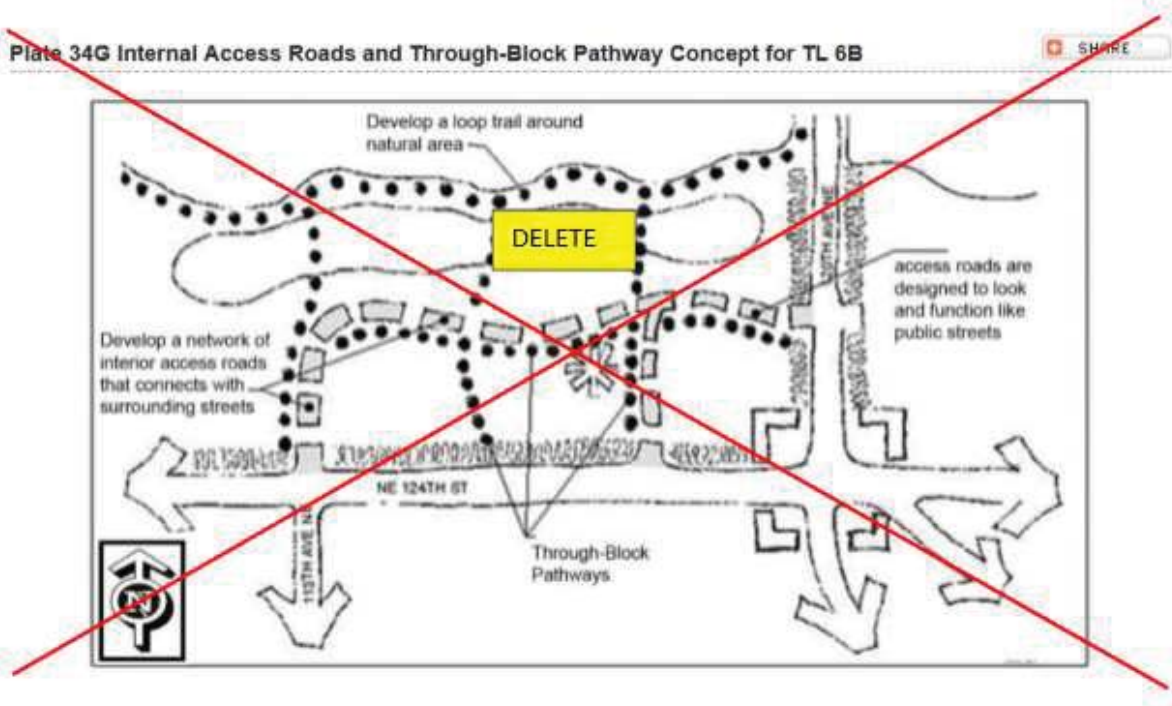
