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 NOS. III-87-75, III-87-76, III-87-77, III-87-78, IV-87-81, IV-87-82).

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 reports and recommendations of the Planning Commission dated October 22, October 23, and November 13, 1987 and bearing Kirkland Department of Planning and Community Development File Nos. III-87-75, III-87-76, III-87-77, III-87-78, IV-87-81, IV-87-82; and

Whereas, prior to making said recommendation the Planning Commission, following notice thereof as required by RCW 35A.63.070, on October 15 and November 5, 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 reports and recommendations of the Planning Commission.

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. 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.

Passed by majority vote of the Kirkland City Council in regular, open meeting this 16th day of February, 1988 .

Signed in authentication thereof this 16th day of February , 1988.

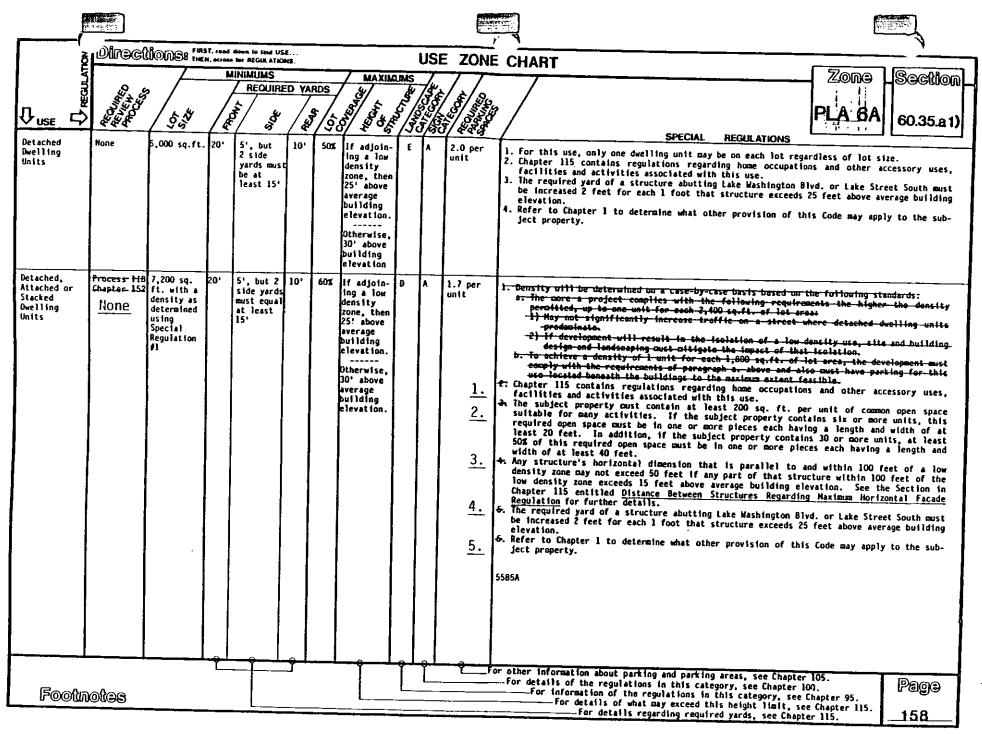
ATTEST:

MAYOR

APPROVED AS TO FORM:

