## ORDINANCE NO. 3055

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING AND LAND USE AND AMENDING ORDINANCE 2740 AS AMENDED, THE KIRKLAND ZONING ORDINANCE (FILE NO. IV-87-42)

Whereas, the City Council has received from the Kirkland Planning Commission a recommendation to amend certain sections of the text of the Kirkland Zoning Code, Ordinance 2740 as amended, all as set forth in that certain report and recommendation of the Planning Commission dated September 17, 1987 and bearing Kirkland Department of Planning and Community Development File No. IV-87-42; and

Whereas, prior to making said recommendation the Planning Commission, following notice thereof as required by RCW 35A.63.070, on September 17, 1987, held a public hearing on the amendment proposals and considered the comments received at said hearing; and

Whereas, pursuant to the State Environmental Policies Act there has accompanied the legislative proposal and recommendation through the entire consideration process, a final determination of non-significance, including supporting environmental documents, issued by the responsible official pursuant to WAC 197-11-340 and WAC 197-11-390; and

Whereas, in regular public meeting the City Council considered the environmental documents received from the responsible official, together with the report and recommendation of the Planning Commission, as well as a timely filed challenge of said recommendation.

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

Section: 1: Zoning text amended: The following specified sections of the text of Ordinance 2740 as amended, the Kirkland Zoning Ordinance, be and they hereby are amended to read as follows:

As set forth in Attachment A which by this reference is incorporated herein.

Section 2: 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 3: The subject matter of this ordinance and the permit herein granted, pursuant to Ordinance 2001, is subject to the disapproval jurisdiction of the Houghton Community Council, and therefore, this ordinance shall become effective within the Houghton Municipal Corporation only upon approval of the Houghton Community Council or the failure of said Community Council to disapprove this ordinance within 60 days of the date of the passage of this ordinance.

Section 4: Except as provided in Section 3, this ordinance shall be in full force and effect five days from and after its passage by the Kirkland City Council and publication pursuant to Section 1.08.017, Kirkland Municipal Code in the summary form attached to the original of this ordinance and by this reference approved by the City Council, as required by law.

Passed by majority vote of the Kirkland City Council in regular, open meeting this 5th day of October......, 1987.

Signed in authentication thereof this <u>5th</u> day of October 1987.

ATTEST:

MAYOR PRO TEM

APPROVED AS TO FORM:

City Attorney

8217C/288A/TS:cw

- 180. Cross Section (Drawing) A visual representation of a vertical cut through a structure or any other three-dimensional form.
- 185. <u>Culvert</u> An open-ended cylindrical structure generally used for the conveyance of storm waters.
- 190. Curb Cut The connection of an access drive or a driveway with a street which may entail a structural alteration to the curb by lowering the height of part of the curb.
- 5.192. Day-Care Center In RS Zones, A a Day-Care operation with thirteen (13) or more shildren-attendees at any one time, not including immediate family members who reside in the center. For all other zones, see Day-Care Operation.
  - 193. Day-Care Home A Day-Care operation with no more than six (6) ελɨldren-attendees at any one time, not including immediate family members who reside in the home.
  - 194. Day-Care Operation The temporary care of ehildren persons in a residence or structure on a regular recurring basis for pay or other valuable consideration, including but not limited to the furnishing of shelter, sustenance, supervision, education or other supportive services.
  - 195. Dedication The deliberate appropriation of land by an owner for public use or purpose, reserving no other rights than those that are compatible with the full exercise and enjoyment of the public uses or purpose to which the property has been devoted.
  - 200. Deleterious Material Any substance which may cause harm to existing lifeforms with which it comes into contact. Substances used for gardening such as fertilizers or weed control, when applied as directed, are not considered to be deleterious in this Code.
  - 205. Detention of Storm Water The physical entrapment of water occurring as a result of precipitation and the mechanically controlled release of the entrapped waters into the public storm drainage systems or into a stream or lake.
  - 210. Development Activity Any work, condition or activity which requires a permit or approval under this Code or the Uniform Building Code.
  - 215. Development Permit Any permit or approval under this Code or the Uniform Building Code that must be issued before initiating a use or development activity.

