

ORDINANCE No. 2856

repealed by 2863

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO LAND USE PLANNING AND ZONING, AMENDING ORDINANCE 2346, THE COMPREHENSIVE OR LAND USE PLAN, AND ORDINANCE 2740 AS AMENDED, THE KIRKLAND ZONING ORDINANCE AND ADOPTING PURSUANT TO RCW 35A.14.330 A PLAN AND ZONING REGULATION FOR AN AREA IN PART LYING WITHIN THE CITY AND AN AREA IN PART LYING NORTH OF THE CITY OF KIRKLAND WHICH EXTENDED PLAN AND ZONING REGULATON SHALL BECOME EFFECTIVE FOR THOSE AREAS CURRENTLY WITHIN THE CITY OF KIRKLAND UPON ADOPTION OF THIS ORDINANCE AND FOR THOSE AREAS NOT CURRENTLY WITHIN THE CITY OF KIRKLAND AT SUCH TIME AS SAID AREA OR ANY PORTION THEREOF SHALL, BY ANNEXATION, BECOME A PART OF THE CITY OF KIRKLAND.

Whereas, by Resolution R-3119 as amended by Resolution R-3133, the preparation of an extended plan and zoning regulation pursuant to RCW 35A.14.330 was directed to be prepared for the area designated therein; and

Whereas, thereafter said extended plan and zoning regulation, including proposed amendments to Ordinance 2346 of the comprehensive plan and Ordinance 2740, the zoning ordinance, were prepared by the Department of Planning and Community Development; and

Whereas, during public hearings held November 18, 1984, January 17, January 24 and February 7, 1985, the Kirkland Planning Commission reviewed and considered said extended plan and zoning regulation, and the comments thereon received; and

Whereas, the Kirkland Planning Commission has now recommended to the City Council, adoption of an extended plan and zoning regulation for said area; and

Whereas, subsequently the City Council, pursuant to RCW 35A.14.330 held public hearing on the proposed extended plan and zoning regulation as recommended by the Planning Commission, with said public hearings being held on February 14, 1985 and April 1, 1985; and

Whereas, pursuant to the State Environmental Policies Act there has accompanied the proposed extended plan and zoning regulation through the entire consideration and review process, a final declaration of non-significance (including supporting environmental documents) issued by the responsible official pursuant to WAC 197-11-340 and WAC 197-11-390, now, therefore,

Be it ordained by the City Council of the City of Kirkland as follows:

Section 1. The extended plan and zoning regulation as set forth in Exhibits ~~CC-13j~~ & ~~CC-13k~~ attached hereto and by this reference incorporated herein is hereby adopted.

Section 2. Ordinance 2346 as amended, the Kirkland Comprehensive Plan (Land Use Plan) is hereby amended as set forth in said Exhibit CC-13j

Section 3. Ordinance 2740 as amended, the Kirkland zoning ordinance is hereby amended as set forth in Exhibit CG-13k provided that such amendments shall not have the force of land use regulations as to any real property which would otherwise be subject thereto, until such time as said real property lies within the corporate limits of the City of Kirkland as the result of subsequent annexation or otherwise.

Section 4. The Director of Planning and Community Development is hereby authorized and directed to amend the zoning map adopted by Ordinance 2699 to reflect the herein adopted extended plan and zoning regulation subject nevertheless, to the proviso clause set forth in Section 3, above.

Section 5. If any section, subsection, sentence, clause, phrase, part or portion of this ordinance, including those parts adopted by reference 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 6. This ordinance shall be in force and effect five days from and after its passage by the Kirkland City Council and posting or publication, as required by law.

Passed by majority vote of the Kirkland City Council on the 1st day of April, 1985.

SIGNED IN AUTHENTICATION THEREOF on the 1st day of April, 1985.