City Attorney

9350C/289A/DC:br:np



Attachment A Ordinance 3079



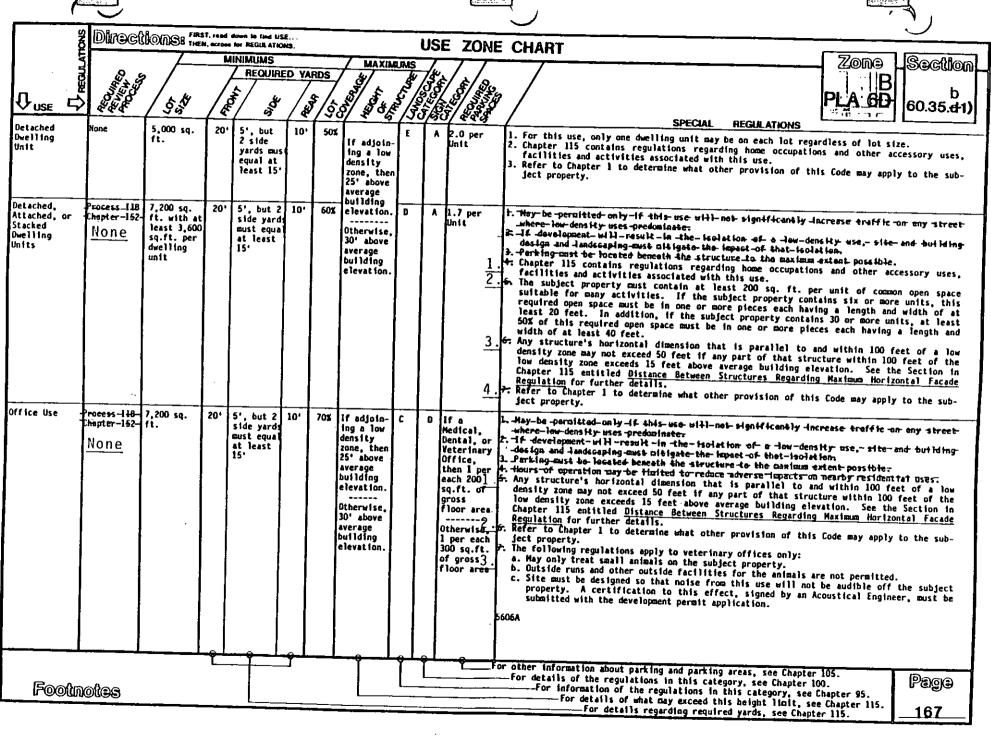


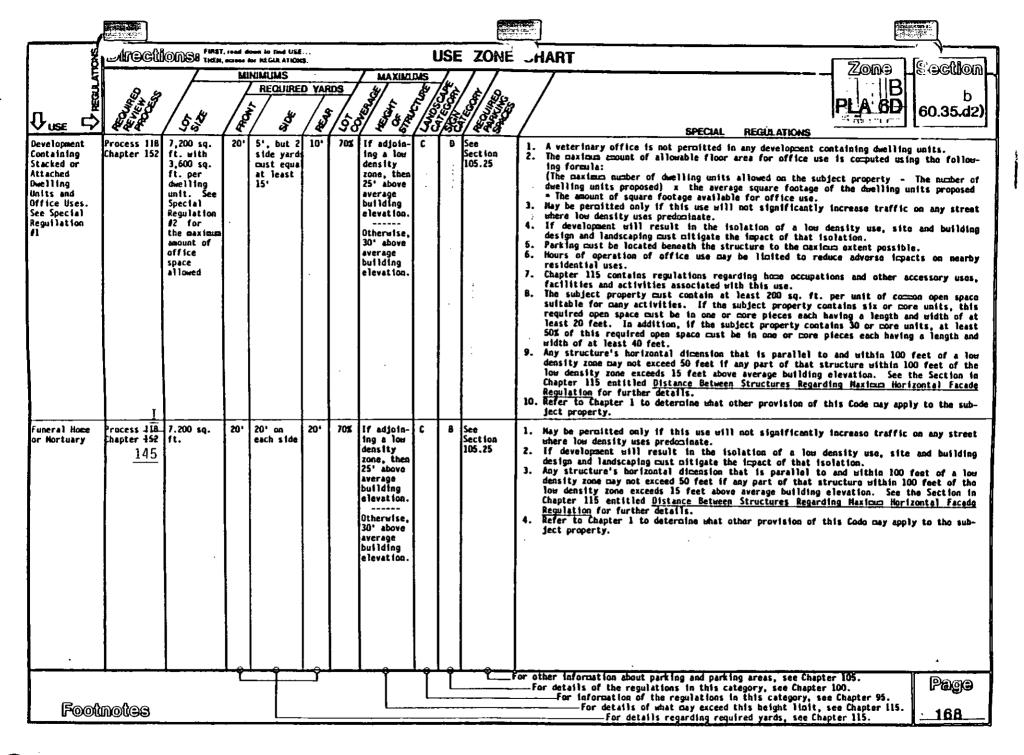


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Chapter 153 ft. each side each side ling a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation. Otherwise elevation. IIA	SPECIAL REGULATIONS ot significantly increase traffic on a street where detached dwelling units pre- te. relopment will result in the isolation of a low density use, site and building and landscaping must mitigate the impact of that isolation. cannot exceed that normally associated with a residential neighborhood. and placement of the structure must be in harmony with the residential setting. ructure's horizontal dimension that is parallel to and within 100 feet of a low y zone may not exceed 50 feet if any part of that structure within 100 feet of the nsity zone exceeds 15 feet above average building elevation. See the Section in tils entitled Distance Between Structures Regarding Maximum Horizontal Facade quired yard of a structure abutting take Washington Blvd. or Lake Street South e increased 2 feet for each 1 foot that structure exceeds 25 feet above average to Chapter 1 to determine what other provision of this Code may apply to the sub- operty.
children, then 50' 50' on 50' each side average building elevation. If this use can accommodate 13 to 49 or more students or children, then 20' 20' on 20' each side building elevation. Otherwise, 20' 5', but 10' 2 side yards must equal at least 15' least 15' zone, then 25' above average building elevation. If this use can elevation. Otherwise, 30' above average building elevation. It has use can elevation. Otherwise, 30' above average elevation. It has use can elevation. Otherwise, 30' above average building elevation. Otherwise, 20' 5', but 10' 2 side yards must equal at least 15' low dens the density low densit	significantly increase traffic on a street where detached dwelling units pre- e. e. clopment will result in the isolation of a low density use, site and building and landscaping must mitigate the impact of that isolation. ate on the subject property only if— will serve the immediate neighborhood in which it is located; or will not be detrimental to the character of the neighborhood in which it is cated. It is the fence along the side and rear property lines is required. I operation may be limited to reduce impacts on nearby residential uses. I operation may be set back from all property lines as follows: I det if this use can accommodate 50 or more students or children. I this use can accommodate 13 to 49 students or children. I the passenger loading area must be provided if this use can accommodate 50 or dents or children. I the passenger loading area must be provided if this use can accommodate 50 or dents or children. I the passenger loading area must be provided if this use can accommodate 50 or dents or children. I the passenger loading area must be provided if this use can accommodate 50 or dents or children. I the passenger loading area must be provided if this use can accommodate 50 or dents or children. I the passenger loading area must be provided if this use can accommodate 50 or dents or children. I the passenger loading area must be provided if this use can accommodate 50 or dents or children. I the passenger loading area must be provided if this use can accommodate 50 or dents or children. I the passenger loading area must be provided if this use can accommodate 50 or dents or children. I the passenger loading area must be provided if this use can accommodate 50 or dents or children. I the passenger loading area must be provided if this use can accommodate 50 or dents or children. I the passenger loading area must be provided if this use can accommodate 50 or dents or children. I the passenger loading area must be provided if this use can accommodate 50 or dents or children.
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Public Utility	Process IIA Chapter 150		20'	20' on each sid	20	70%	If adjoin- ing a low density zone, then 25' above	^	8	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 density zone may not exceed 50 feet if any part of that structure within 100 feet of the low
Government facility	Process IIA Chapter 150	None	201	10° on each sid	10	70 x	building elevation. Otherwise, 30' above average building elevation.	С	8	See Section 105.25	Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade</u> Regulation for further details. 3. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Public Transit Shelter	None	None	None	Mone	None	100%	15' above average building elevation.		See Spc Reg	Hone	Nay 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	If one acre or more, then Process IIA Chapter 150 Otherwise, none	Kone	W1 ca	Il be deter se-by-case	mined basis		If adjoin- ing a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.		8	See Section 105.25	1. The design of the park must serve the needs of the area in which it is located. 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 part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. See the Section in Regulation for further details. 3. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
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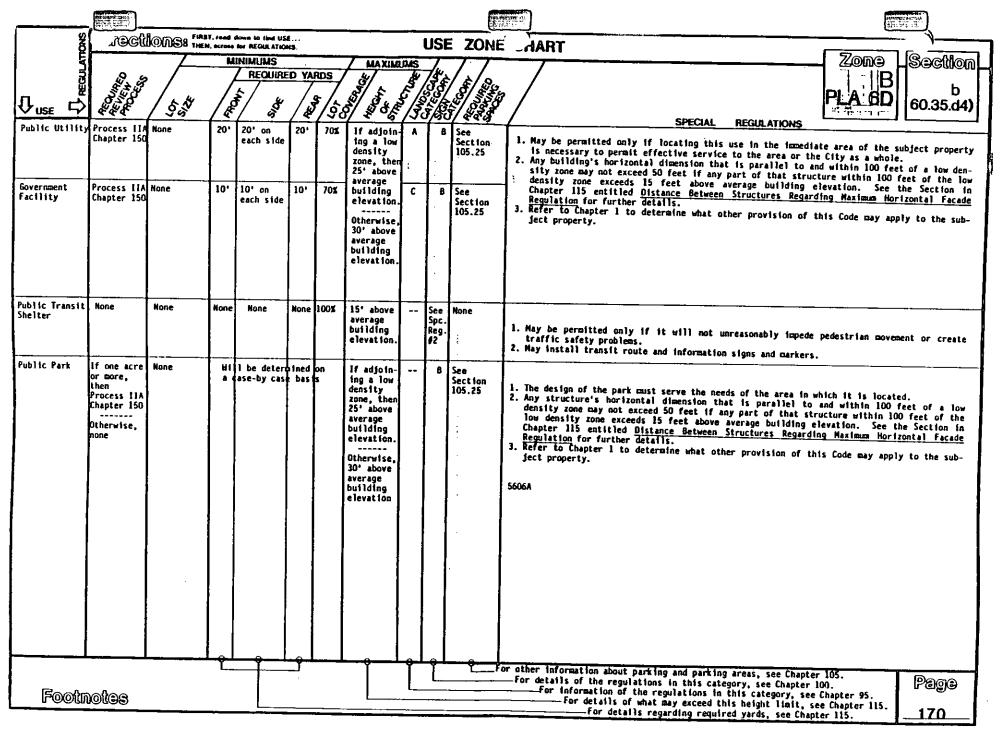








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Church	Process 11B Chapter 152	7,200 sq ft	201	20° on each sid	201		If adjoin- ing a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	ε	8	See Section 105.25	 May be permitted only if this use will not significantly increase traffic on any stree where low density uses predominate. If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation. Boise cannot exceed that normally associated with a residential neighborhood. Scale and placement of the structure must be in harmony with the residential setting. 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 is Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
School or Day Care Center	Process 118-Chapter 152-145		acc mor chi 50' If the acco 49 s chil 20'	this use commodate 50 e students ldren, ther 50' on each side modate 13 tudents or dren, then 20' on each side yards cust equal at least 15'	50° to 20°	70%	If adjoin- ing a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.			See Section 105.25	1. Hay be permitted only if this use will not significantly increase traffic on any street where low density uses predominate. 2. If devalopment will result in the isolation of a low density use, site and building design and landscaping cust ditigate the impact of that isolation. 3. May locate on the subject property only if— a. It will serve the immediate neighborhood in which it is located; or b. It will not be detrimental to the character of the neighborhood in which it is located. 4. A 6 foot high fence along the side and rear property lines is required. 5. Structured play areas cust be set back from all property lines as follows: a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. c. Otherwise, 5 feet. 7. An on-site passenger loading area cust be provided if this use can accommodate 50 or more students or children. 8. May include accessory living facilities for staff persons. 9. 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 is Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. 10. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
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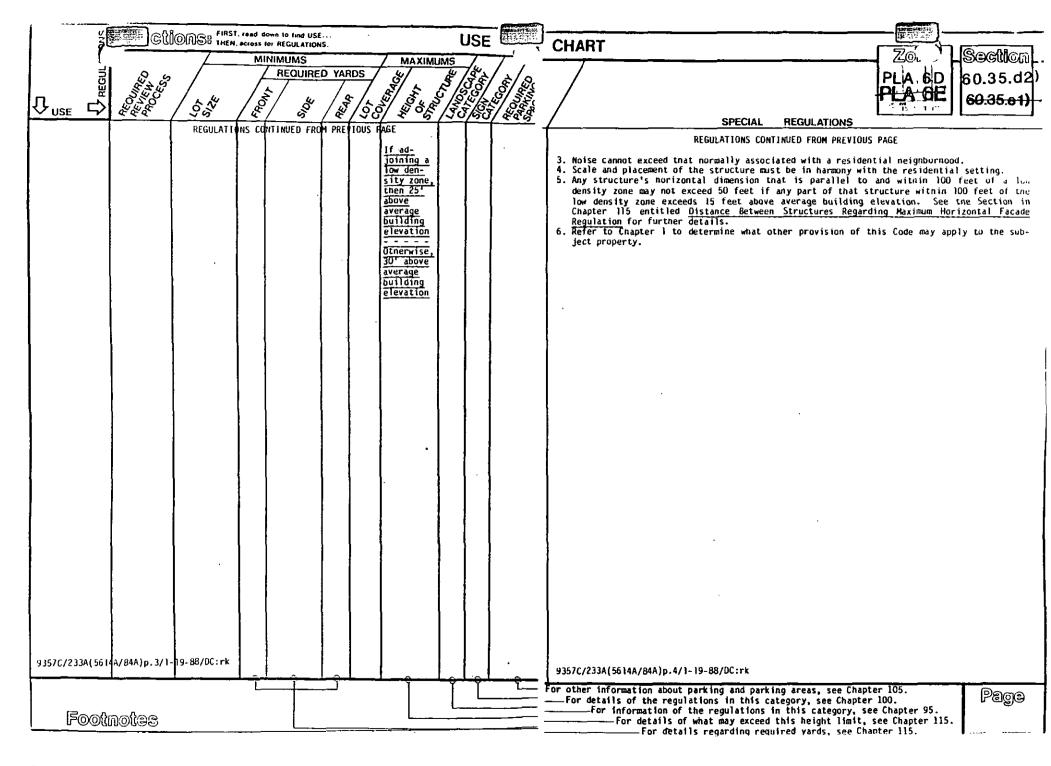