Ordinance 0-3055 Attachment A

- 500. Marquee Sign Any sign which forms part of, or is integrated into, a marquee or canopy and which does not extend horizontally beyond the limits of such marquee or canopy.
- 505. Master Plan A complete development plan for the subject property showing: placement, dimensions and uses of all structures as well as streets and other areas used for vehicular circulation.
- 5.510. Maximum Lot Coverage The maximum percentage of the surface of the subject property that may be covered with structures, other than outdoor swimming pools, or any other materials which will not allow for the percolation of water into the underlying soils. Wood decks may be excluded if constructed with gaps between the boards and if there is pervious surface below the decks. If the subject property contains more than one use, the maximum lot coverage requirements for the predominant use will apply to the entire development.
  - 515. Medium Density Use Detached, attached, or stacked dwelling units on a subject property which contains at least 3,600 square feet per unit but not more than 7,199 square feet per unit.
  - 520. Medium Density Zones The following zones:
    RS-5-0; RM 5.0; RM 3.6; WD-1; WD-111; PLA 3;
    PLA 6 E, F, G, J; and PLA 7 A.
  - 525. Mean Sea Level The level of Puget Sound at zero tide as established by the US Army Corps of Engineers.
  - 527. Mini-Day-Care Center A Day-Care operation with seven (7) to twelve (12) shildren-attendees at any one time, not including immediate family members who reside in the center.
  - 528. Mini-School A school operation with seven (7) to twelve (12) attendees at any one time, not including immediate family members who reside in the school.
  - 530. Minor Lake Any lake shown on the Environmentally Sensitive Areas Map, as adopted by the City Council and on file in the Planning Department, other than Lake Washington.

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537. Modify - As used in Chapters 75, 122 and 125, the word modify means to allow or require a deviation from the provisions of this Code.

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a. In RS 35 Zones, the affinium lot size is 35,000 square feet.
b. In RS 12.5 Zones, the minimum lot size is 12,500 square feet.
d. In RS 8.5 Zones, the minimum lot size is 8,500 square feet.
d. In RS 7.2 Zones, the minimum lot size is 8,500 square feet.
e. In RS 5.0 Zones, the minimum lot size is 7,200 square feet.
e. In RS 5.0 Zones, the minimum lot size is 5,000 square feet.
lin RS 35, 12.5, 8.5, and 7.2, and 5.0 Zones, not more than one dwelling unit may be on each lot, regardless of the size of the lot. side yards average the Zoning must equal at least building elevation Map. See Special 15 feet. Regulation Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject Attached Precess 5,000-5q-ft 201 6-----10: 501 251-above TR4s-use-is-not-allowed-at-those-locations-where-it-is-specifically-inconsistent-with-the ٨ Dwelling-Unit. 1,7.pes 118 side-yards This-use-is average building dwelling comprehensive-plan. Chapte-MUSE-egual Chapter-lis-contains-regulations-regarding-nome-occupations-and-other-accessory-usesonly-perat-least mitted-in-an facilities-and-activities-associated-with-this-use. 15-feet, Aday-three-and-easy-rever-asservation-many-muse.
Aday-three-many-many-many-three-to-gradual-to-and-within-100-feet-of-a-low
density-zone-may-not-exceed-50-feet-if-any-part-of-thet-structure-within-100-feet-of-tne 45-5-0-2 me. low-dessity-some-exceeds-15-feet-above-average-building-elevation---Sec-the-Section-in Chapter-115-entitled-Distance-Between-Structures-Regarding-Maximum-Horizontal-Facade-Regulation-for-further-delails. Refer-to-Chapter-1-to-determine-what-other-provision-of-this-Gode-may-apply-to-the-subject Non-1. Minimum lot size per dwelling unit is as follows:
a. In RS 35 Zones, the minimum lot size is 35,000 square feet.
b. In RS 12.5 Zones, the minimum lot size is 12,500 square feet.
c. In RS 6.5 Zones, the minimum lot size is 8,500 square feet.
d. in RS 7.2 Zones, the minimum lot size is 7,200 square feet.
e. In RS 5.0 Zones, the minimum lot size is 5,000 square feet. Process IIA As estab-Chapter 150 lished on 5" but 2 10 50% 25' above Commercial lished on side yards average Section 105.25 Recreation the Zoning must equal building Area or Map. See at least Club House elevation Special Regulation 2. May be permitted only if it will not adversely impact any residential area that it does not serve.

Must provide pedestrian access from locations served by the area or clubhouse.

Location and site design must minimize the need for parking.

Hours of operation may be limited to reduce adverse impact on a residential neighborhood.