Noris Cooper
Mayor

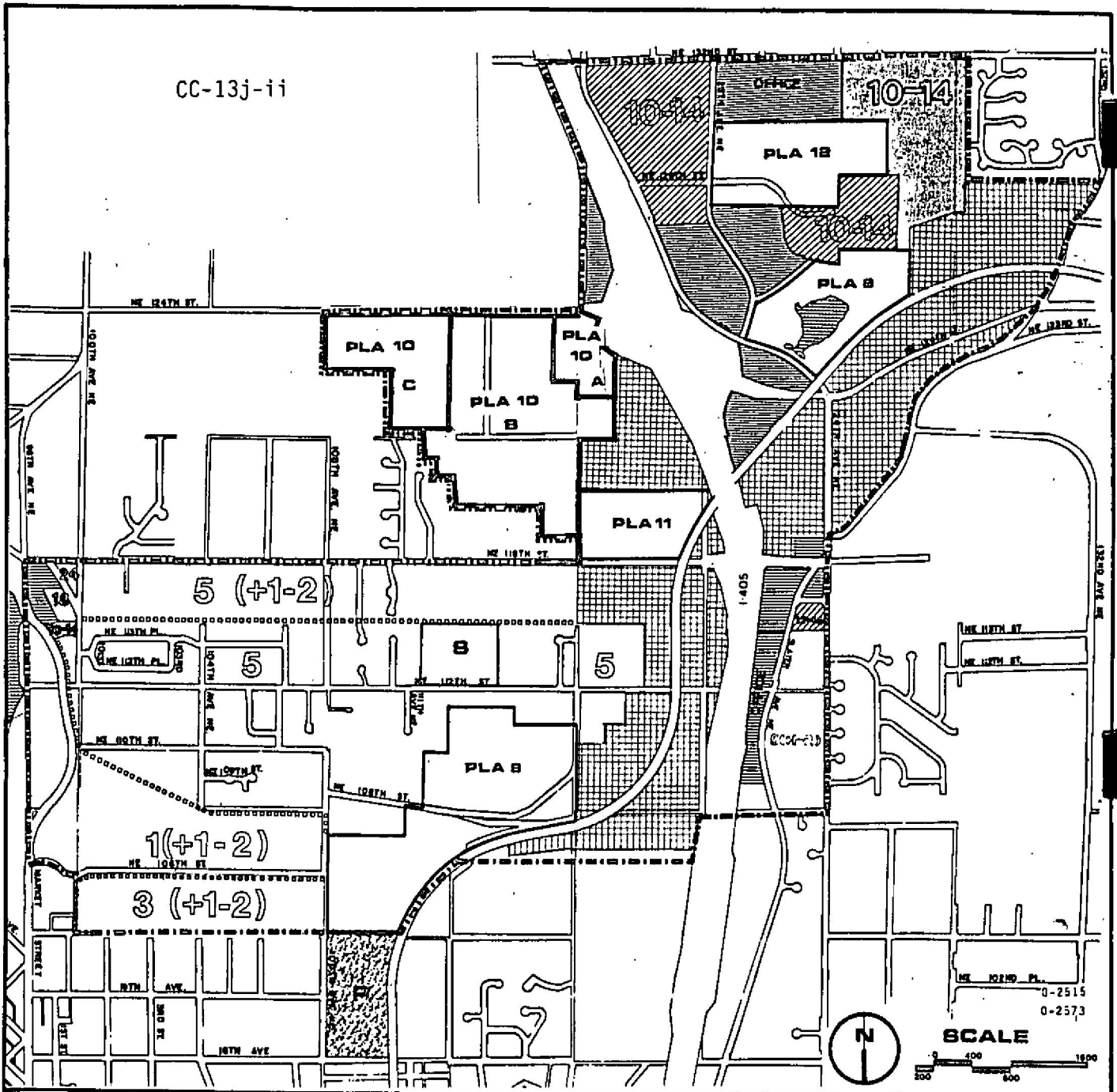
ATTEST:
[Signature]
Director of Administration and Finance
(Ex officio City Clerk)

APPROVED AS TO FORM:



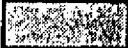
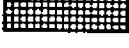
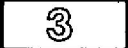


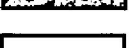


[Signature]
City Attorney

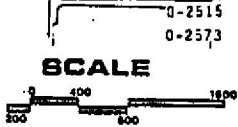
I hereby certify under penalty of perjury that the foregoing ordinance was posted on the 2nd day of April, 1985 in accordance with the provisions of RCW 35A.12.160 and City of Kirkland Ordinance No. 2600.

