

ORDINANCE NO. 2383

AN ORDINANCE OF THE CITY OF KIRKLAND, WASHINGTON, RELATING TO LAND USE DEVELOPMENT REGULATIONS AND GENERAL CONDITIONS AND PROVISIONS FOR WATERFRONT USES WITHIN WATERFRONT DISTRICT I AND AMENDING SECTION 23.12.051 OF THE KIRKLAND ZONING CODE, BEING ORDINANCE NO. 2183, AS AMENDED BY ORDINANCE NO. 2206 AND ORDINANCE NO. 2347.

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

Section 1. Section 23.12.051 of Ordinance No. 2183, as amended by Ordinance No. 2206 and Ordinance No. 2347, be and it hereby is amended to read as follows:

23.12.051 Allowable [Floor-Area] Density. [Floor-Area] Density shall be calculated for dry lands only.

a. CUP Conditions:

Multi-family dwelling units at a density of 3600 square feet per dwelling unit based on dry lands only.

b. PUD Provisions:

When a development is proposed to exceed the allowable [Floor-area] density permitted for a conditional use, a planned unit development shall be required. When the density is increased, public benefits are to be increased. the owner(s) or developer(s) shall demonstrate that all waterfront purposes, standards and policies are being adhered to so that public benefits are increased. The increased density shall not be greater than permitted in the Planned Unit Development Chapter. The proposed development shall meet all other applicable provisions and conditions as well as Shoreline policies and regulations.

In return for the higher [densities] density, the following public benefits shall be [demonstrated] provided:

23.12.051 Allowable Floor Area: (continued)

a. CUP Conditions:

b. PUD Provisions:

- (1) ~~A density increase up to ten percent (10%) may be permitted if~~ The high water line setback is designed for public access, and;
- (2) ~~[That]~~ Visual access to the water is greater than under alternative CUP Conditions, and;
- (3) ~~[That]~~ Actions to promote coordinated site planning with adjacent property owners in order to maximize use of side yards ~~[is]~~ are initiated when possible, and;
- (4) ~~[That]~~ Minimal disturbance to the shoreline occurs, and;
- (5) Subject to all applicable conditions and provisions.

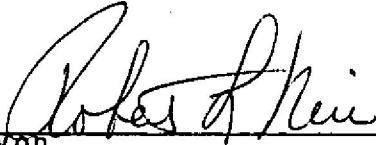
Section 2. To the extent that the regulations herein adopted are subject to the disapproval jurisdiction of the Houghton Community Council, as created by Ordinance No. 2001, this ordinance shall become effective either upon approval of the Houghton Community Council or upon the failure of said Community Council to disapprove within sixty (60) days of the date of passage of this ordinance.

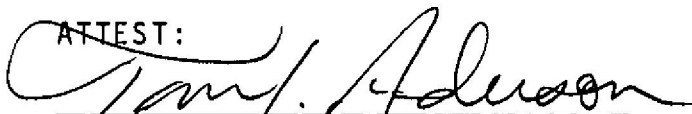
Section 3. The amendment herein adopted has heretofore been approved by the Kirkland Planning Commission and the Houghton Community Council in public hearing and has been reviewed by the Kirkland City Council in regular meeting. Except as provided in Section 2 above, this ordinance shall be in force and take effect five (5) days from and after its passage by the Council, and

publication as required by law.

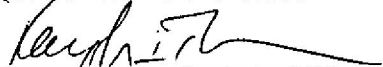
PASSED by the Kirkland City Council in regular meeting  
on the 1st day of May, 1978.

SIGNED IN AUTHENTICATION thereof on the 1st day of  
May, 1978.

  
MAYOR

ATTEST:  
  
Director of Administration and  
Finance  
(ex officio City Clerk)

APPROVED AS TO FORM:

  
City Attorney