Any structure's horizontal dimension, that as any abile to end-within-100 feet of a low-dern
Thy use may none sweed-50 feet it may park of that canoting within 100 feet of the low
dered as unsupercond. It face have jumps building a lawting. If any oper the lowstep use may not exceed-50 feet if any part of that thructure within 100-feet at the low-density use exceeds its feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:

a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or

b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details. Herizontial Facade Regulations for further details.

Refer to Chapter I to determine what other provision of this Code may apply to the subject property. 5836C/233A(5390A/83A)5-20-87/75:-k 6836C/233A(5390A/83A)Pg.2/9-29-87/T5:rk: 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. Page **Restonsioo**? For details of what may exceed this height limit, see Chapter 115. 32

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Ûuse c	<b>U</b> REGULATIC		\$ \$ \$ \$	MI	REQUIRE	7	55.6	MAXIMI B S S S S			77	SPECIAL REGULATIONS
Church	- 6 M	rocess-11A napter-150 se Special supstion	As estab- lished on the Zoning Map. See Special Regulation fl.	20	or on	_	703	25' above average building elevation	c	8	See Section 108-25- 1 for every 4 People based on maximum occupancy load of my area of worsh; See Spec. Reg. #5.	structure is adjoining a low density zone. Inch either:  a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in which. See the Section in Chapter 15 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
School or Day Care Center	5 to 6 to	rocess-II8 napter-152 se Special squiation #11	the Zoning Map. See Special Regulation #1	acc mor chi 50' If th accom stude then- 20'	this use commodate 54 e students deren, the sol on modate 13 ats or cni 20 on each side therwise—5', but 2 ide yards sust least 15 feet	or or 50' 13ren,		25' above average building elevation		Beegpec.	Section 105.25	a. If the subject property, including all contiguous property owned by the applicant and review process is Process IIA. Chapter 150.  b. If the subject property, including all contiguous property owned by the applicant and field by others for future use by the applicant, is five or more acres, a Master Plain, approved through Process IIB. Chapter 152, is required. Ine Master Plain must, show building placement, building dimensions, roadways, utility locations, land uses within the Master Plain area, parking location, buffering, and landscaping.  6. Nefer to Chapter 1 to determine what other provision of this Code may apply to the subject property.  1. Minimum lot size per dwelling unit is as follows:  a. In RS 35 Zones, the minimum lot size is 35,000 square feet.  b. In RS 12.5 Zones, the minimum lot size is 8,500 square feet.  c. In RS 8.5 Zones, the minimum lot size is 8,500 square feet.  d. In RS 7.2 Zones, the minimum lot size is 7,200 square feet.  e. In RS 5.0 Zones, the minimum lot size is 7,200 square feet.  e. In RS 5.0 Zones, the minimum lot size is 7,200 square feet.  e. In RS 5.0 Zones, the minimum lot size is 7,200 square feet.  e. In RS 5.0 Zones, the minimum lot size is 7,200 square feet.  e. In RS 5.0 Zones, the minimum lot size is 7,200 square feet.  c. The property is served by a collector or arterial street.  7. A 6 high Tence along the Side and rear property lines is required only along the property lines adjacent to the outside play areas.  4. Hours of operation and maximum number of attendees at one time may be himsted to reduce
6836C/Z33A(5	53904/	/83A)Pg. 3/	0-01-87/T5:d	i:								impacts on nearby residential uses. REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE 6836C/233A(5390A/83A)Pg.4/10-01-87/T5:GC
F00	මර්ත	oles							Ĺ	L		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 105.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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CHART Zone Section 15.10.b. SPECIAL REGULATIONS Structured play areas must be setback from all property lines as follows: a. 20' if this use can accommodate 50 or more students or children.
b. 10' if this use can accommodate 13 to 49 students or children. c. Otherwise, 5'. c. Otherwise, 5'.

An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading area on a case-by-case basis, depending on the number of stiendees and the extent of the abuting right-of-way improvements. Carpooling, staggered loading/uniqualing time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses, lifethus-use-can-accumulate-more-than-by The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.

Electrical Expited signs shall not be permitted.

Any-structure's nericontal dimension that is parallel to and within 100 feet of a low den-Any acresses a nericonser elemant the support of the structure within 100 for the four density uper exceeds of feet if any port of the structure within 100 for of the four density uper exceeds 15 feet whore average building elevation; - If any portion of a density use exceeds if rect above exerage barieting elevation: It any portion or a structure is adjointing a low density zone, then either:

a. The height of that portion of the structure shall not exceed 15 feet above everage building elevation, or the portion of the structure which is perallel to the boundary of the low density zone shall not exceed 50 feet in width.