[Signature]
CLERK



LEGEND

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|---|--|---|-----------------|
|  | Low Density Residential |  | Commercial |
|  | Medium and High Density Residential |  | Industrial |
|  | Maximum Density (in dwelling units/acre) |  | Schools |
|  | Office/Multi-Family |  | Parks |
|  | Planned Area |  | Bodies of Water |



hill has a small but dense cluster of mature coniferous and deciduous trees along its ridge and it provides a welcome natural counterpoint to the man-made landscape in the rest of the Totem Lake area. The hill represents a valuable urban design asset to the community, particularly due to its prominent location and visibility from both I-405 and virtually the entire Totem Lake and upper Juanita areas. (See Policy 1, Natural Element Policy 2)

Development of Planned Area 10A should be subject to the following standards:

Standards are listed for development of Planned Area 10A.

1. Development should preserve the hill form and maintain much of the wooded cover. Additional vegetative cover may be required to enhance the hill feature.
2. Access should be from 120th Avenue N.E., where possible, or if necessary, N.E. 124th Street. Development may modify the hill mass and slope only to allow reasonable private access through the property to all or part of Subarea 10B; provided that (a) no significant adverse traffic impacts result, (b) that the access road orient westwardly around the hill form and (c) that if adjacent land in Planned Area 10B is available then this shall be utilized to further preserve the hill form.

Natural features of Planned Area 10B are described.

Subarea 10B:

This subarea extends to the west and south of Planned Area 10A (see figure 39). Prominent physical features include the western slope of the hill in Planned Area 10A, (see preceding discussion) a heavily vegetated and potentially unstable slope forming much of the southern boundary of the

subarea, and a small wetland. The vegetated slope provides a natural and extensive buffer to the established single-family neighborhood to the south. The wetland is the eastern most extension of a major wetland associated with Juanita Creek. However, the majority of the wetland lies in Subarea C.

Present land use is discussed.

Present land use within Subarea B includes limited agricultural uses (grazing), some single-family houses, offices, and a church. Much of the area is vacant or fallow. Access to this area is from N.E. 124th Street via 113th Avenue N.E. and N.E. 120th Street. Currently, utility service to this area is inadequate as is the existing road system.

Residential development is not appropriate.

Residential development in this area could not be adequately separated from adjacent industrial and commercial uses. Residential development also would compound the already major traffic congestion on N.E. 124th Street and the I-405 Interchange by adding to the peak hour traffic flow in the direction of peak flow. In addition, residential development could involve utilization of the significant natural features and therefore jeopardize their preservation.

Office and business park uses are desirable.

Office or business park uses located in the area could cluster development away from the steep slopes and wetland, thus insuring their preservation, while providing for a reasonable use of the land. Current uses to the east and in part to the north include offices, light industrial, and retail uses which are complementary to office and business park uses. In addition, development of business park uses adjacent to a freeway interchange best utilizes the existing road network and provides a reverse commute situation whereby extra capacity on N.E. 124th Street is utilized.

Master Plan for development is encouraged.

Standards are listed for development of Planned Area 10B.

