

ORDINANCE NO. 2616

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO LAND USE AND ZONING, CLARIFYING THE PERMITTED USES IN PLANNED AREA 6 BY ESTABLISHING SEPARATE SUBZONES WHICH LIST THEIR RESPECTIVE PERMITTED USES FOR EACH OF THE EXISTING SUBAREAS AND AMENDING SECTION 23.27.020(6) OF ORDINANCE 2183, AS AMENDED.

WHEREAS, the zoning text for Planned Area 6 does not list separately the permitted land uses for each of the subareas within PLA 6.

WHEREAS, in other planned areas, the delineation of permitted uses in each subarea has alleviated confusion and the need for interpretations; and

WHEREAS, this Ordinance has been determined to be a non-action under the State Environmental Policy Act and the regulations adopted pursuant thereto (RCW 43.21c, WAC 197.10.040(2) and WAC 197-10-170(21)).

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

Section 1. Section 23.27.020(6) of Ordinance 2183, as amended, is amended to read as follows:

23.27.020(6)

6) PLANNED AREA #6A (West State Street)	1) Single-family dwelling units with a minimum lot area of 5,000 square feet per unit.	1) PUD or GUP -- Three dwelling units or less per acre may not require a development permit.	1) For single-family, see Chapter 23.08 -- Single-Family Dwelling Zone.	See the Land Use Policies Plan.
PLANNED AREA #6B (East State Street)	2a) Multi-family dwelling units up to a density of 3,600 square feet per unit.	2a) PUD or GUP -- Three dwelling units or less per acre may not require a development permit.	2) For multi-family, see Chapter 23.10 -- Multi-Family Dwelling Zone.	
Uses and areas are defined on the Zoning Map.	2b) Dwelling units up to a density of 3,000 square feet per unit.	2b) No development permit required in Planned Area 6B -- in the southern portion of PLA 6A, a CUP is required for any development.	(-- Also, the southern portion of PLA 6A may develop at this density provided: -- a) a 40' setback from southern boundary of PLA 6A. -- b) Processed as a PUD only. -- 2b) A minimum 15' setback required along southern boundary of PLA 6A. -- 2c) Stacking of units may be permitted.	

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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>
	2a) Multi-family dwelling units up to a density of 1,800 square feet per unit.	3a) PUD or GUP -- Three dwelling units or less may not require a development permit.	3) For multi-family see Chapter 23.10 -- Multi-Family Dwelling Zone.	
	3b) Multi-family dwelling units up to a density of 2,400 square feet per unit.	3b) No development permit required in PLA 6B or northern portion of 6A -- CUP required in southern portion of PLA 6A.		
	4) Small Professional Offices.	4) PUD or GUP --	4) For professional offices, see Chapter 23.14 -- Professional Residential Zone.	
	5) Light Industrial uses in designated area.	5) PUD or GUP.	5) For light industrial uses, see Chapter 23.22 -- Light Industrial Zone.	
	6) Commercial uses.	6) PUD or GUP.	6) For commercial uses, see Chapter 23.20 -- Central Business District.	

<u>Planned Area</u>	<u>Planned Area Uses</u>	<u>Development Permit Required</u>	<u>Specific Development Requirements</u>	<u>Special Conditions</u>
<u>PLANNED AREA 6</u>				
<u>Subzone A</u>	1a) <u>Multi-family dwelling units up to a density of 1,800 square feet per unit.</u>	1a) <u>PUD or CUP. Three dwelling units or less may not require a development permit.</u>	1) <u>For multi-family see Chapter 23.10 - Multi-Family Dwelling zone.</u>	<u>See the Land Use Policies Plan.</u>
	1b) <u>Multi-family dwelling units up to a density of 2,400 square feet per unit.</u>	1b) <u>No development permit</u>		<u>See the Land Use Policies Plan.</u>
<u>Subzone B</u>	2a) <u>Multi-family dwelling units up to a density of 3,600 square feet per unit.</u>	2a) <u>PUD or CUP. Three dwelling units or less per acre may not require a development permit.</u>	2a) <u>For multi-family see Chapter 23.10 - Multi-Family Dwelling Zone.</u>	<u>See the Land Use Policies Plan.</u>
	2b) <u>Dwelling units up to a density of 5,000 square feet per unit.</u>	2b) <u>No development permit required.</u>	2b) <u>For single family, see Chapter 23.08 - Single Family Dwelling Zone.</u>	<u>See the Land Use Policies Plan.</u>
	2c) <u>Small Professional offices.</u>	2c) <u>PUD or CUP</u>	2) <u>For professional offices, see Chapter 23.14 - Professional Residential Zone.</u>	<u>See the Land Use Policies Plan.</u>
<u>Subzone C.</u>	3) <u>Single family dwelling units with a minimum lot area of 8,500 square feet per unit.</u>	3) <u>PUD or CUP. Three dwelling units or less per acre may not require a development permit.</u>	3) <u>For single family, see Chapter 23.08 - Single Family Dwelling Zone.</u>	<u>See the Land Use Policies Plan.</u>