See the Section in Chapter 115 entitled Distance between Structures Regarding Maximum See the Section in Emapter IIs entitled <u>Uistance Between Structures Ragarding Maximum</u>
Horizontal Facade Regulations for further details.

8. 10. May include accessory living facilities for staff persons.

11. The required review process is as follows:

8. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process IIA, Chapter 150

b. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is five or more acres, a Master Plan, approved through Process IIB, Chapter 152, is required. The Master Plan must show building placement, building disensions, roadways, utility location, land uses within the Master Plan area, parking location, buffering, and landscaping.

8. 12. Refer to Chapter I to determine what other provision of this Code may apply to the subject property. 13. These uses are subject to the requirements established by the Department of Social and Health Services (MAC 388-73). 10. No-required-review-process-is-necessary-for-up-to-two-portable-classrooms-per-site-provided that-those-classrooms-are-ancillary-to-an-established-school-use-and-that-they-do-not exceed-12-consecutive-months-duration. 6836C/233A(5390A/83A)Pg.5/10-01-87/TS:dc 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 beight limit, see Chapter 115.

For details requestion required wards see Chapter 115. Page 33A -For details regarding required vards, see Chapter 115.

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Mini-school or Mini-Day		As estab- lished on the 20ming Map See Special Regulation #1	20.	5' but 2 sides wards must equal at least 15'	10°	50 <b>1</b>	25' above average building elevation.	E	В 24/2/EEE	See Section 105.25	1. Minimum lot size per chelling unit is as follows:  a. In RS 35 Zones, the minimum lot size is 35,000 square feet. b. In RS 12.5 Zones, the minimum lot size is 12,500 square feet. c. In RS B.5 Zones, the minimum lot size is 12,500 square feet. d. In RS 7.2 Zones, the minimum lot size is 8,500 square feet. e. In RS 5.0 Zones, the minimum lot size is 5,000 square feet. e. In RS 5.0 Zones, the minimum lot size is 5,000 square feet. e. In RS 5.0 Zones, the minimum lot size is 5,000 square feet. e. In RS 5.0 Zones, the minimum lot size is 5,000 square feet. e. In RS 5.0 Zones, the minimum lot size is 5,000 square feet. e. In RS 5.0 Zones, the minimum lot size is 5,000 square feet. e. In RS 5.0 Zones, the minimum lot size is 5,000 square feet. e. In RS 5.0 Zones, the minimum lot size is 5,000 square feet. e. In RS 5.0 Zones, the minimum lot size is 5,000 square feet. e. In RS 5.0 Zones, the minimum lot size is 5,000 square feet. e. In RS 5.0 Zones, the minimum lot size is 5,000 square feet. e. In RS 5.0 Zones, the minimum lot size is 5,000 square feet. e. In RS 5.0 Zones, the minimum lot size is 5,000 square feet. e. In RS 5.0 Zones, the minimum lot size is 7,200 square feet. e. In RS 5.0 Zones, the minimum lot size is 7,200 square feet. e. In RS 5.0 Zones, the minimum lot size is 7,200 square feet. e. In RS 5.0 Zones, the minimum lot size is 7,200 square feet. e. In RS 5.0 Zones, the minimum lot size is 7,200 square feet. e. In RS 5.0 Zones, the minimum lot size is 7,200 square feet. e. In RS 5.0 Zones, the minimum lot size is 7,200 square feet. e. In RS 5.0 Zones, the minimum lot size is 7,200 square feet. e. In RS 5.0 Zones, the minimum lot size is 7,200 square feet. e. In RS 5.0 Zones, the minimum lot size is 7,200 square feet. e. In RS 5.0 Zones, the minimum lot size is 7,200 square feet. e. In RS 6.0 Zones, the minimum lot size is 7,200 square feet. e. In RS 6.0 Zones is minimum lot size is 5,200 square feet. e. In RS 6.0 Zones is minimum lot size is 7,200 square feet. e. In RS 6.0 Zones is minimum lot size i
Fool	motes		<u> </u>					Ĺ	Ĺ		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 vards, see Chapter 115.

