

ORDINANCE NO. 2530

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO LAND USE AND AMENDING SECTION 23.27.020 OF THE KIRKLAND ZONING CODE, ORDINANCE NO. 2183 AS AMENDED, BY THE CREATION OF A NEW LAND USE ZONE CALLED PLANNED AREA 13.

WHEREAS, the Department of Community Development has filed with the City of Kirkland an application for amendment to Section 23.27.020 of Ordinance No. 2183 as amended, the Kirkland Zoning Ordinance, and

WHEREAS, said application was made pursuant to the authority and procedures described in Section 23.62.020 of Kirkland Ordinance 2183 as amended and pursuant to the directive given by the Kirkland City Council in Kirkland Ordinance 2469, and

WHEREAS, an Environmental Checklist was prepared and amended and a Final Declaration of Non-Significance was made by the responsible official pursuant to the requirements of the Environmental Policy Act (RCW 43.21C; WAC Chapter 197-10; and Kirkland Ordinance No. 2319) and this was available throughout the entire review process; and

WHEREAS, said environmental information accompanied by the findings, conclusions and recommendations of the Department of Community Development accompanied said application and was made available to be considered by the Kirkland Planning Commission during the normal review and consideration process; and

WHEREAS, said advisory body held a public hearing on this application on May 15, 1980 and has forwarded to the City Council a report with a recommendation for approval including findings, conclusions and recommendations of the Planning Commission.

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

Section 1. To the extent that they support the above described amendment, the City Council hereby adopts by reference the relevant findings, conclusions and recommendations of the Planning Commission contained in report number ZA-80-14.

Section 2. Section 23.27.020 of Ordinance No. 2183 as amended is hereby amended by the addition of a new Section (13) which shall read as follows:

<u>Planned Area</u>	<u>Planned Area Uses</u>	<u>Development Permit Required</u>	<u>Specific Development Requirements</u>	<u>Special Conditions</u>
Planned Area 13				
Sub Zone A	1) Professional Offices	CUP or PUD	1) For professional offices - a) Maximum height is 30 feet and three stories above grade. b) Minimum setback from adjacent uses of a lesser use intensity shall be at least equal to the maximum elevation of the facing elevation of the structure. c) Minimum buffering adjacent to uses of a lesser use intensity shall be a 6 foot high wooden fence atop an earthen berm a minimum of 15 feet wide and 5 feet high measuring from pre-existing grade. Said berm shall be planted with sight obscuring vegetation, including evergreen trees a minimum of 10 feet on center and 6 feet high at time of planting. An equal or superior buffering technique may be approved by the City provided it will benefit the preservation of views or retention of natural vegetation. d) For all other requirements see PR Chapter 23.14.	See the Land Use Policies Plan
	2) Multi-Family dwelling units up to a density of 3600 square feet per unit.	CUP or PUD	2) For Multi-Family uses - a) Maximum height is 30 feet and three stories above grade. b) Minimum setback from adjacent uses of a lesser use intensity shall be at least equal to the maximum elevation of the facing elevation of the structure. c) Minimum buffering adjacent to uses of a lesser use intensity shall be a 6 foot high wooden fence atop an earthen berm a minimum of 15 feet wide and 5 feet high measuring from pre-existing grade. Said berm shall be planted with sight obscuring vegetation, including evergreen trees a minimum of 10 feet on	See the Land Use Policies Plan

<u>Planned Area</u>	<u>Planned Area Uses</u>	<u>Development Permit Required</u>	<u>Specific Development Requirements</u>	<u>Special Conditions</u>
Planned Area 13			center and 6 feet high at time of planting. An equal or superior buffering technique may be approved by the City provided it will benefit the preservation of views or retention of natural vegetation.	
Sub Zone A			d) For all other requirements see RM Chapter 23.10.	
	3) Commercial Uses. See BC Chapter 23.18 for permitted uses.	CUP or PUD	3) For commercial uses - a) Maximum height is 25 feet on east and south faces of structures, no maximum on west and north. b) Minimum setback from adjacent uses of a lesser use intensity shall be at least equal to twice the maximum elevation of the facing elevation of the structure. c) Minimum buffering adjacent to uses of a lesser use intensity shall be a 5 foot high wooden fence atop an earthen berm a minimum of 20 feet wide and 5 feet high measuring from pre-existing grade. Said berm shall be planted with sight obscuring vegetation, including evergreen trees a minimum of 10 feet on center and 8 feet high at time of planting. An equal or superior buffering technique may be approved by the City provided it will benefit the preservation of views or retention of natural vegetation. d) Must be developed as an extension of a pre-existing commercial use on land immediately adjacent to the north. e) For all other requirements see the BC Chapter 23.18.	See the Land Use Policies Plan
Sub Zone B	1) Professional Offices	CUP or PUD	1) For professional offices - a) Maximum height is 30 feet and three stories above grade. b) Minimum setback from adjacent uses of a lesser use intensity shall be	See the Land Use Policies Plan