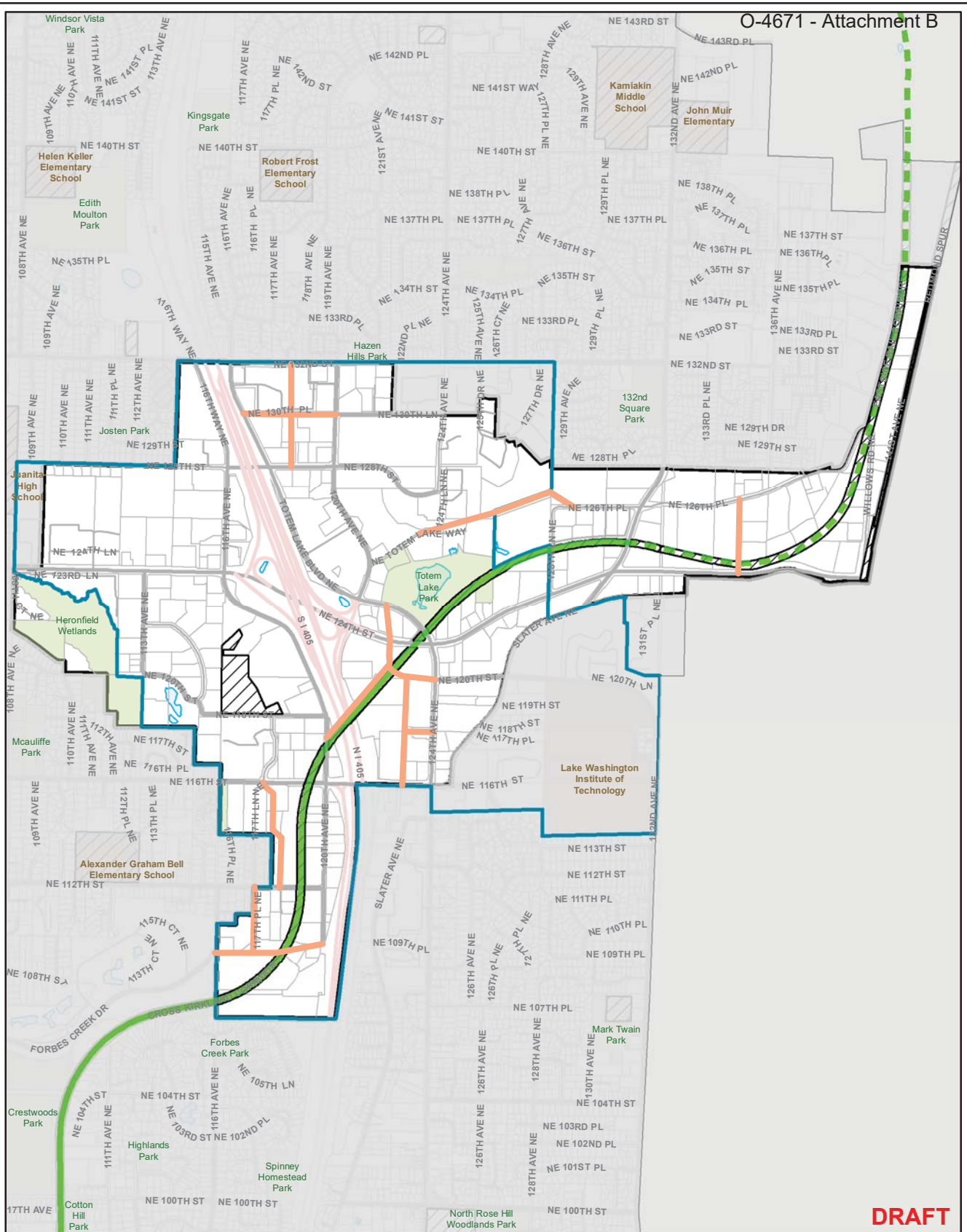