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Detached Dwelling Unit	None	8,500 sq. ft.	201	5', but 2 side yards m equal al least 15	10'	50x	25' above average building elevation		A	2.0 per Unit	SPECIAL REGULATIONS 1. For this use, only one dwelling unit may be on each lot regardless of lot size. 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.
Church	Chapter 150			20° on each si		70%	25' above average building elevation		В	See Section 105.25	1. Iraffic cannot significantly impact any residential neighborhood. 2. Noise cannot exceed that normally associated with a residential neighborhood. 3. Scale and placement of the structure must be in harmony with the residential setting. 4. 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 Regulation for further details. 5. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
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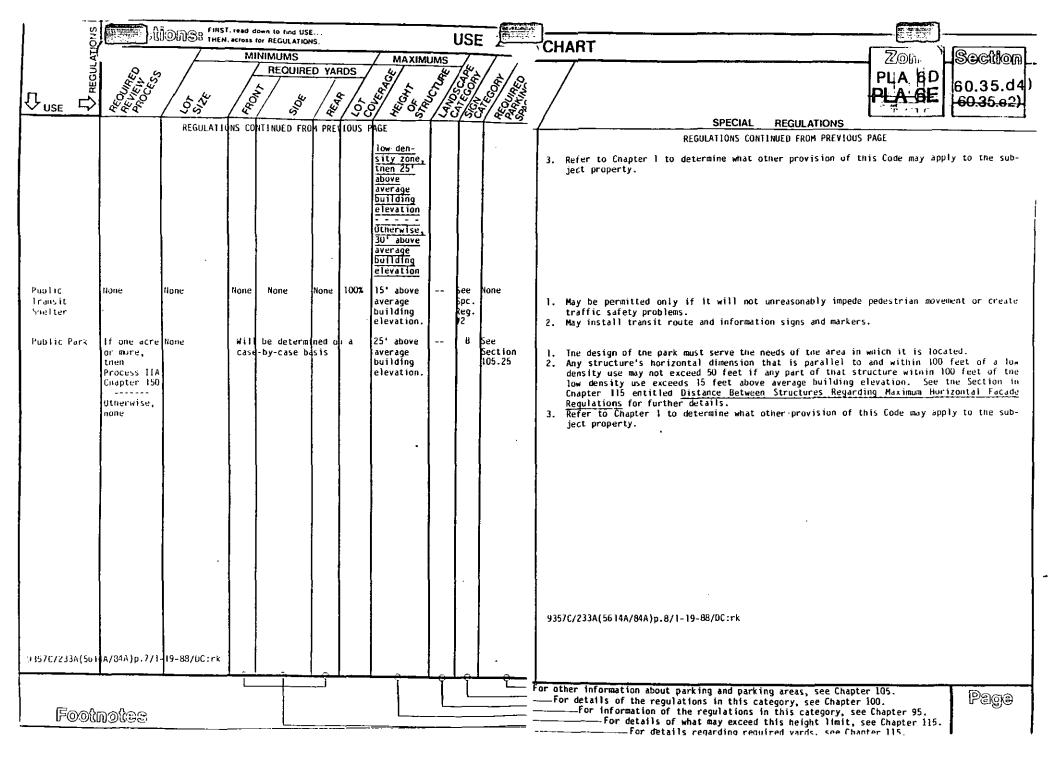


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	Octoched Oce I Ling On it			5,000 sq. ft. per unit		5', but 2 side yards must equal at least 15'	10*		25' above average building elevation If adjoining a low density zone then 25' above average building elevation otherwise average building elevation elevation elevation elevation elevation elevation	£	A	2.0 per Init	1. 2.	For this use, only one dwelling unit may be on each lot regardless of lot size. 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 property.
	Detached Attached Stacked Dwelling Units		than 3600 sq. ft. of lot area	ft. per unit 3,600 sq. ft. with at least 1,800 sq. ft. per		5', but 2 side yards must equal at least 15'	10.		25' above average building elevation If adjoining a low density zone then 25' above average building elevation elevation elevation elevation	1	A	1.7 per Unit	2. 3. 1. 2. 3.	May-be-permitted-only-if-this-use-will-not-significantly-increase-traffic-on-any-street where-low-density-uses-predeminatev If-development-will-result-in-the-isolation-of-a-low-density-uses-site-and-building design-and-landscaping-must-mitigate-the-impact-of-that-isolation. Parking-must-be-located-beneath-the-structure-to-the-maximum-extent-possiblet 4. 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. 5. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 6. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. If proposed development contains less than 3600 sq. ft. of lot area per unit, the following right-of-way improvements shall be required on rights-of-way which serve the subject property. The improvements shall extend from State Street to the eastern boundary of the subject property frontage on the right-of-way. a. On 2nd Avenue South, 3rd Avenue South, and 5th Avenue South: 20 feet of paved surface, 6 inch vertical curb on each side, 5 foot sidewalk on north side adjacent to curb and 2 foot utility strip on each side. In addition, right-of-way dedication on 5th Avenue South will be required as necessary to install these improvements. b. On 4th Avenue South:
•	Enurch 435707233	3A (56 1	Prucess IIB Chapter 152 A/84A)p.1/1-	ft. REGULATI		20' on each side ONTINUED ON			25° above average building elevation GE		В	See Section 105.25	2.	24 feet of paved surface, 6 inch vertical curb on each side, 5 foot sidewalk on north side adjacent to curb and 5 foot 6 inch utility strip on each side. May be permitted only if this use will not significantly increase traffic on any street where low density uses predominate. If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation. REGULATIONS CONTINUED ON FOLLOWING PAGE
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lation or Hay Care Center	Process III Cnapter 152	7,200 sq.	If ac mo ch 50'	this use commodate 5 re students ldren, the 50' on each side	50°	70%	25 - above average building elevation. If ad- joining a low den- sity zone, then 25' above average building elevation Utnerwise, 30' above average building elevation	-	8	See Section 105.25	SPECIAL REGULATIONS 1. May be permitted only if this use will not significantly increase traffic on any street where low density uses predominate. 2. If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation. 4. May locate on the subject property only if a. It will serve the immediate neighbornood in which it is located; or b. It will not be detrimental to the character of the neighborhood in which it is located. 5. A 6 foot high fence along the side and rear property lines is required. 6. Hours of operation may be limited to reduce impacts on nearby residential uses. 7. Structured play areas must be set back from all property lines as follows: a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. 8. An on-site passenger loading area must be provided if this use can accommodate 50 or more students or children. 9. May include accessory living facilities for staff persons. 10. Any structure's norizontal 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 Regulation for further (estile).
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Detached Dwelling Unit	None	5,000 sq. ft. per unit	20.	5', but 2 side yards must equal at least 15'	10'	50%	25' above average building elevation	E	٨	2.0 per Unit	SPECIAL REGILATIONS 1. for this use, only one dwelling unit may be on each lot regardless of lot size. 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.
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Church	Process IIB Chapter 152	7.200 sq. ft.	20'	20' on each side	20'	70%	25° above average building elevation.	С	8	Sen Section 105.25	1. May be permitted only if this use will not significantly increase traffic on any street where low density uses predominate. 2. If development will result in the isolation of a low density use, site and building design and landscaping cust mitigate the impact of that isolation. 3. Moise cannot exceed that normally associated with a residential neighborhood. 4. Scale and placement of the structure must be in harmony with the residential setting. 5. 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. 6. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
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School or Day Care Center	Process *18 Chapter ±52 150	7,200 sq. ft.	Er acc moi ch 50' If acc 49	this use commodate 50 e students ldren, theo 50' on each side this use commodate 10 students or ldren, theo 20' on each side Otherwise 5', but 2 side yards must equal at least 15'	50°	70%	25' above average building elevation.	D	"	See Section 105.25	1. May be permitted only if this use will not significantly increase traffic on any street where low density uses predominate. 2. If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation. 4. Hay locate on the subject property only if— a. It will serve the immediate neighborhood in which it is located; or b. It will not be detrimental to the character of the neighborhood in which it is located. 5. A 6 foot high fence along the side and rear property lines is required. 6. Hours of operation may be limited to reduce impacts on nearby residential uses. 7. Structured play areas must be set back from all property lines as follows: a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. c. Otherwise, 5 feet. 8. An on-site passenger loading area must be provided if this use can accommodate 50 or more students or children. 9. Hay include accessory living facilities for staff persons. 10. 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 may not exceed 50 feet if any part of that structure within 100 feet of the 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. 11. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Public Utility	Process IIA Chapter 150	None	201	20' on each side	20'	70%	25' above average building elevation.	A .	В	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 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
Government Facility	Process IIA Chapter 150		20'	10' on each side	10'	70 %	25' above average building elevation.	С	В	See Section 105.25	Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Public Transit Shelter	ione	ione	None	None	None	100%	15' above average building elevation.	Į	See Spc. Reg.	None	Nay be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. Hay install transit route and information signs and markers.
Public Pa	rk If one acre or more, then Process IIA Chapter 150 Otherwise, none	tone		i be determe e-by-case ba		a	25' above average building elevation.		8.	See Section 105.25	 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 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.
Fo	eetoontoo		Ť	ſ					Ĺ		For other information about parking and parking areas, see Chapter 105. ——For details of the regulations in this category, see Chapter 109. ——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.