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Ûnse ➡	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$		<b>*</b>		38	MAXIM	1 S			SPECIAL REGULATIONS
<b>G</b> olf Course	Protess IFA Chapter ISG	l acre		50' on in	50'	~~	es above byerage puilding elevation.	E		Section 105.25	1. Site design must minimize adverse impacts on surrounding residential meighborhoods.  2. May not include minimize golf.  3. The following accessory uses are specifically permitted as part of this use.  4. Equipment storage facilities.  5. Retail sales and rental of golf equipment and accessories.  6. A restaurant.  4. Any-structure is norizontal dimension that is parallel to and within 100 feet of a levelow density use agraeds is feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:  a. The height of that portion of the structure shall not exceed 15 feet above average building elevation.  5. The horizontal length of any farade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.  5. See the Section in Chapter 115 entitled distance between Structures Regarding Maximum Horizontal Facade Regulations for further details.  6. Seeffer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Public Stility	Process 41A Chapter 159 See Special Regulation	None	30,	20° on each side	200		5' above average building elevation.	A	1 1	See Section 105.25	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. Any-building's-horizontal dimension that is parallel to and within-100-feet-of-a-low-dumstry wee may not exceed 50 feet if any-part of that structure within 100-feet-of-the-low-density use exceeds 15-feet above awarage-building elevations— If any portion of a structure is adjoining a low density zone, then either:  a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or  b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.  See the Section in Chapter 115 entitled Distance Between Structure's Regarding Maximum Horizontal Facade Regulations for further details.  2. Traffic_camous_synticantly_impact_any-esidential-neighborhood.  3. The required review process is as follows:
Government Facility	arocess JIA Chaptee - ISO See Special Regulation F3	c	טא! דעט	10° on each side ED ON THE			25' above overage outlding elevation.	5 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8		See Section 105.25	a. If the subject property, including all contiguous property owned by the applicant and held by Others for Toture use by the applicant, is less than five acres, the required review process is Progess [18, Chapter 150]  b. If the subject property, including all contiguous property bunded by the applicant and held by others for future use by the applicant, is five or more acres, a Master Plan, approved through Process [18, Chapter 152, is required. The Master Plan must snow building placement, building diemsions, roadways, utility locations, languises within the Master Plan area, parking location, buffering, and landscaping.  4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject subject property.  5. For a Bovernment facility use, Landscape Category A, B, or C may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.  REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE  6836C/.233A(539UA/83A)Pg.8/10-01-87/TS:dc
Foot	notes	_	1		<del>- 1</del>						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 years, see Chapter 115.

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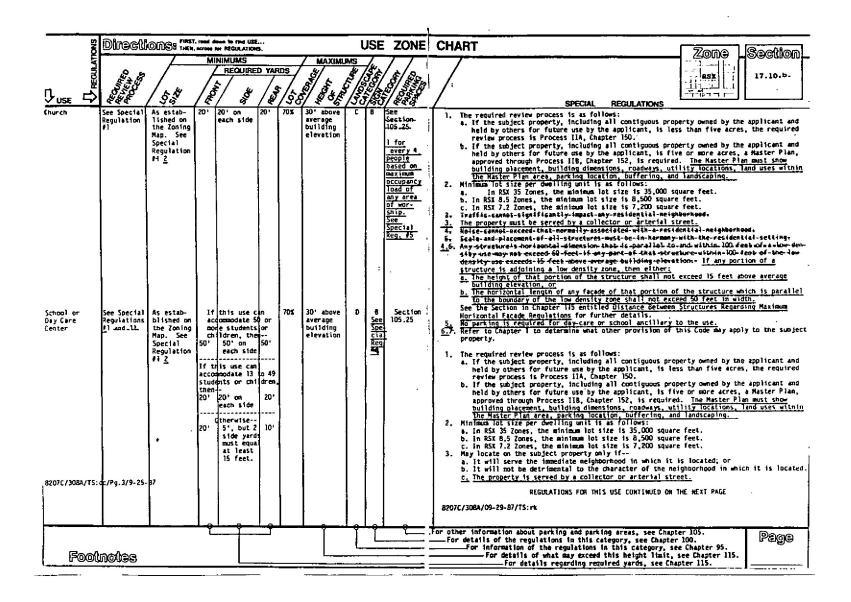
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Public Transit Shelter 6836C/233A(539	Мопе	None	None	None	None	100%	15' above average building elevation.		ee ppc. Regs. 2	None	1. May be permitted only if it will not unreasonably impede pedestrian movement or Create traffic safety problems.  2. May install transit route and information signs and markers.  6836C/233A(\$390A/83A)Pg.9/9-30-87/TS:rk:dc:cw
Fool	inotes	<del></del>	L		<del></del>	1		1			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.  34

