

ORDINANCE NO. 2541

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING AMENDING SECTION 23.27.020(5) - PLANNED AREA 5 - OF ORDINANCE NO. 2183 AS AMENDED, THE KIRKLAND ZONING ORDINANCE.

WHEREAS, there has been filed with the City of Kirkland an application for amendment to Section 23.27.020(5) 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 of Kirkland Ordinance 2183 as amended, and

WHEREAS, an Environmental Checklist was prepared and amended and a Final Declaration of Non-Significantation 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 Development Code Commission during the normal review and consideration process; and

WHEREAS, said advisory body held a public hearing on this application and has forwarded to the City Council a report with a recommendation for approval including findings, conclusions, and recommendations of the Development Code Commission;

AND WHEREAS the City Council, in regular meeting, did consider the environmental documents received from the responsible official, together with the recommendation of the Development Code Commission.

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

Section 1. Section 23.27.020(5) of Ordinance No. 2183 as amended is hereby amended to 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>
5) PLANNED AREA 5 (East 6th St.)	1a) Multi-family dwelling units up to a density of 1,800 square feet per unit. 1b) Multi-family dwelling units up to a density of 2,400 square feet per unit. 2) Professional Offices.	1a) PUD or CUP. Three dwelling units or less may not require a development permit. 1b) No development permit required. 2) PUD or CUP.	1) For multi-family, see Chapter 23.10 Multi-Family Dwelling Zone. 2) For professional offices, see Chapter 23.14 Professional Residential/Professional Office Zone.	See the Land Use Policies Plan.
<u>SUB ZONE A</u>	1a) Detached units up to a density of 5000 square feet per unit. 1b) Attached units up to a density of 5000 square feet per unit.	1a) No development permit required. 1b) PUD or CUP. Less than four attached units does not require a development permit.	1) Maximum height is 25 feet above average building elevation. Maximum horizontal facade is 50 feet. For other requirements see Section 23.08.040(5)	See the Land Use Policies Plan. See the Land Use Policies Plan.
<u>SUB ZONE B</u>	2a) Attached units up to a density of 1800 square feet per unit. 2b) Attached units up to a density of 2400 square feet per unit.	2a) PUD or CUP. 2b) PUD or CUP.	2a) One acre minimum development site. Maximum height is 30 feet above average building elevation. For other requirements see Chapter 23.14 - Professional/Residential Zone. 2b) Maximum height is 25 feet above average building elevation. For other requirements see Chapter 23.14 - Professional/Residential Zone.	See the Land Use Policies Plan. See the Land Use Policies Plan.

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	<u>2c) Professional Offices.</u>	<u>2c) PUD or CUP.</u>	<u>2c) Maximum height is 30 feet above average building elevation provided a 1 acre minimum is aggregated and 25% of the required stalls are located under structure.</u> <u>If less than 1 acre or if less than 25% of parking is beneath the structures, then maximum height is 20 feet above average building elevation. For other requirements see Chapter 23.14 - Professional/Residential Zone.</u>	<u>See the Land Use Policies Plan.</u>
<u>SUB ZONE C</u>	<u>3a) Attached units up to a density of 1800 square feet per unit.</u>	<u>3a) PUD or CUP.</u>	<u>3) Maximum height is 30 feet above average building elevation. For other requirements, see Chapter 23.14 - Professional/Residential Zone.</u>	<u>See the Land Use Policies Plan.</u>
	<u>3b) Professional Offices</u>	<u>3b) PUD or CUP.</u>		<u>See the Land Use Policies Plan.</u>
<u>SUB ZONE D</u>	<u>4a) Attached units up to density of 1800 square feet per unit.</u>	<u>4a) PUD or CUP.</u>	<u>4a) Maximum height is 60 feet above average building elevation. Minimum setback from Sub-Zone A must at least equal twice the structure height. For other requirements, see Chapter 23.14 - Professional/Residential Zone.</u>	<u>See the Land Use Policies Plan.</u>
	<u>4b) Professional Offices</u>	<u>4b) PUD or CUP.</u>	<u>4b) Must be part of and no greater than 25% of the floor area of a mixed use development which includes residential use. See 4a above for dimensional requirements.</u>	<u>See the Land Use Policies Plan.</u>

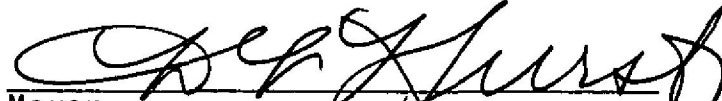
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<u>Planned Area</u>	<u>Planned Area Uses</u>	<u>Development Permit Required</u>	<u>Specific Development Requirements</u>	<u>Special Conditions</u>
<u>SUB ZONE E</u>	<u>5) Attached units up to a density of 3600 square feet per unit.</u>	<u>5) PUD or CUP.</u>	<p><u>5) Maximum height is 30 feet above average building elevation. For other requirements, see Chapter 23.10 - Multi-Family Zone.</u></p> <p><u>NOTE: For the purposes of Section 23.27.020(5) the required front yard shall be defined as that portion of a given lot which abuts either a) the alignment of 4th Ave. between 6th St. and 10th St. or b) the thoroughfare providing primary vehicular access.</u></p> <p><u>Governmentally owned and operated housing for senior citizens may be located in all sub-zones. The unit count permitted shall be 25% beyond the underlying sub-zone density limit. All dimensional requirements listed for the respective sub-zones shall apply except for parking which shall be evaluated on a case-by-case basis. The maximum floor area of individual dwelling units shall be 650 square feet for single bedroom and 850 square feet for two bedroom units. Any change in use from governmentally owned and operated senior citizen housing will be treated as new use and will require either a CUP or PUD.</u></p>	<u>See the Land Use Policies Plan.</u>

Section 2. 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 Development Code Commission.


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 18th day of August, 1980.



Mayor

ATTEST:



Director of Administration and Finance
(ex officio City Clerk)

APPROVED AS TO FORM:



City Attorney

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