	S.	Direct	IONS: FIRS	T, read do	we to find US	£				LISI	F 7	ZONE	CHART
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Û ^{nse} t	U recu ⊔	P. C.	53	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	REQUIR	7	RDS	MAXIM Selection	\$ \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\				
Detached Dwelling Unit		None	5,000 sq.ft		5', but 2 side yard must equa at least 15'	10'	50x	If adjoin- ing a low density zone, then 25' over average building elevation. Otherwise, 30' above average building elevation.	£	Ā	2.0 Uni	J per	SPECIAL REGULATIONS 1. For this use, only one dwelling unit may be on each lot regardless of lot size. 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.
Detached, Attached or Stacked Dwelling Units		None	7,200 sq.ft. with 3,600 sq.ft. per dwelling unit	1	5', but 2 side yards must equal at least 15'	ł		If adjoin- ing a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	0	A	1.7 Unii	1. 2. 3. 4.	-1. Her be permitted only if this use will not significantly increase traffic on any street where low density uses predentasted. 2. If development will result in the isolation of a fow density use, site and building design and landscaping must witigate the impact of that isolation. 3. Parking must be located beneath the structure to the naminum extent possible. 4. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 5. The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 30 or more units, at least 50% of this required open space must be in one or more pieces each having a length and width of at least 40 feet. 6. 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 7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Church	F	rocess IIB hapter 152	7,200 sq.ft.		20' on each side	20*		If adjoin- ing a low density zone, then 25' above average building elevation. Diherwise, 30' above average building elevation.	С	В	See Sect 105.	1 ion 125	 May be permitted only if this use will not significantly increase traffic on any street where low density uses predominate. If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation. Noise cannot exceed that normally associated with a residential neighborhood. Scale and placement of the structure must be in harmony with the residential setting. 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.
F00	r ûn o	වැමියි				<u>}</u>					1		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 height limit, see Chapter 115. — For details regarding required yards, see Chapter 115.





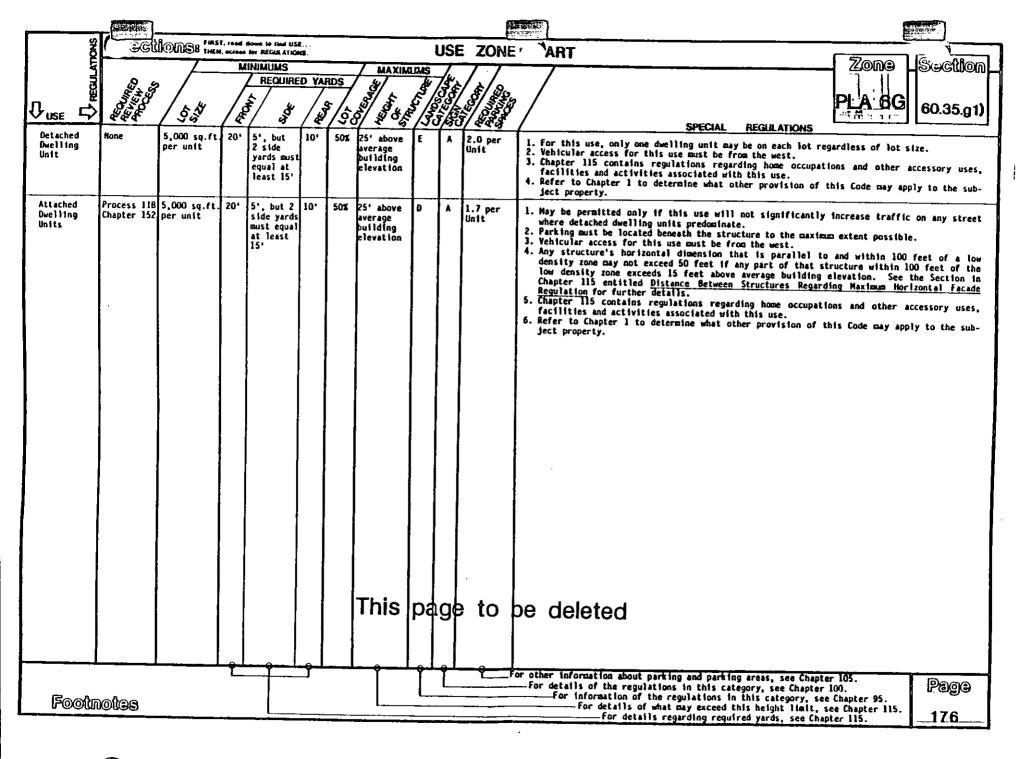
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School or Day F Care Center C	Process 182 Chapter 182 150	7,200 sq.ft.	If accommon chi 50° if t accommon 49 s chil 20°	this use commodate 50 students deren, ther 50 on each side 13 sudents or 20' on each side yerds must equal at least 15'	50° 20°	70x	If adjoining a low density zone, then 25' above average building elevation. Dtherwise, 30' above average building elevation.	A		See Section 105.25	2. 3. 4. 5. 6.	 May be permitted only if this use will not significantly increase traffic on any str where low density uses predominate. If development will result in the isolation of a low density use, site and build design and landscaping must mitigate the impact of that isolation. May locate on the subject property only if a. It will serve the immediate neighborhood in which it is located; or b. It will not be detrimental to the character of the neighborhood in which it located. A 6 foot high fence along the side and rear property lines is required. Mours of operation may be limited to reduce impacts on nearby residential uses. Structured play areas must be set back from all property lines as follows: a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. c. Otherwise, 5 feet. An on-site passenger loading area must be provided if this use can accommodate 50 more students or children. Any structure's horizontal dimension that is parallel to and within 100 feet of a density zone may not exceed 50 feet if any part of that structure within 100 feet of low density zone exceeds 15 feet above average building elevation. See the Section Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Face Regulation for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the si ject property. 	or low the in ade
	Process 11A hapter 150		10,	10' on each side	10'	70%	ing a low density zone, then 25' above average building elevation. 30' above average building elevation.	С	В	See See Section 105.25	3.	2. Any building's horizontal dimension that is parallel to and within 100 feet of a l density zone may not exceed 50 feet if any part of that structure within 100 feet of t low density zone exceeds 15 feet above average building elevation. See the Section Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Face Regulation for further details. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the surject property.	low the In
Foota	elles										For	r 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.	Ð







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PLASE 60.35.1 Special reaction Special reacti	אני או אני או	5 Z	MINIMUMS		MAXIM	n nac	7. /	ZUNE	
Chapter 143 The acce mone will be determined on a cate by call bits a cate by		444 / 3%	Tropy of	TAHDS	/	\$ \\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \			DI A OF
Justice Park If one acre Frances 11s, Chapter 150 Otherwise, none Will be determined on a section and the park of the area in which it is located. Justice Park of the origin of the park must serve the needs of the area in which it is located. Justice Park of the park must serve the needs of the area in which it is located. Justice Park of the park must serve the needs of the area in which it is located. Justice Park of the park must serve the needs of the area in which it is located. Justice Park of the park must serve the needs of the area in which it is located. Justice Park of the park must serve the needs of the area in which it is located. Justice Park of the park must serve the needs of the area in which it is located. Justice Park of the park must serve the needs of the area in which it is located. Justice Park of the park must serve the needs of the area in which it is located. Justice Park of the park must serve the needs of the area in which it is located. Justice Park of the park must serve the needs of the area in which it is located. Justice Park of the park must serve the needs of the area in which it is located. Justice Park of the park must serve the needs of the area in which it is located. Justice Park of the park must serve the needs of the area in which it is located. Justice Park of the park must serve the needs of the area in which it is located. Justice Park of the park must serve the needs of the area in which it is located. Justice Park of the park must serve the needs of the area in which it is located. Justice Park of the area in which it is located. Justice Park of the area in which it is located. Justice Park of the area in which it is located. Justice Park of the area in which it is located. Justice Park of the area in which it is located. Justice Park of the area in which it is located. Justice Park of the area in which it is located. Justice Park of the area in which it is located. Justice Park of the area in which it is located. Justice Park of t	Public Transii Shelter	d Process I None		None 100%	average building		See No Spc. Reg.	one	1. Hay be permitted only if it will not unpresentable.
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 regulation		or more, then Process IIA Chapter 150 Otherwise,	Will be deter	e bas s	If adjoin- ing a low density zone, then 25' above average building elevation. Otherwise, 30' above average building		B Sec	e ction 5.25	1. The design of the park must serve the needs of the area in which it is located. 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 part of that structure within 100 feet of the constitution of the structure within 100 feet of the constitution of the structure of the section of the constitution of the structure of the section sequential of further details. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
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ı	Manufacturing of Electrical Equipment	T					700	1 4 8	120	C/GR	V &	C S	SPECIAL REGILLATIONS
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1	ackaging of Prepared laterials												
d	larehouse or Storage ervices	Process IIB Chapter 152		or a	0' of these y structure creased 1'	for		If adjoin- ing a low density zone, then	٨	С	1 pe: 1,000 ft. i		which will be produce no more than a minimal traffic impact on streets where duelling units
ι	ndustrial aundry acility			ture above	1° the str exceeds 30 average b levation.))		25' above average building elevation.			floor	r area	4. Outdoor storage and fabrication is not permitted. 5. May include as part of this use accessory wholesale or retail trade utilizing not more than 20% of the gross floor area.
P	holesale rinting and ublishing							Otherwise, none					density zone may not exceed 50 feet if any part of that structure within 100 feet of a low density zone exceeds 20 feet above average building elevation. See the section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade
91 51	stablishment roviding uilding, Con- ruction,												7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
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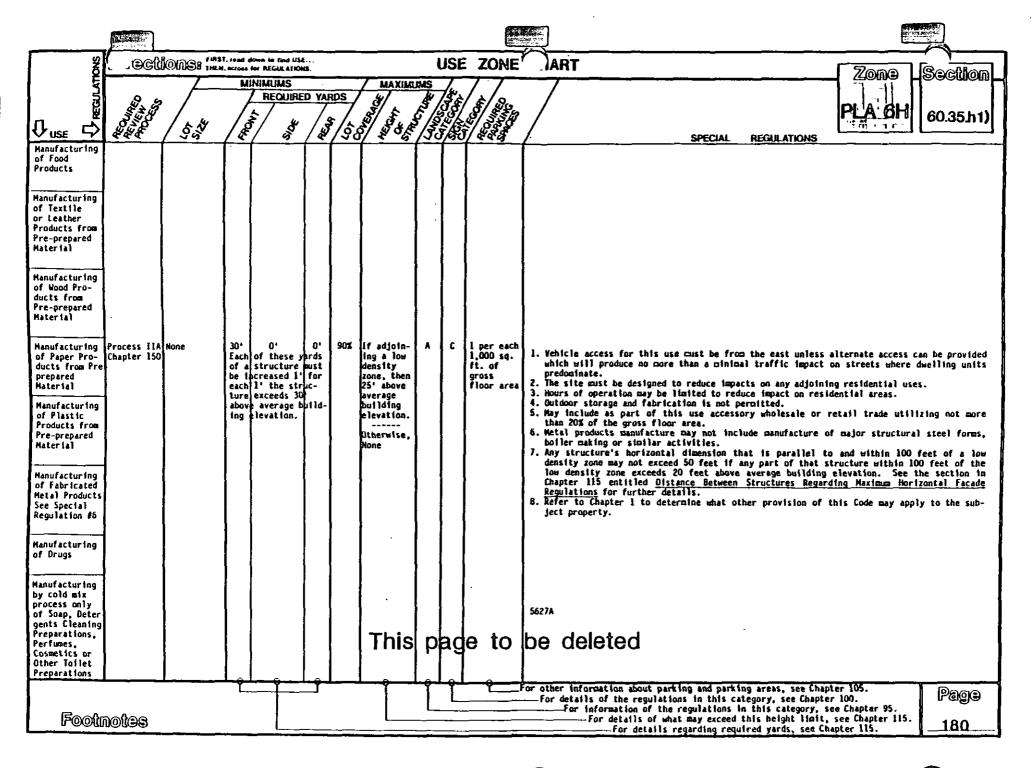
for details regarding required yards, see Chapter 115.