In order to best assure preservation of the natural features and protection of adjacent residential uses, while providing a coordinated plan for development and provision of utilities and roadways, development of Planned Area 10B should be subject to the following standards:

1. Development of the entire area, or a major portion, should be consistent with an approved master plan. Such a plan should designate building placement, utility provision, roadway network, use types (within the master plan area), building bulk, open space, natural feature preservation and access to parcels which are outside of the scope of the master plan. Without a master plan, permitted uses, access points, building bulk, and building placement should be limited.
2. Development should preserve the hill form which extends from PLA 10A and maintain much of the wooded cover. Additional vegetative cover may be required to enhance the hill form. Access between PLA 10A and PLA 10B will be permitted. (See Planned Area 10A discussion.) The extent of PLA 10B that may utilize access through PLA 10A will be determined by the City through the appropriate review process.
3. The heavily vegetated and potentially unstable slope in the southern portion of the subarea should be preserved to provide a vegetated and topographic buffer to the single family neighborhood to the south.
4. The significant wetland should be preserved. Development should be precluded within and immediately adjacent to the wetland.

5. Primary access to Subarea B should be from N.E. 124th Street at only one access point. If necessary to provide for the smooth flow of traffic, signalization of this point of access or other measures may be required to mitigate the impacts of development. Secondary access to 120th Avenue N.E., through the use of the existing private road to the east, is desirable. Every reasonable opportunity should be used to secure access to 120th Avenue N.E. Improvements to the private road and the intersection of this road and 120th Avenue N.E. may be necessary. Access to N.E. 116th Street adjacent to PLA 11 may be permitted if access to 120th Avenue N.E. is not available at the time of master plan approval and if traffic circulation in the vicinity will adequately function, traffic impacts can be mitigated and impacts to adjacent residential uses can be minimized.
6. Direct access to Subarea C, if possible, should be provided. However, such access should be precluded if it would involve development on the slope or in the identified wetland.
7. Where adjacent to residential uses development should include appropriate setbacks and visual screening.

Natural features of Planned Area 10C are described.

Subarea 10C:

This subarea contains a significant wetland associated with Juanita Creek, as well as a continuation of the potentially unstable heavily vegetated slope found in Subarea B. The wetland, together with the slope, provide an extensive natural buffer to the single-family neighborhoods to the south and west.

Residential uses are inappropriate. Office uses are desirable.