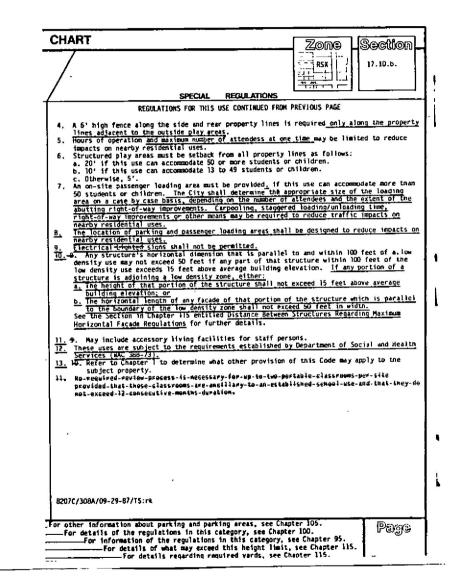
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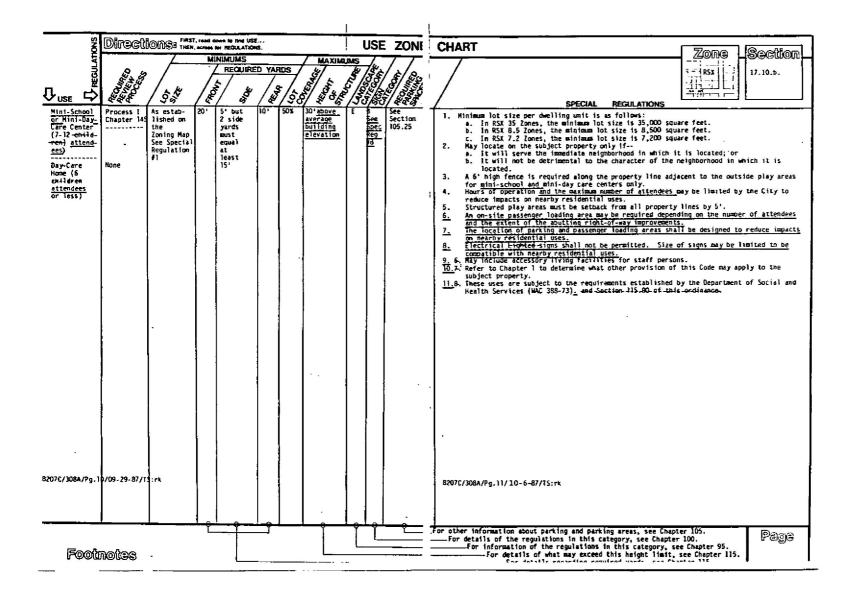
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TONS	Direct	ions: #	_	from to find US for REGULATION	E				USE	ZONE	CHART Zone Section
① REA □		55	/4	REQUIRE	D YA	RDS S	MAXIM SE SE S	UMS			SPECIAL REGULATIONS  17.10.a.
Detached Dwelling Unit	None	As estab- lished on the Zoning Map. See Special Regulation	20,	5' each side	10'	50x	30' above average building elevation.	E	A	2.0 per dwelling unit.	1. Minimum lot size per dwelling unit is as follows: a. In RSX 35 Zones, the minimum lot size is 35,000 square feet. b. In RSX 8.5 Zones, the minimum lot size is 8,500 square feet. c. In RSX 7.2 Zones, the minimum lot size is 7,200 square feet. In RSX 35, 8,5, and 7.2 Zones, not more than one dwelling unit may be on each lot, regardless of the size of the lot. 2. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
	Process 11A Chapter 150		20'	5' but 2 side yards must equal at least 15 feet	10.	50X	30' above average Duliding elevation	С	В	See Section 105.25	1. Minimum lot size per dwelling unit is as follows:  a. In RSX 35 Zones, the minimum lot size is 35,000 square feet.  b. In RSX 8.5 Zones, the minimum lot size is 3,500 square feet.  c. In RSX 7.2 Zones, the minimum lot size is 7,200 square feet.  2. May be permitted only if it will not adversely impact any residential area that it does not serve.  3. Must provide pedestrian access from locations served by the area or clubhouse.  4. Location and site design must minimize the need for parking.  5. Hours of operation may be limited to reduce adverse impact on a residential meighborhood.  6. Any structure's horizontal-dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if may part of that structure within 100 feet of a structure is adjoining a low density zone, then either:  a. The height of that portion of the structure shall not exceed 15 feet above average building elevation; or  b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.  See the Section in Chapter 11s entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.  7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
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_ Foota	esto:								Ľ		or 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 helpin limit, see Chapter 115.  For details regarding required wards, see Chapter 115.