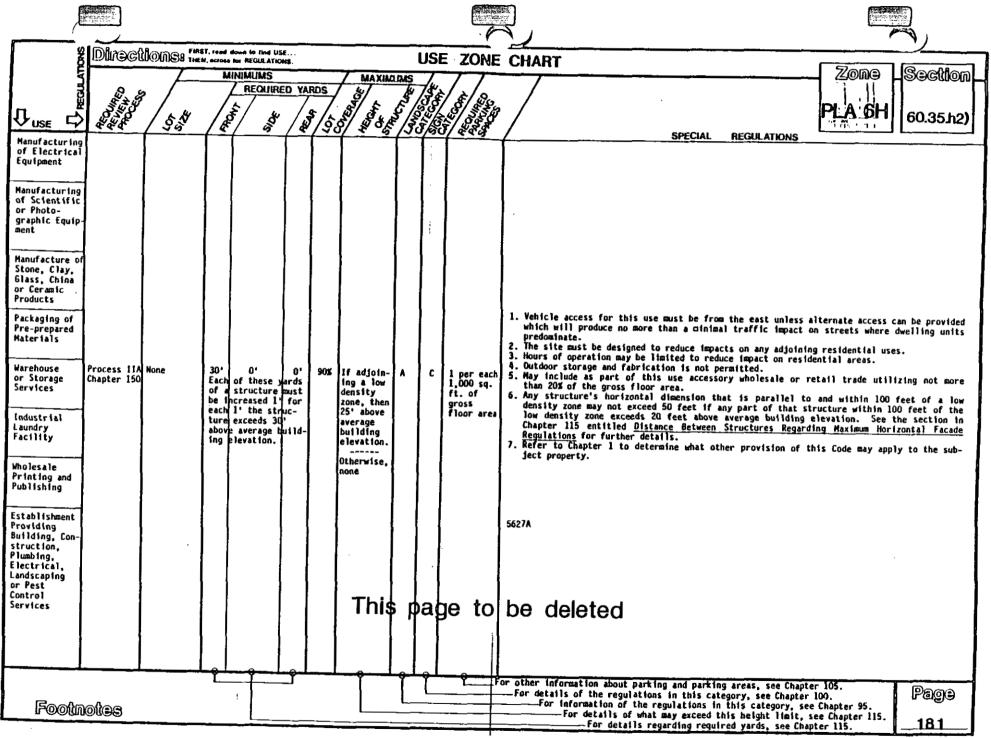






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USE Public Utility	Process III	\$ 5 5 A	30'	3 y	0, \$2	80x	If adjoin-	130	9 /30		SPECIAL REGULATIONS
Public defility	Chapter 150		Each of a be i each ture	of these	ards must for uc-	BUX	ing a low density zone, then 25' above average building	l ^	В	See Section 105.25	1. Vehicle access for this use cust be from the east onless alternate access can be provided which will produce no more than a coininal traffic impact on streets where dueling units predominate. 2. The site must be designed to reduce impacts on any adjoining residential uses. 3. Any building's horizontal dispussion that is on any adjoining residential uses.
Government Facility	Process IIA Chapter 150			elevation.			elevation. Otherwise, none	С	В	See Section 105.25	sity zone may not exceed 50 feet if any part of that structure within 100 feet of a low dendersity zone exceeds 20 feet above average building elevation. See the section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Public Tranist Shelter	None	None	0'	0,	0,	100x	15' above average building elevation.		See Spc. Reg. #2	None	Nay 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	If one acre or more, then Process IIA Chapter 150 Otherwise, none		a	ill be dete case-by-ca	rmine se ba	ls	If adjoin- ing a low density zone, then 25' above average' building elevation. Otherwise, none		В	See Section 105.25	1. The design of the park must serve the needs of the area in which it is located. 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 part of that structure within 100 feet of the low density zone exceeds 20 feet above average building elevation. See the section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
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Foolu	notes		Ϊ						Ĺ		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 height limit, see Chapter 115. —For details regarding required yards, see Chapter 115.





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Ûnse ⇔		55.5		AINIMUMS REQUIR			MAXIA B B B B B	anis S S			PLA 6H 60.35.13)
Public Utility	Chapter 150		Each of a be in	of these structure horeased 1 1 the structure exceeds 36	o' yards bust for	80%	ing a low density zone, then 25' above average	^	В	See Section 105.25	SPECIAL REGIZIATIONS 1. Vehicle access for this use must be from the east unless alternate access can be provided which will produce no more than a minimal traffic impact on streets where dwelling units. 2. The site must be designed to reduce impacts on any adjoining residential uses.
Government Facility	Process IIA Chapter 150	None	abov	e average ding elevat	1	,	building elevation. Otherwise, none	С	В	See Section 105.25	sity zone may not exceed 50 feet if any part of that structure within 100 feet of a low dendensity zone exceeds 20 feet above average building elevation. See the section in Regulations for further details. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Public Transit Shelter	None	Mone	0.	0,	0,	100%	15' above average building elevation.		See Spc. Reg. #2	None	May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. Hay install transit route and information signs and markers.
i i	If one acre or more, then Process IIA Chapter 150 Otherwise, cone	Xone	H .	ll be deter	mined se bas	15	If adjoin- ing a low density kone, then 25° above average puilding elevation. therwise, none			See Section 105.25	 The design of the park coust 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 zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 20 feet above average building elevation. See the section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
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Footno	eele	···	<u> </u>		J -					Ŷ^	r other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 109. 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.







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⊕use ⇔	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	55	P. C.	REQUIRE	D YAF	ios S	MAXIMA Sylvania	MS S S S S		8 39 9 9 9 9 9 9 9 9 9 	SPECIAL REGULATIONS PLA BJ 60.35.H1)
Detached Dwelling Unit	Nane	5,000 sq.ft per unit	20'	5', but 2 side yards must equal at least 15'		502	average building	E See also Spc. Reg. #2	A	2.0 per Unit	1. for this use, only one dwelling unit may be on each lot regardless of lot size. 2. Must provide the buffer described in Buffering Standard 2 in Chapter 95 where the subject property adjoins a low density zone. 3. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Stacked Dwelling Unit	Process 416 Chapter 152 None	5,000 sq.ft. per unit	201	5', but 2 side yards must equal at least 15'			building elevation	O See also Spc. Reg. #3	A	1.7 per Unit 1. 2. 3. 4.	L. Parking-must-be legated beneath the building to the maximum Extent feasible. 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. 3. Must provide the buffer described in Buffering Standard 2 in Chapter 95 where the subject property adjoins a low density zone. 4. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 5. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Detached, Attached, or Stacked Dwelling Units	Process 118 thapter 132 None	2 acres with at least 3,600 sq.ft. per unit.	Se	5°, but 2 side yards must equal at least 15° e also Spec gulation #1	lal.)		D See also Spc. Reg. #2	A	1.7 per Unit	 Buildings may not be closer than 40' to any low density zone. Must provide the buffer described in Buffering Standard 2 in Chapter 95 where the subject property adjoins a low density zone. Parking must be located beneath the building to the maximum extent feasible. The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 30 or more units, at least 50% of this required open space must be in one or more pieces each having a length and width of at least 40 feet. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 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</u> Regarding Maximum Horizontal Facade Regulation for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Church	Process III Chapter 15	B 7,200 sq.ft.	. 20'	20° on each side	20'	70x	25' above average building elevation.	С	8	See Section 105.25	1. Traffic cannot significantly impact any residential neighborhood. 2. Noise cannot exceed that normally associated with a residential neighborhood. 3. Scale and placement of the structure must be in harmony with the residential setting. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 5632A
F00(inotes		1			·			T =		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 regulared yards, see Chapter 115.