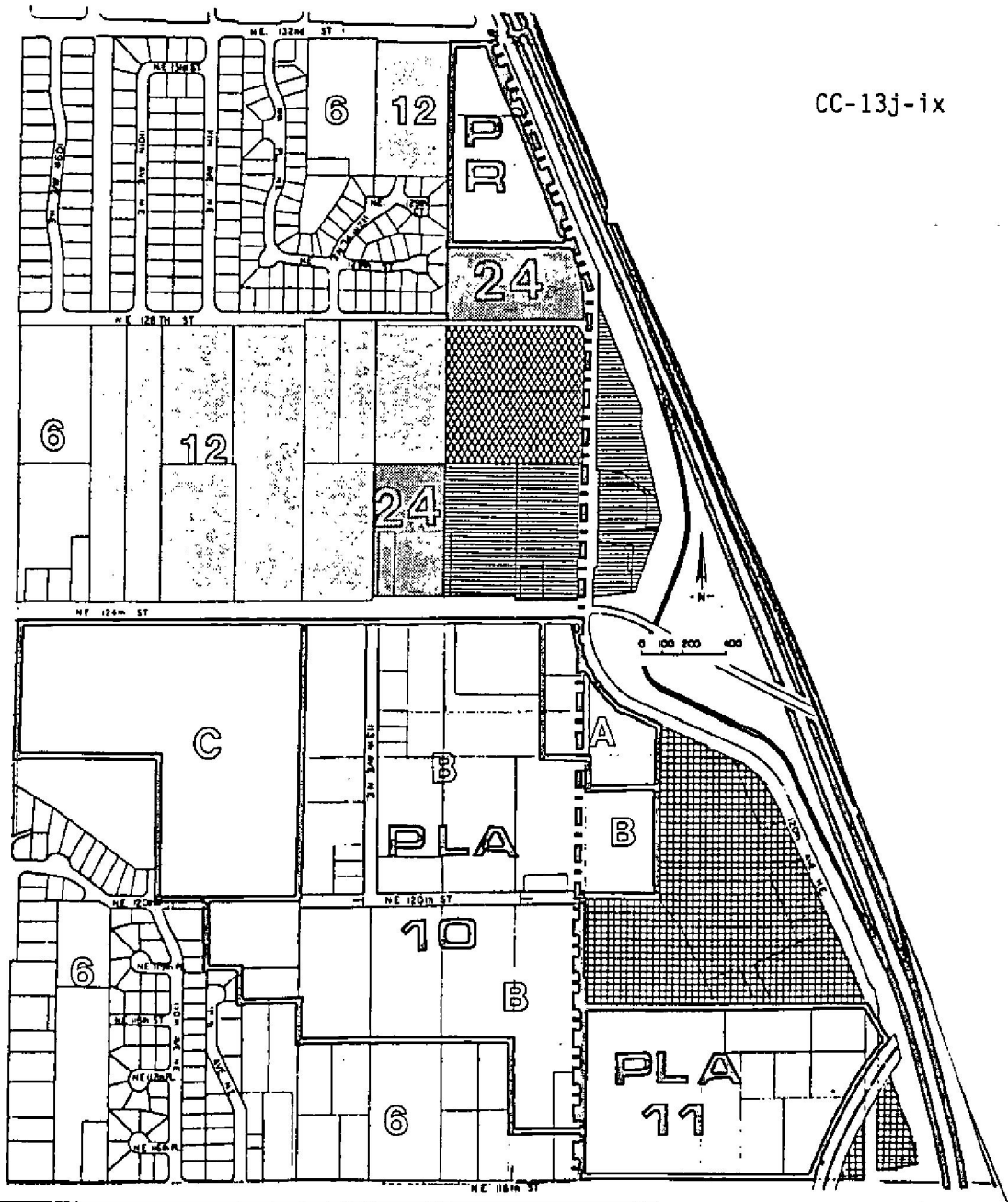
The adjacency and interrelationship of this subarea with Subarea B make residential use inappropriate. As discussed for Subarea B, residential uses within this subarea also would exacerbate already congested traffic conditions. In addition, preservation of the slope and wetlands would leave little usable land for a residential subdivision. Office uses which are limited in bulk would provide for a reasonable use of the land, as well as allow for preservation of the wetlands and the slope and provide compatibility with adjacent residential uses. Accordingly, development of offices in Planned Area 10C should be subject to the following standards:

Standards are listed for development of Planned Area 10C.






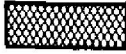



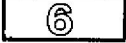
1. All building placement, internal roadways and utility services must be approved through a single hearing process.
2. The heavily vegetated and potentially unstable slope in the southern and western portion of the subarea should be preserved to provide a vegetated and topographic buffer to the single-family neighborhood to the south.
3. The significant wetland should be preserved. Development should be precluded within and immediately adjacent to the wetland.

4. Access through PLA 10B is encouraged. If this is not readily available, access should be from one point on N.E. 124th Street which is located to coincide with an access point on the north side of the street. Improvements to N.E. 124th Street, as needed to mitigate all traffic impacts should be made.
5. Structures should be compatible in scale and design with nearby residential uses.
6. Development should be separated from the single-family residential neighborhood to the west by a wide site obscuring landscaped area.

CC-13j-ix



LEGEND

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|---|----------------------------|---|--|
|  | Low Density Residential |  | Commercial |
|  | Medium Density Residential |  | Industrial |
|  | High Density Residential |  | Office |
|  | Office/Multi-Family |  | Park n Ride |
|  | Planned Area |  | Maximum Density (in dwelling units/acre) |

Directions: FIRST, read down to find USE...
THEN, across for REGULATIONS.