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Utility Chapter-150 cache 150 each side average building elevation.  See Sec   1. May be permitted only if locating this use in the immediate area of the subject property see Section   105.25	9	Dina	Margas FR	ST, read	down to find 12	<b>.</b>						
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Public  Processing  Processing		1		1	1	İ	ł		ı		105.25	3. The following accessory uses are specifically permitted as part of this use.
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Interguired review process, is as follows:  a. If the subject property, including all contiguous property bened by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process [16, Chapter 150].  b. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is five or movie acres, a Master Plan, approved through Process [18, Chapter 152, is required. The Master Plan and Approved through Process [18, Chapter 152, is required. The Master Plan area, parting discussions, readways, utility floations, land uses within the Master Plan area, parting location, buffering, and landscaping.  4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.  5. For a Sovernment Facility use, Landscape Catergary A, B, or C may be required depending on the two of use on the subject property and the impacts associated with the use on the nearby uses.  For other information about parking and parking areas, see Chapter 105.  For information of the regulations in this category, see Chapter 106.  For information of the regulations in this category, see Chapter 106.  For details of the regulations in this category, see Chapter 106.  For details of the regulations in this category, see Chapter 106.	8207C/308A/09-2	9-87/T5: rk								1	٠,	] The transfer of the transfer
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Ores C		7		NIMUMS REQUIRE		MAXIMO	n/c		77	SPECIAL REGULATIONS
Public Transit Shelter	None	None	None		None 100%	15' above average building elevation.		See Spc. Regs #2	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  8207C/308A/Pg.	If one acre or more, then Process IIA Chapter 150 Otherwise, none		u11	The determinate of the state of	ined on basis	30' spove average building elevation.		B	See Section 105.25	1. The design of the park must serve the needs of the area in which it is located.  2. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.  3. Any structure's horizontal dimension-that-49 parablel-so and within-100-feet-of-a-low-density use expects 16 feet above average building elevation:— If any portion of a structure is adjoining a low density zone, then either:  a. The height of that portion of the structure shall not exceed 15 feet above average building elevation; or b. The norizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.  See the Section in Chapter 115 entitled Distance between Structures Regarding Maximum Horizontal Facade Regulations for further details.  8207C/30BA/Pg.9/09-29-87/T5:rk
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յացը ⊏>	444	1 38					A	\ <u>`</u> 20	900	1445	SPECIAL REGULATIONS  -1:-Gross-floor-area-for-this-use-may-not-exceed-18,000 -1:-Gross-floor-area-for-this-use-may-not-exceed-18,000 -1:-Gross-floor-area-for-this-use-may-not-exceed-18,000 -1:-Gross-floor-area-for-this-use-may-not-exceed-18,000 -1:-Gross-floor-area-for-this-use-may-not-exceed-18,000 -1:-Gross-floor-area-for-this-use-may-not-exceed-18,000 -1:-Gross-floor-area-for-this-use-may-not-exceed-18,000 -1:-Gross-floor-area-for-this-use-may-not-exceed-18,000 -1:-Gross-floor-area-for-this-use-may-not-exceed-18,000 -1:-Gross-floor-area-for-this-use-may-not-exceed-18,000 -1:-Gross-floor-area-for-this-use-may-not-exceed-18,000 -1:-Gross-floor-area-for-this-use-may-not-exceed-18,000 -1:-Gross-floor-area-for-this-use-may-not-exceed-18,000 -1:-Gross-floor-area-for-this-use-may-not-exceed-18,000 -1:-Gross-floor-area-for-this-use-may-not-exceed-18,000 -1:-Gross-floor-area-for-this-use-may-not-exceed-18,000 -1:-Gross-floor-area-for-this-use-may-not-exceed-18,000 -1:-Gross-floor-area-floor-a
tretail establishment elling proceries and related items	Mone	None	20.	0,	0'	BÓ%	30° above average building elevation	*	r	l per each 300 sq.ft. of gross floor area	2. Any structure's horizontal diseason that is part of that structure within 100 feet of the 1 density zone may not exceed 50 feet if any part of that structure within 100 feet of the 100 density zone exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.  3. Refer to Chapter 1 to determine what other provision of this Code may apoly to the sub-2_det property.
	Process IIB Chapter 152	nature	nd 1d	pacts of th	e pro	posed	basis base use. The C in this zone	ty wi	n i	See Section 105.25	1. A particular use or development may be approved under this listing if- a. The use or development is principally geared towards serving the freeway traveler; and b. It is reasonable to anticipate that the use or development will be patronized by suf- ficient freeway travelers to support it.  2. 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 past 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 Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.  3. Refer to Chapter 1 to determine what other provision of this Code may apply to the sun- ject property.
Public Utility	None	None	201	0'	0,		30' above average building elevation	^		Section 105.25	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. Any building'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 Distance Between Structures Regarding Maximum Horizontal Facade
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ublic ransit helter	None	.None	ļ. 	0.	0.	100%	15' above average building elevation		See Spc. Reg.	None ·	<ol> <li>May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.</li> <li>May install transit route and information signs and markers.</li> </ol>
Public Park	f one acre or more, then trocess 11A thepter 150 therwise, eone	Nane		N be determine by case !			30' above average building elevation		В	See Section 105.25	<ol> <li>The design of the park must serve the needs of the area in which it is located.</li> <li>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 Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol>
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Foot	setomi		_								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.  72