<u>Planned Area</u>	<u>Planned Area Uses</u>	<u>Development Permit Required</u>	<u>Specific Development Requirements</u>	<u>Special Conditions</u>
---------------------	--------------------------	------------------------------------	--	---------------------------

Planned Area 13

Sub Zone B

2) Multi-Family dwelling units up to a density of 3600 square feet per unit. CUP or PUD

Note: For the purposes of this section, "lesser use intensity" refers to the following hierarchy: commercial (most intense), professional offices, multi-family and single family (less intense).

at least equal to the maximum elevation of the facing elevation of the structure.

- c) Minimum buffering adjacent to uses of a lesser use intensity shall be a 6 foot high wooden fence atop an earthen berm a minimum of 15 feet wide and 5 feet high measuring from pre-existing grade. Said berm shall be planted with sight obscuring vegetation, including evergreen trees a minimum of 10 feet on center and 6 feet high at time of planting. An equal or superior buffering technique may be approved by the City provided it will benefit the preservation of views or retention of natural vegetation.
- d) For all other requirements see PR Chapter 23.14.

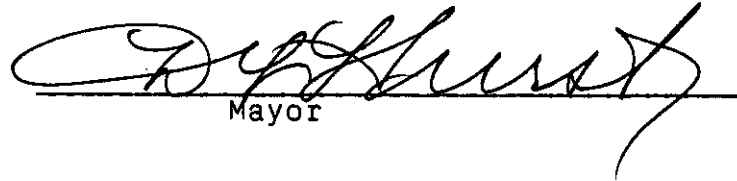
2) For Multi-Family uses -

See the Land Use Policies Plan

- a) Maximum height is 30 feet and three stories above grade.
- b) Minimum setback from adjacent uses of a lesser use intensity shall be at least equal to the maximum elevation of the facing elevation of the structure.
- c) Minimum buffering adjacent to uses of a lesser use intensity shall be a 6 foot high wooden fence atop an earthen berm a minimum of 15 feet wide and 5 feet high measuring from pre-existing grade. Said berm shall be planted with sight obscuring vegetation, including evergreen trees a minimum of 10 feet on center and 6 feet high at time of planting. An equal or superior buffering technique may be approved by the City provided it will benefit the preservation of views or retention of natural vegetation.
- d) For all other requirements see RM Chapter 23.10.

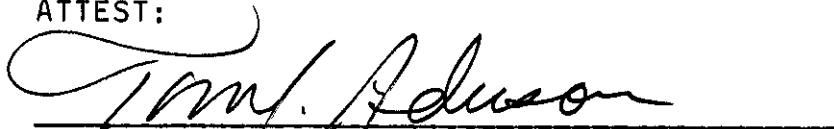
Section 3. This ordinance shall become effective five (5) days from and after its passage, approval and publication.

PASSED by the City council of the City of Kirkland and signed in authentication thereof by the Mayor at a regular meeting of said Council held this 2nd day of June, 1980.



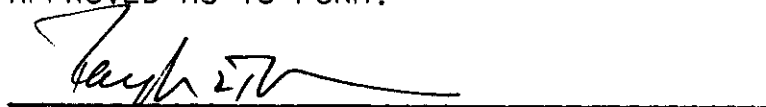
Mayor

ATTEST:



Director of Administration and Finance
(ex officio City Clerk)

APPROVED AS TO FORM:



City Attorney

1852A

Ord. 2530