USE ZONE CHART

Zone PLA	Section 60.55a
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USE ↓
REGULATIONS ↑

USE	REQUIRED REVIEW PROCESS	MINIMUMS						MAXIMUMS				SPECIAL REGULATIONS
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES		
			FRONT	SIDE	REAR							
Restaurant or Tavern	Process IIB Chapter 152	None	20'	10' on each side	10'	80%	30' above average building elevation.	B	E	1 per each 100 sq.ft. of gross floor area	<ol style="list-style-type: none"> 1. Development must retain and maintain the existing hill form. Seventy-five percent (75%) of the significant trees on the hill form must be maintained. Supplemental plantings may be required. 2. Access must be directly from 120th N.E., or must be coordinated with commercial development to the west and must be from N.E. 124th. 3. Outdoor storage is not permitted. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 	
Hotel or Motel	Process IIB Chapter 152		20'	10' on each side	10'	80%	30' above average building elevation.	B	E	See Section 105.25	<ol style="list-style-type: none"> 1. Development must retain and maintain the existing hill form. Seventy-five percent (75%) of the significant trees on the hill form must be maintained. Supplemental plantings may be required. 2. Access must be directly from 120th N.E., or must be coordinated with commercial development to the west and must be from N.E. 124th. 3. Outdoor storage is not permitted. 4. May include meeting and convention facilities as part of this use. 5. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 	
Office Use 8782B/195A (p.1)	Process IIB Chapter 152	None	20'	5', but 2 side yards must equal at least 15'	10'	70%	30' above average building elevation.	B	E	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.	<ol style="list-style-type: none"> 1. Development must retain and maintain the existing hill form. Seventy-five percent (75%) of the significant trees on the hill form must be maintained. Supplemental plantings may be required. 2. Access must be directly from 120th N.E., or must be coordinated with commercial development to the west and must be from N.E. 124th. 3. Outdoor storage is not permitted. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. <p style="text-align: center;">9367B/195A(p.1)</p>	

CC-13k-t

Footnotes

- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For information of the regulations in this category, see Chapter 95.
- For details of what may exceed this height limit, see Chapter 115.
- For details regarding required yards, see Chapter 115.

Page

USE ZONE CHART

Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.

REGULATIONS
USE

USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE					
			FRONT	SIDE	REAR							
Public Utility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	30' above average building elevation.	E	B	See Section 105.25	<ol style="list-style-type: none"> 1. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. 2. Development must retain and maintain the existing hill form. Seventy-five percent (75%) of the significant trees on the hill form must be maintained. Supplemental plantings may be required. 3. Access must be directly from 120th N.E., or must be coordinated with commercial development to the west and must be from N.E. 124th. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 	
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	If adjoining a low density zone, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	C	B	See Section 105.25		
Public Transit Shelter	None	None	0'	0'	0'	100%	15' above average building elevation.	--	See Spc. Reg. #2	See Section 105.25	<ol style="list-style-type: none"> 1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. 2. May install transit route and information signs and markers. 	
Public Park	If one acre or more, then-- Process IIA Chapter 150 ----- Otherwise, none	None	Will be determined on a case-by-case basis				If adjoining a low density zone, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	--	B	See Section 105.25	<ol style="list-style-type: none"> 1. Development must retain and maintain the existing hill form. Seventy-five percent (75%) of the significant trees on the hill form must be maintained. Supplemental plantings may be required. 2. The design of the park must serve the needs of the area in which it is located. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 	

8782B/195A (p. 4)

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Footnotes

For other information about parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 100.
 For information of the regulations in this category, see Chapter 95.
 For details of what may exceed this height limit, see Chapter 115.
 For details regarding required yards, see Chapter 115.

Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.