<u>Planned Area</u>	<u>Planned Area Uses</u>	<u>Development Permit Required</u>	<u>Specific Development Requirements</u>	<u>Special Conditions</u>
<u>PLANNED AREA 6</u>				
<u>Subzone D</u>	4a) <u>Multi-family dwelling units up to a density of 3,600 square feet per unit.</u>	4a) <u>PUD or CUP. Three dwelling units or less per acre may not require a development permit.</u>	4a) <u>For multi-family see Chapter 23.10 - Multi-family Dwelling Zone.</u>	<u>See the Land Use Policies Plan.</u>
	4b) <u>Dwelling units up to a density of 5,000 square feet per unit.</u>	4b) <u>No development permit required.</u>	4b) <u>For single family, see Chapter 23.08 - Single Family Dwelling Zone.</u>	<u>See the Land Use Policies Plan.</u>
	4c) <u>Small Professional Offices.</u>	4c) <u>PUD or CUP</u>	4c) <u>For Professional offices, see Chapter 23.14 - Professional Residential Zone.</u>	<u>See the Land Use Policies Plan.</u>
<u>Subzone E</u>	5) <u>Single family dwelling units with a minimum lot area of 5,000 square feet per unit.</u>	5) <u>PUD or CUP. Three dwelling units or less per acre may not require a development permit.</u>	5) <u>For single family, see Chapter 23.08 - Single Family Dwelling Zone.</u>	<u>See the Land Use Policies Plan.</u>
<u>Subzone F</u>	6a) <u>Multi-family dwelling units up to a density of 3,600</u>	6a) <u>PUD or CUP. Three dwelling units or less per acre may</u>	6a) <u>For multi-family see Chapter 23.10 - Multi-Family Dwelling Zone.</u>	<u>See the Land Use Policies Plan.</u>
	6b) <u>Dwelling units up to a density of 5,000 square feet per unit.</u>	6b) <u>No development permit required</u>	6b) <u>For single family, see Chapter 23.08 - Single Family Dwel-</u>	<u>See the Land Use Policies Plan.</u>
<u>Subzone G</u>	7a) <u>Single family dwelling units with a minimum lot area of 5,000 square feet per unit.</u>	7a) <u>PUD or CUP. Three dwelling units or less per acre may not require a development permit.</u>	7a) <u>For single family, see Chapter 23.08- Single Family Dwelling Zone.</u>	<u>See the Land Use Policies Plan.</u>
	7b) <u>Light Industrial uses in designated area.</u>	7b) <u>PUD or CUP.</u>	7b) <u>For light industrial uses, see Chapter 23.22 - Light Industrial Zone.</u>	<u>See the Land Use Policies Plan.</u>

<u>Planned Area</u>	<u>Planned Area Uses</u>	<u>Development Permit Required</u>	<u>Specific Development Requirements</u>	<u>Special Conditions</u>
<u>PLANNED AREA 6</u>				
<u>Subzone H</u>	8a) <u>Light Industrial uses in designated area.</u>	8a) <u>PUD or CUP.</u>	8a) <u>For light industrial uses, see Chapter 23.22 - Light Industrial Zone.</u>	<u>See the Land Use Policies Plan.</u>
	8b) <u>Commercial uses.</u>	8b) <u>PUD or CUP</u>	8b) <u>For commercial uses, see Chapter 23.20 - Central Business District.</u>	<u>See the Land Use Policies Plan.</u>
<u>Subzone I</u>	9) <u>Multi-family dwelling units up to a density of 2,400 square feet per unit.</u>	9) <u>CUP required.</u>	9) <u>For multi-family see Chapter 23.10 - Multi-Family Dwelling Zone.</u>	<u>See the Land Use Policies Plan.</u>
<u>Subzone J.</u>	10a) <u>Dwelling units up to a density of 5,000 square feet per unit.</u>	10a) <u>A CUP is required for any development.</u>	10a) <u>For single family, see Chapter 23.08 - Single Family Dwelling Zone. A minimum 15' setback required along southern boundary of PLA 6.</u>	<u>See the Land Use Policies Plan.</u>
	10b) <u>Multi-family dwelling units up to a density of 3,600 square feet per unit 0-2416.</u>	10b) <u>A PUD is required for any development. 0-2416</u>	10b) <u>For multi-family see Chapter 23.10-multi-Family Dwelling Zone. May develop at this density provided a 40' setback from this southern boundary of PLA 6. Stacking of units may be permitted 0-2416</u>	<u>See the Land Use Policies Plan.</u>

<u>Planned Area</u>	<u>Planned Area Uses</u>	<u>Development Permit Required</u>	<u>Specific Development Requirements</u>	<u>Special Conditions</u>
<u>PLANNED AREA 6</u>				
<u>Subzone K</u>	11) <u>Multi-family dwelling units up to a density of 2,400 square feet per unit.</u>	11) <u>CUP required.</u>	11) <u>For multi-family see Chapter 23.10 - Multi-Family Dwelling Zone.</u>	<u>See the Land Use Policies Plan.</u>

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Section 2. If any section, subsection, sentence, clause, phrase, part or portion of this Ordinance is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 3. To the extent that the subject matter and provisions of this Ordinance are within the disapproval jurisdiction of the Houghton Community Council, as created by Ordinance No. 2001, this Ordinance shall become effective within the Houghton Community either upon approval of the Houghton Community Council or failure of said Community Council to disapprove within sixty (60) days from the date of passage of this Ordinance.


Section 4. Except as provided in Section 3, this Ordinance shall be in force and take effect five (5) days from and after its passage by the City Council and publication as required by law.

PASSED BY MAJORITY VOTE OF THE KIRKLAND CITY COUNCIL IN REGULAR, OPEN MEETING this 3rd day of August, 1981.

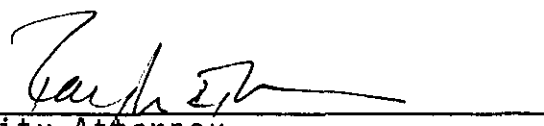
SIGNED IN AUTHENTICATION thereof this 3rd day of August, 1981.


MAYOR

ATTEST:


Director of Administration and Finance
(ex officio City Clerk)

APPROVED AS TO FORM:


City Attorney

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Ord. 2616