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School or Day Care Center	Process-Ho Chapter Ho 150		50* If acc 49	commodati dre studen hildren, i	e dan e 50 or then 50° de 	70%	25' above average building elevation.	D	В	See Section 105.25	1. May locate on the subject property only if— a. It will serve the immediate neighborhood in which it is located; or b. It will not be detrimental to the character of the neighborhood in which it is located. 2. A 6 foot high fence along the side and rear property lines is required. 3. Hours of operation may be limited to reduce impacts on nearby residential uses. 4. Structured play areas must be set back from all property lines as follows: a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. c. Otherwise, 5 feet. 5. An on-site passenger loading area must be provided if this use can accommodate 50 or more students or children. 6. May include accessory living facilities for staff persons. 7. 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 provision of this Code may apply to the subject property.
Public Utility	Process IIA Chapter 150		201	20' on each si	10°	70%	25' above average building elevation	٨	В	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 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 Returns Control of the
Government Facility	Process IIA Chapter 150		201	10° on each si	10°	70%	25' above average building elevation	С	8	See Section 105.25	Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Public Transit Shelter	None	None	None	None	lone		15' above average building elevation		See Spc Reg	Kone	Nay be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. Nay install transit route and information signs and markers.
c	If one acre or more, then Process IIA Chapter 150 Otherwise, None	None		l be dete ase-by-ca		5	25' above average building elevation.		8	See Section 105.25	1. The design of the park must serve the needs of the area in which it is located. 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 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. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
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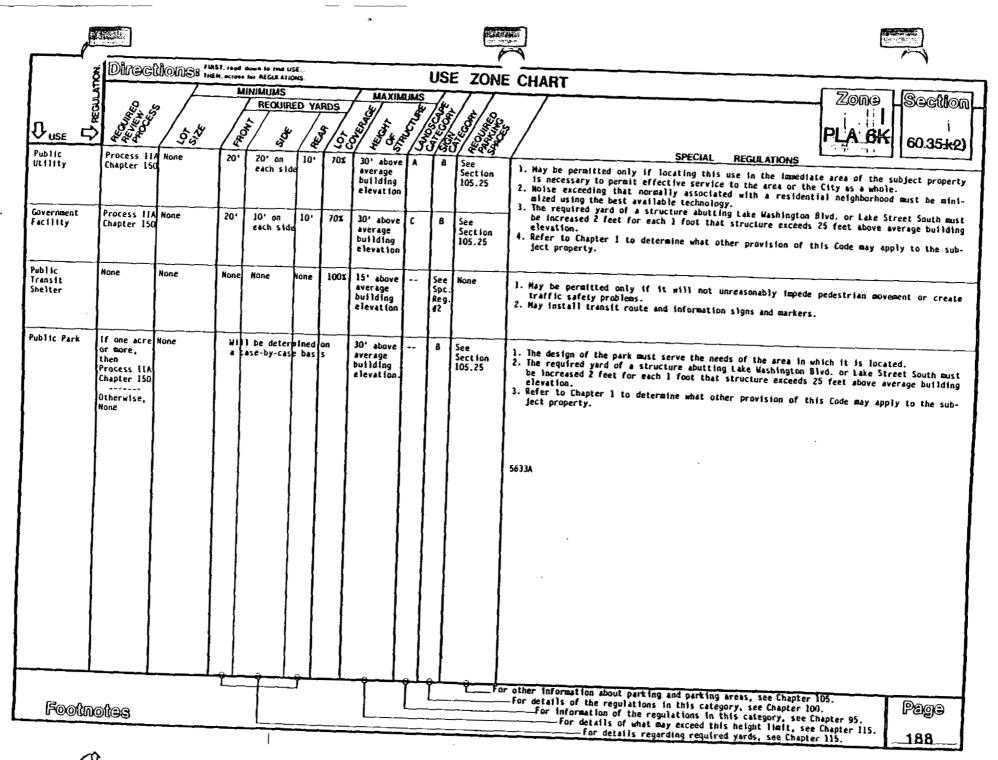
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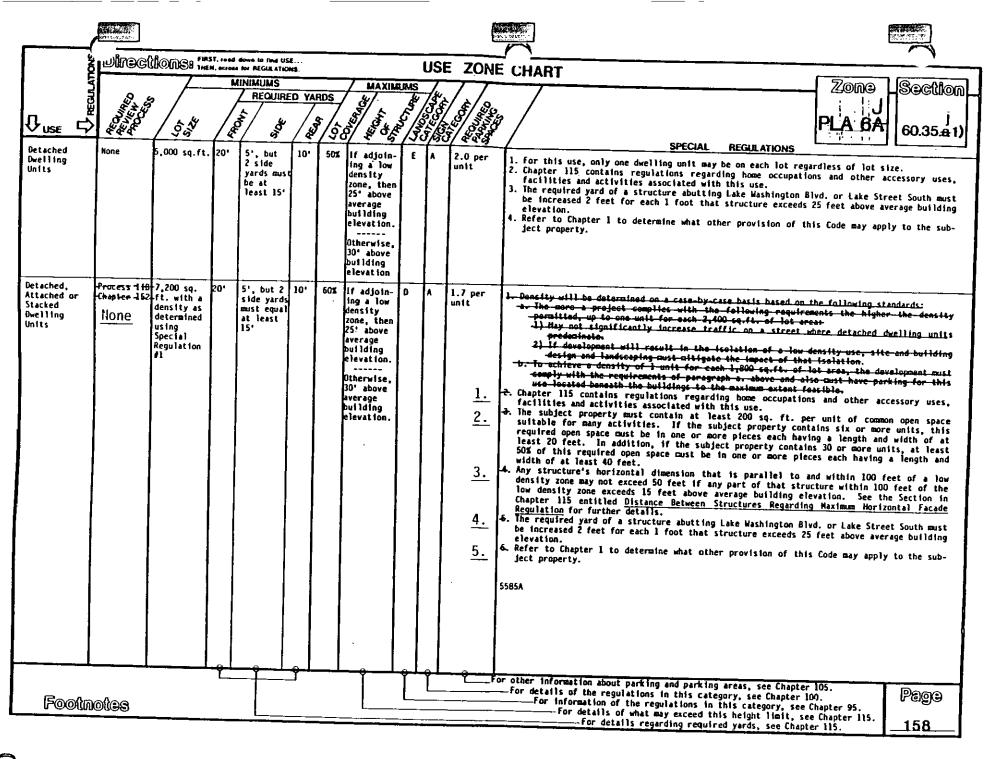






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Detached Owelling Units	Hone 	5,000 sq.ft	10'	5', but 2 side yard must equa at least 15'	\$	50x	30' above average building elevation.	E	A	2.0 per Unit	SPECIAL REGULATIONS 1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Attached or Stacked Dwelling Units	None	least 2,400 sq.ft. per unit. See also Special Regulation		5', but 2 side yard: must equal at least 15'	il		30° above average building elevation.	D	A	1.7 per Unit	 May not develop at a density higher than 1 dwelling unit for each 3,600 square feet of lot area unless parking for this use is located beneath the buildings to the maximum extent feasible. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 30 or more units, at least 50% of this required open space must be in one or more pieces each having a length and width of at least 40 feet. The required yard of a structure abutting take Washington Blvd. or take Street South must be increased 2 ft.for each 1 ft. that structure exceeds 25 ft. above average building elevation. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
	Chapter 152	7,200 sq.ft.	20*	20' on each side	20'		O' above verage utlding levation,	С	8	Section 105.25	 Traffic cannot significantly impact any residential neighborhood. Noise cannot exceed that normally associated with a residential neighborhood. Scale and placement of the structure must be in harmony with the residential setting. The required yard of a structure abutting Lake Mashington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
School or Day Care Center C	Process 418-Chapter 452-		acd morror 50' If the accord 49 gr child 20' 20' 50' 50'	each side his use cad modate 13 tudents or iren, then	or 50' to	•	O' above verage uilding levation.	D	В		1. May locate on the subject property only if— a. It will serve the immediate neighborhood in which it is located; or b. It will not be detrimental to the character of the neighborhood in which it is located. 2. A 6 foot high fence along the side and rear property lines is required. 3. Hours of operation may be limited to reduce impacts on nearby residential uses. 4. Structured play areas must be set back from all property lines as follows: a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. c. Otherwise, 5 feet. 5. An on-site passenger loading area must be provided if this use can accommodate 50 or more students or children. 6. May include accessory living facilities for staff persons. 7. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. 8. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
			l				Ĭ	Ï	Ť	<u> </u>	or other information about parking and parking areas, see Chapter 105.
Foota	ලැපෙ							L	_		For details of the regulations in this category, see Chapter 105. 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.