Plate 34G - Delete





**DRAFT**

1. See Section 110.40.20 for required improvements for streets identified as Totem Lake Access Street.
2. Specific improvements to be determined by the Public Works Director.
3. Note: The precise right-of-way alignment may vary, and shall be determined by the Public Works Director.

Interstate	Cross Kirkland Corridor	Park
Totem Lake Access Street	Eastside Rail Corridor	School
Arterial / Existing Collector	Totem Lake Urban Center	Public Facilities
Neighborhood Boundaries	Parcel Boundaries	



1 inch = 1,750 feet

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## Plate 34A Totem Lake Business District Street Improvements





DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

Section 55.27	USE ↓	REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS			Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure					
				Front	Side	Rear							

.010 Hospital, Medical Outpatient Facility and Ancillary Uses Including Food Services, Retail Sales, Offices and Day-Care. (continued)	<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>6. In order to retain openness and public views across a portion of the site, development within the southern 100 feet of TL 3A, located east of the driveway leading to the hospital parking garage and west and north of the curb along 124th Avenue NE, shall be limited to 75 feet in height (see Plate 33). Elsewhere, in TL 3A, building heights may be increased up to 150 feet above average building elevation, with the height increases to be based on the following considerations:</p> <ol style="list-style-type: none"> <li>The extent that the increased building heights would have impacts on the surrounding residential areas, and the proposed methods for mitigating such impacts, as determined by an analysis of shadowing, transition and lighting impacts;</li> <li>The extent that taller buildings would be stepped back from the perimeters of TL 3 boundaries, away from adjacent residential zones;</li> <li>The extent that impacts to territorial views from public streets would be avoided or minimized through mechanisms such as variations in building heights, horizontal modulation and other techniques aimed at reducing the appearance of building mass; and</li> <li>The extent that rooftop appurtenances of buildings would have significant impacts on residential areas and public views. Rooftop appurtenances of medical buildings shall not exceed 15 feet in height and 50 percent of the total rooftop area of individual buildings, and total building height shall not exceed 150 feet.</li> </ol> <p>7. All signs must be consistent with an approved master sign plan for the hospital campus.</p> <p>8. In area TL 3B, prior to issuance of a building permit for the office building approved in the Evergreen Health Master Plan (2017 Minor Modification), the applicant shall grant a Public Access Easement across the eastern portion of Parcel 692840-0040 to the City of Kirkland for future development and use as a public park. The size of the dedication shall be based upon the reasonable impact of the development on public access between the uphill and downhill zones of the Business District Core (BDC).</p>											
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**DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS**

Section 55.27	USE ➡	REGULATIONS ➡	Required Review Process	MINIMUMS			MAXIMUMS		Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	<b>Special Regulations</b> (See also General Regulations)
				Lot Size	REQUIRED YARD (See Ch. 115)		Lot Coverage	Height of Structure				
				Front	Side	Rear						

9.8. This use requires an approved conceptual Master Plan. Approval of the Master Plan shall be through Process IIA, Chapter 150 KZC. The Master Plan approved for the site will become the guiding document for the location, configuration and nature of improvements to be constructed within the TL 3 zone. The Master Plan must be approved by ordinance, and contain a conceptual site plan to be kept on file with the City. The Master Plan must contain:

- a. A conceptual site plan which shows the approximate location and size of all known and potential future development. Developed building square footage may not exceed 1.2 million square feet, nor may vehicle trips exceed either 27,500 average daily trips or 2,150 p.m. peak trips (whichever is achieved first). An estimate of trip generation based on projected uses and trip rate, approved by the City, must be provided with the Master Plan. The trip rate shall reflect only those trips generated by the hospital. Trips associated with the operation of a transit center shall not be included in the total trips under this special regulation. Specific trip generation and traffic analysis must be provided with subsequent building permits.
- b. A proposed phasing plan for development of the campus, describing which of the proposed improvements will be included with each phase.

REGULATIONS CONTINUED ON NEXT PAGE

PUBLICATION SUMMARY  
OF ORDINANCE NO. O-4671

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO COMPREHENSIVE PLANNING, ZONING AND LAND USE REGARDING CHANGES FOR THE TOTEM LAKE BUSINESS DISTRICT AND AMENDING THE COMPREHENSIVE PLAN ORDINANCE 3481, AS AMENDED, CHAPTERS 55, 92, 110 AND 180 OF THE KIRKLAND ZONING CODE (ORDINANCE 3719 AS AMENDED) FILE NO. CAM18-00196.

Section 1. Provides amendments to the Totem Lake Business District Plan of the Comprehensive Plan.

Section 2. Provides amendments to Chapters 55, 92, 110 and 180 of the Kirkland Zoning Code.


Section 3. Provides a severability clause for the ordinance.

Section 4. Authorizes the publication of the ordinance by summary, which summary is approved by the City Council pursuant to Kirkland Municipal Code Section 1.08.017.

Section 5. 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 11th day of December, 2018.

I certify that the foregoing is a summary of Ordinance O-4671 approved by the Kirkland City Council for summary publication.

  
Kathi Anderson, City Clerk

Publication Date: 12/17/2018