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## SUMMARY OF ORDINANCE No. 3055

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING AND LAND USE, AND AMENDING ORDINANCE 2740 AS AMENDED, THE KIRKLAND ZONING ORDINANCE (FILE NO. IV-87-42).

<u>Section 1</u>. Makes certain changes to provisions of the Kirkland Zoning Ordinance, Ordinance 2740 as amended, as follows:

- A. Amends Sections 5.192, 5.193, 5.194, 5.527 and 5.528, which define "day care", "mini day care" and "mini school" by adding the term "mini school" as a permitted use and substituting the word "attendees" for the word "children" in order to allow inclusion of day care and mini school centers for senior citizens and other special interest groups.
- B. Amends Section 5.510, definition for "maximum lot coverage" to incorporate existing zoning code administrative interpretation no. 87-18, which excludes wood decks from being calculated as part of the maximum lot coverage requirement.
- C. Amends Section 5.520, definition of "medium density" to include the RM 5.0 classification and to delete the RS 5.0 classification.
- D. Amends Section 15.10.a-RS Zone Use Chart to remove attached dwellings as a permitted use in the RS 5.0 Zone and to clarify the special regulation relating to horizontal dimensions for structures in an RS Zone.
- E. Amends Sections 15.10.b through 15.10.d, inclusive RS Use Zone Charts to add "mini school" as a permissible use in an RS Zone. Adopts a new special regulation with respect to church, school, or day care center, public utility or government facility use within an RS Zone, requiring a master plan to be approved through process IIB chapter 152, if the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is five or more acres in size.
- F. Amends Sections 15.10b through 15.10d, inclusive, Use Zone Charts for RS Zone and section 17.10.a through 17.10.c, Use Zone Charts for RSX Zone by amending or modifying special use regulations for

the RS and RSX Zones, with regard to off-street-parking requirements for churches, landscaping requirements for government facilities and special review criteria for school, mini school, and day care centers in RS and RSX Zones. Also deletes special regulations 2, 3, and 4, relating to noise, traffic and scale of buildings as to golf courses, public utilities, government facilities and churches, within RS and RSX Zones. Adds "mini school" as a permitted use in RSX Zones, and clairifies the horizontal dimension regulations for structures within RS and RSX Zones.

G. Amends Section 35.10b, Use Zone Chart for FC 1 Zone to delete there from a special regulation which limited gross floor area of commercial uses within this Zone to 18,000 square feet or less.

Section 2. Is a savings clause which provideds for the validity of all other provisions of the Ordinance should any one part be determined to be invalid.

<u>Section 3</u>. Provides that the effective date of the Ordinance is affected by the disapproval jurisdiction of the Houghton Community Council.

Section 4. Authorizes publication of the Ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.17 Kirkland Municipal Code and establishes the effective date as five days after publication of summary, except as provided in Section 3.

The full text of this Ordinance will be mailed, without charge, to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its regular meeting on the 5th day of October 1987.

ity Clerk King

I certify that the foregoing is a summary of Ordinance 3055 approved by the Kirkland City Council for summary publication.