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Church	Process IIE 7,200 sq. 20' 20' on each side IIA Process-HB 7,200 sq. If this use can accommodate 50 or							C	В	See Section 105.25	1 1 Mar 4 1 100 10 1
School or Day Care Center	Process=HB	7,200 sq. ft.	actor more chil 50' if thi accom 49 or or chi 20' e	chis use of mmodate 5 students dren, the 50' on each side suse can odate 13 more stud ldren, the 20' on ach side erwise, 5', but side ards must qual at east 15'	O or or n 50° to ents		If adjoin- ing a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	8	See Section 105.25	1. May not significantly increase traffic on a street where detached dwelling units predominate. 2. If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation. 3. May locate on the subject property only if— a. It will not be detrimental to the character of the neighborhood in which it is located; or b. It will not be detrimental to the character of the neighborhood in which it is located. 4. A 6 foot high fence along the side and rear property lines is required. 5. Hours of operation may be limited to reduce impacts on nearby residential uses. 6. Structured play areas must be set back from all property lines as follows: a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 50 or more students or children. c. Otherwise, 5 feet. 7. An on-site passenger loading area must be provided if this use can accommodate 50 or more students or children. 8. May include accessory living facilities for staff persons. 9. 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. 10. The required yard of a structure abutting Lake Mashington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. 11. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Foota			<u> </u>							- 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 95.
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Public Utility Pr		None	201	20' on each sid	20		If adjoin- ing a low density zone, then 25' above	^	В	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 density zone may not exceed 50 feet if any part of that structure within 100 feet of the love
	ocess IIA hapter 150	None	20.	10' on each sid	10	}	average- building elevation. Otherwise, 30' above average building elevation.	c	a	See Section 105.25	Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. 3. The required yard of a structure abutting Lake Washington Blvd. or take Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Public Transit Nor Shelter	ne i	łane	None	None	Mone		15' above average building elevation.		See Spc. Reg.	None	Nay be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. Nay install transit route and information signs and markers.
or the Pro Cha	ocess 11A apter 150 herwise,	lane	H Ca	l be deter	pined		If adjoin- ing a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.		В		1. The design of the park must serve the needs of the area in which it is located. 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 part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. See the Section in Regulation for further details. 3. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 5585A
Footnot	<u> </u>		<u> </u>							Y	r 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.







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Detached Owelling Units	None	5,000 sq.ft		5', but 2 side yard must equa at least 15'	s	50 x	30' above average building elevation	Į E	A		SPECIAL REGULATIONS 1. For this use, only one dwelling unit may be on each lot regardless of lot size. 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.
tracked tracked welling nits	None	least 2,400 sq.ft. per unit. See Special Regulation #1		5°, but 2 side yard must equa at least 15°	s i	60%	30° above average building elevation.	D	٨	1.7 per Unit	1. May not develop at a density higher than 1 dwelling unit for each 3,500 square foot of lot area unless parking for this use is located beneath the building to the maximum facilities and activities associated with this use. 2. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this least 20 feet. In addition, if the subject property contains 30 or more units, at least 50% of this required open space must be in one or more pieces each having a length and width of at 50% of this required open space must be in one or more pieces each having a length and width of at least 40 feet. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
nurch	Process IIB Chapter 152	7,200 sq.ft.	201	20' on each side	201		30' above average building elevation.	C	8	See Section 105.25	1. Iraffic cannot significantly impact any residential neighborhood. 2. Noise cannot exceed that normally associated with a residential neighborhood. 3. Scale and placement of the structure must be in harmony with the residential setting. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
chool or Day Pure Center (Process #18 Chapter #52 150		accamod to the second s	each side his use can modate 13 udents or here, then o' on each side herwise, ', but 2 ide yards ust equal t least	or 50' to	ľ	30° above average outlding elevation.	D	В		1. May locate on the subject property only if— a. It will serve the immediate neighborhood in which it is located; or b. It will not be detrimental to the character of the neighborhood in which it is located. 2. A 6 foot high fence along the side and rear property lines is required. 3. Hours of operation may be limited to reduce impacts on nearby residential uses. 4. Structured play areas must be set back from all property lines as follows: a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. c. Otherwise, 5 feet. 5. An on-site passenger loading area must be provided if this use can accommodate 50 or more students or children. 6. May include accessory living facilities for staff persons. 7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Footno	otes		<u> </u>] -					Fa	r 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.





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Public Utility	Process II Chapter 150	None	201	20' on each si	10'	70x	30' above average building	13	3/S	See Section 105.25	SPECIAL REGULATIONS 1. Hay be permitted only if locating this use in the desired only in the desi
Government Facility	Process IIA Chapter 150	None	201	10' on each sid	10°	701	alevation 30' above average building	С	8	See Section 105.25	is necessary to permit effective service to the area or the City as a whole. 2. Refer to Chapter 1 to determine what other provision of this Code may apply to the su ject property.
Public ransit helter	None	None	None	None	None		elevation 15' above average building	-	See Spc. Reg.	None	Nay be permitted only if it will not unreasonably impede pedestrian movement or creat Nay install transit route and information of the contract of th
Public Park	If one acre or more, then Process IIA Chapter 150 Otherwise, None	Hone	Wij	l be deter	mined se bas	s	elevation 30° above average building elevation.		8	See Section 105.25	2. May install transit route and information signs and markers. 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. 5628A
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Footno	<u> </u>							L_			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 regulated wards see Chapter 115.

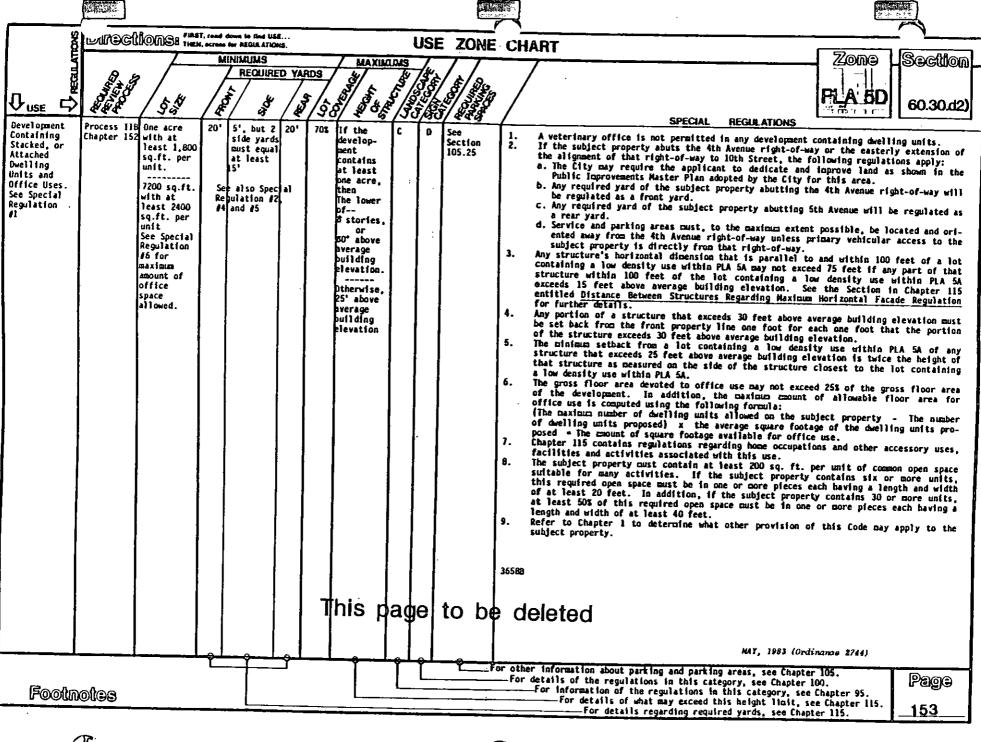
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Detached Dwelling Units	None	5,000 sq.ft per Unit	See a Regul	', but side ards must qual at east 15' also Spec latfons a	to'	50%	25' above average building elevation			Unit .	 For this use, only one dwelling unit may be on each lot regardless of lot size. If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply: The City may require the applicant to dedicate and improve land as shown in the Public Improvements Haster Plan adopted by the City for this area. Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard. Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way. 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 property.
Detached, Attached or Stacked Dwelling Units	Process IIB Chapter 152		si mu at 15 See a Regul	, but 2 de yards ist equal least istso Speciation #1 id #4	tat	!	For Detached, or Attached Dwelling Units, 25' above average building elevation. For Stacked Dwelling Units, if the development contains at least one acre, then the lower of-6 stories or average building elevation. Otherwise 25' above average building elevation.		A	1.7 per Unit	1. If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply: a. The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area. b. Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard. c. Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard. d. Service and parking areas cust, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way. 2. Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5th may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5th exceeds 15 feet above average building elevation. See the Section in Chapter 11st entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. 3. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each one foot that the portion of the structure exceeds 35 feet above average building elevation. 4. The minimum setback from a lot containing a low density use within PLA 5A of any structure that exceeds 25 feet above average building elevation is twice the height of that structure as measured on the side of the structure closest to the lot containing a low density use within PLA 5A. 5. Chapter 115 contains regulations regarding home occupations and other accessory uses facilities and activities associated with this use. 6. The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains 30 or more
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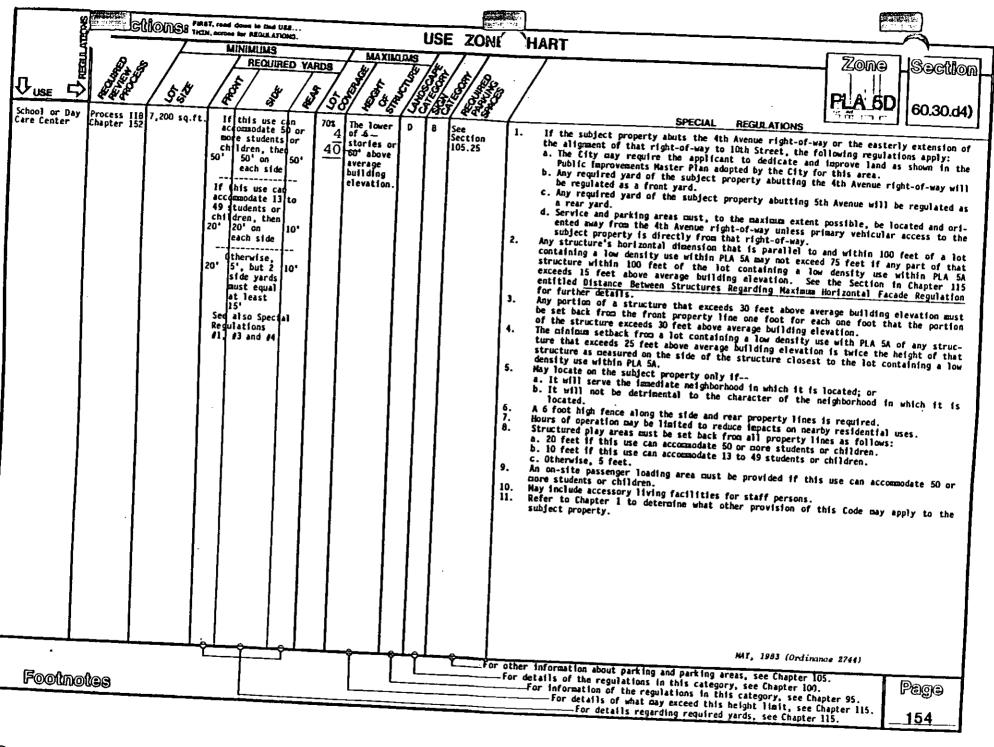