USE ZONE CHART

Zone PLA 10B	Section 60.55c
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REGULATIONS ↓ USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				SPECIAL REGULATIONS	
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY		REQUIRED PARKING SPACES
			FRONT	SIDE	REAR						
Business Park (See Special Regulation #1)	Must be an approved Master Plan see Special Regulation #2.	25 acres	30'	20' (See Special Regulation #4)	20'	80%	If closer than 100' to a low density zone, 25' above average building elevation ---- Otherwise, the lower of 6 stories or 60 ft. Also see Special Reg. #5	As established in the Master Plan (See Special Regulation #2.)			<ol style="list-style-type: none"> The following business park uses are permitted: Office, wholesale trade, wholesale printing or publishing, manufacturing of electrical equipment, manufacturing of scientific or photographic equipment, packaging of prepared materials, manufacturing of textile or leather products from pre-prepared material, manufacturing of paper products from pre-prepared material, manufacturing of drugs, manufacturing of plastic products from pre-prepared material, ancillary warehouse and other compatible uses if approved within the Master Plan. Accessory uses (such as restaurant, day-care or limited sports facilities) intended for the use of the tenants of the subject if approved within the Master Plan are permitted. This use requires an approved Master Plan. Approval of the Master Plan shall be through Process III, Chapter 160. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, landscaping and access to any of the parcels within the planned area which are not within the Master Plan area. Subsequent to Master Plan approval, a deviation, as determined by the Planning Official, must be approved through Process I, Chapter 145; except deviations for increased height or gross floor area which must be approved through Process III, Chapter 160. Required yards pertain only to the perimeter of the subject property. Development must be compatible in height and placement with adjacent low density residential uses. Development of the subject property must be designed to minimize view obstruction to properties to the south. The City may require revision of the building design, site plan or landscaping plan in order to minimize noise and enhance the visual character of the area. Primary access shall be to N.E. 124th Street and at only one point. Secondary access points onto N.E. 124th Street are prohibited. Secondary access to 120th Avenue N.E. should be utilized if available. In the case that secondary access to 120th Avenue N.E. is not available at the time of master plan approval, the City may permit access to N.E. 116th Street. Analysis at that time must establish traffic impacts to the circulation system and to adjacent residential uses to aid in determining the appropriateness of this access point. A 50 foot wide site obscuring landscaped buffer must be provided adjacent to any low density residential zone. Vehicular circulation on the subject property must be designed to mitigate traffic impacts. The City may require on or offsite traffic control devices, roadway improvements, or limit development, if necessary, to further reduce traffic impacts. Outdoor storage is prohibited. The discharge of any substance which creates any impact detrimental to the environment or adjacent residents is not permitted. Development must retain and maintain the existing hill form located in the northeast portion of the subject property. Seventy-five percent (75%) of the significant trees on the hill must be maintained. Supplemental plantings may be required. Development is prohibited within the regulated slope in the southern portion of the planned area. Development in part of this zone may be limited by Chapter 90, regarding development near wetlands. In addition, the site must be designed to concentrate development away from, and to minimize impact on the wetlands. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. See the Section in Chapter 115, entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

9367B/195A(p.2)

For other information about parking and details of the regulations in 9367B/195A(p.3)
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CC-13k-111

Page

Footnotes

USE ZONE CHART

Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.

REGULATIONS
 USE

USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			REAR	LOT COVERAGE	MAXIMUMS			REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS					HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY		
			FRONT	SIDE	REAR							
Office Use	None	7,200	20	5', but 2 side yards must at equal 15'	10'	70%	If adjoining a low density zone, then 25' above average building elevation — Otherwise 30' above average building elevation	C	D	One per 300 sq. feet of gross floor area	<ol style="list-style-type: none"> 1. Primary access shall be to N.E. 124th Street, at only one access point for the entire planned area. Secondary access to N.E. 124th Street is prohibited. 2. Secondary access is permitted to 120th Avenue N.E. if available. 3. Development must retain and maintain the existing hill form located in the northeast portion of the subject property. Seventy-five percent (75%) of the significant trees on the hill must be maintained. Supplemental planting may be required. 4. Development is prohibited within the regulated slope in the southern portion of the planned area. 5. Vehicular circulation on the subject property must be designed to mitigate traffic impacts. The City may require on and offsite traffic control devices, roadway improvements, or limit development, if necessary, to further reduce traffic impacts. 6. Development in part of this zone may be limited by Chapter 90, regarding development near wetlands. In addition, the site must be designed to concentrate development away from, and to minimize impact on the wetlands. 7. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. See the Section in Chapter 115, entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. 8. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 	
Church	Process IIA Chapter 150	None	20	20' on each side	20'	70%	If adjoining a low density zone, then 25' above average building elevation — Otherwise 30' above average building elevation	C	D	See Sect. 105.25	<ol style="list-style-type: none"> 1. Primary access shall be to N.E. 124th Street at only one access point for the entire planned area. Secondary access to N.E. 124th Street is prohibited. 2. Secondary access is permitted to 120th Avenue N.E. if available. 3. Development must retain and maintain the existing hill form located in the northeast portion of the subject property. Seventy-five percent (75%) of the significant trees on the hill must be maintained. Supplemental planting may be required. 4. Development is prohibited within the regulated slope in the southern portion of the planned area. 5. Vehicular circulation on the subject property must be designed to mitigate traffic impacts. The City may require on and offsite traffic control devices, roadway improvements, or limit development, if necessary, to further reduce traffic impacts. 6. Development in part of this zone may be limited by Chapter 90, regarding development near wetlands. In addition, the site must be designed to concentrate development away from, and to minimize impact on the wetlands. 7. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. See the Section in Chapter 115, entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 8. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 	