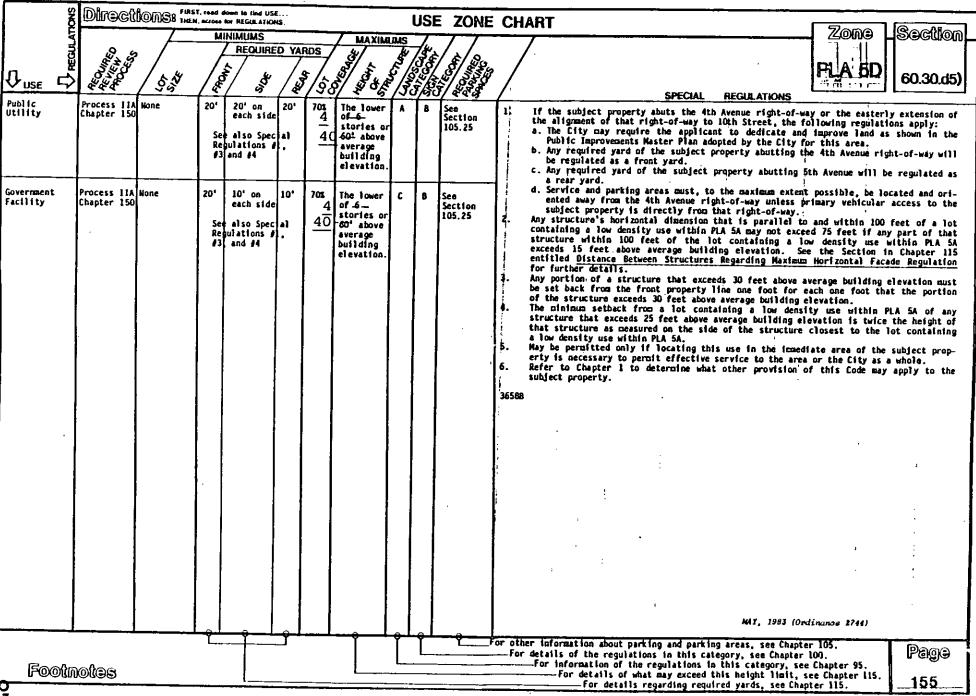
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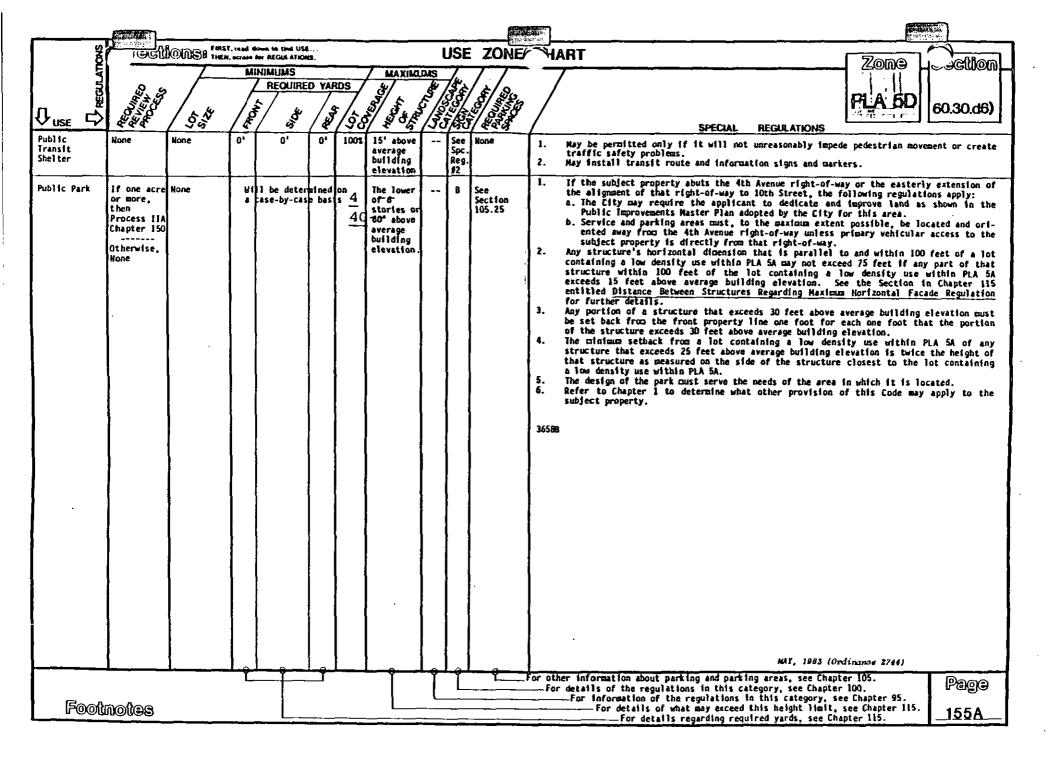












AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING, AND LAND USE AND AMENDING ORDINANCE 2740 AS AMENDED, THE KIRKLAND ZONING ORDINANCE (FILE NO.'S III-87-75, III87-76, III-87-77, III-87-78, IV-87-81, AND IV-87-82).

Section 1. Amends the text of the Use Zone Charts for the following Planned Area 6 and Planned Area 5D sections of Ordinance 2740, as amended, the Kirkland Zoning Code, to eliminate or modify required review process, amend heighth regulations, and modify special use regulations for certain specified permitted uses within each Planned Area 6 Subzone and Planned Area 5D:

Section 60.35.al Section 60.35a2 Section 60.35.a3 Section 60.35.b1 Section 60.35.b2 Section 60.35.b3 Section 60.35.b4 Section 60.35.cl Section 60.35.c2 Section 60.35.d1 Section 60.35.d2 Section 60.35.d3 Section 60.35.d4 Section 60.35.el Section 60.35.e2 Section 60.35.f1 Section 60.35.f2 Section 60.35.f3 Section 60.35.gl(deleted) Section 60.35.g2 Section 60.35.q3 Section 60.35.q4 Section 60.35.hl Section 60.35.h2 Section 60.35.h3(deleted) Section 60.35.il Section 60.35.i2 Section 60.35.jl Section 60.35.j2 Section 60.35.j3 Section 60.35.kl Section 60.35.k2 Section 60.30.dl Section 60.30.d2(deleted) Section 60.30.d3 Section 60.30.d5 Section 60.30.d4 Section 60.30.d6

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. 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 this summary.

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 16th day of February 1988.

I certify that the foregoing is a summary of Ordinance 3079 approved by the Kirkland City Council for summary publication.