8782B/195A (p. 8)

9367B/195A(p.6)

Footnotes

For other information about parking and parking areas, see Chapter 90.
 For details of the regulations in this category, see Chapter 90.
 For information of the regulations in this category, see Chapter 90.
 For details of what may exceed this height limit, see Chapter 90.
 For details regarding required yards, see Chapter 90.

CC-13k-iv

Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.

USE ZONE CHART

Zone PLA 10B	Section 60.55e
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REGULATIONS USE	REQUIRED REVIEW PROCESS	MINIMUMS						MAXIMUMS				SPECIAL REGULATIONS
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES		
			FRONT	SIDE	REAR							
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	20'	70%	If closer than 100' to a low density zone, 25' above average building elevations ----- Otherwise 30' above average building elevation.	A	B	See Section 105.25	<ol style="list-style-type: none"> Development must retain and maintain the existing hill form located in the northeast portion of the subject property. Seventy-five percent (75%) of the significant trees on the hill must be maintained. Supplemental planting may be required. Primary access must be to N.E. 124th Street through one access point for the planned area. Secondary access to N.E. 124th Street is prohibited. Outdoor uses are not permitted. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the "City" as a whole. Development in part of this zone may be limited by Chapter 90, regarding development near wetlands. In addition, the site must be designed to concentrate development away from, and to minimize impact on the wetlands. Development is prohibited within the regulated slope in the southern portion of the planned area. Any building's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulations" for further details. Traffic may not significantly impact any residential neighborhood. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 	
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%		D	B	See Section 105.25		
Public Transit Shelter	None	None	None	None each side	None	100%	15' above average building elevation.	--	See Sp. Reg. #2	None	<ol style="list-style-type: none"> May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers. 	
Public Park 8782B/195A(p.10)	If one acre or more, then Process IIA Chapter 150 ----- Otherwise, none	None	Will be determined on a case-by-case basis				25' above average building elevation.	--	B	See Section 105.25	<ol style="list-style-type: none"> Development must retain and maintain the existing hill form located in the northeast portion of the subject property. Seventy-five percent (75%) of the significant trees on the hill must be maintained. Supplemental planting may be required. Primary access must be to N.E. 124th Street through one access point for the subarea. Secondary access to N.E. 124th Street is prohibited. Development in part of this zone may be limited by Chapter 90, regarding development near wetlands. In addition, the site must be designed to concentrate development away from, and to minimize impact on the wetlands. Development is prohibited within the regulated slope in the southern portion. The design of the park must serve the needs of the area in which it is located. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulations" for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. <p style="text-align: right;">9367B/195A(p.4)</p>	

For other information about parking and parking areas, see Chapter
 For details of the regulations in this category, see Chapter
 For information of the regulations in this category, see
 For details of what may exceed this height limit,
 For details regarding required yards, see Chapter

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Footnotes