

ORDINANCE NO. 3094

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-88-42).

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 April 25, 1988 and bearing Kirkland Department of Planning and Community Development File No. IV-88-42; and

Whereas, prior to making said recommendation the Planning Commission, following notice thereof as required by RCW 35A.63.070, on March 17, 1988, 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 3rd day of May, 1988.

Signed in authentication thereof this 3rd day of May, 1988.

Doris Cooper
MAYOR

ATTEST:

Janice Henry
City Clerk

APPROVED AS TO FORM:

Karl...
City Attorney

100.80 Comprehensive Design Plan

1. General - This section provides a mechanism under which special consideration can be given to signs which use a comprehensive design plan to encourage the integration of signs into the framework of the building or buildings on the subject property. The City may allow deviations from the requirements of this Chapter consistent with the criteria listed in Paragraph 4 of this Section. At an applicant's request, this section may also be used to review proposed changes to sign plans which were initially approved as part of a previously approved PUD or CUP under prior zoning ordinances or through Process IIA, IIB, or III under this Code (Ordinance 2740, as amended).
2. Required Review Process - ~~The City will review and decide on~~ An application for a Comprehensive Design Plan under this Section ~~using Process I, as described in Chapter 145 of this Code~~ will be reviewed and decided upon by the Planning Director. However, prior to issuing a decision, the Planning Director may consult with the Planning Commission.
3. Required Information - As part of any application for a Comprehensive Design Plan under this Section, the applicant shall submit the following information:
 - a. A narrative describing how the proposal is consistent with the criteria listed in Paragraph 4 of this Section.
 - b. A colored rendering of the proposed signs in relation to development in the area and on the subject property.
4. Criteria - The City may approve a proposed Comprehensive Design Plan if:
 - a. The proposal manifests exceptional effort toward creating visual harmony between the sign, buildings, and other components of the subject property through the use of a consistent design theme.
 - b. The proposed deviations are the minimum necessary to create readable signs from the rights-of-way providing direct vehicular access based on traffic speeds and patterns in the area of the subject property.

c. The signs are in character and orientation with planned and existing uses in the area of the subject property.

5. Appeals - The decision of the Planning Director in approving or denying a Comprehensive Design Plan may be appealed using the appeal provision, as applicable, of Process I, Sections 145.55 through 145.110.

Street Designation	General Description	Average Daily* Trips
<u>Alley</u>	<u>Public right-of-way providing service access to adjacent uses.</u>	<u>Less than 200</u>
Cul-de-sac	Permanently dead-ended streets.	Less than 500
Neighborhood Access	Streets providing access to adjacent residences and to cul-de-sacs and linking these areas with neighborhood collector streets.	Less than 1,000
<u>Collector-Streets</u> <u>Neighborhood Collector</u> <u>Collector Arterial</u>	Streets providing access to adjacent uses, linking neighborhoods and commercial areas together, and linking these areas to the arterial system.	up to - 10,000
Secondary Arterial	Intra-community highways connecting community centers. Access to adjacent residences is not permitted when acceptable alternate access is available.	5,000 - 25,000
Primary Arterial	Intra and inter-community highways connecting major community centers, access to adjacent residences or single commercial sites is not permitted when acceptable alternate access is available.	15,000 - 40,000

*"Average Daily Trips" is defined as the number of vehicles passing a given point, in either direction, during a 24 hour period, based on an average over seven consecutive days.

Collector-Streets Neighborhood Collector
Collector Arterial

The chart below and diagrams on the next page establish the extent and nature of the improvements that must be provided in collector streets. See also Sections 60 through 75 of this Chapter for other requirements that apply to improvements in the right-of-way.

RIGHT-OF-WAY CATEGORY ↓	REGULATION ↓	RIGHT OF WAY WIDTH	PAVEMENT WIDTH	CURB/ STORM SEWER	LANDSCAPE STRIP PLACEMENT AND WIDTH	STREET TREES	SIDEWALK PLACEMENT WIDTH	UTILITY STRIP PLACEMENT AND WIDTH
Collector Streets in Commercial Zone Neighborhood Collector or Collector Arterial in Commercial Zone		60'	36' see also Spc. Reg. #1	Must install a vertical curb and underground storm sewer with through curb inlets and bicycle grates.	None Required	Must plant Street trees approximately 30' on center in the utility strip. Trees may not be closer than 36" to the curb and must be protected by a cast iron grate if the utility strip has a concrete surface.	Must Install a 5' wide concrete sidewalk between the utility strip and the property line.	Must Provide a utility strip at least 6' wide between the curb and sidewalk. If excess right-of-way exists, it must be in the utility strip. The utility strip must have a landscaped or concrete surface.
Collector Streets in Residential Zone Neighborhood Collector or Collector Arterial in Commercial Zone		60'	36' see also Spc. Reg. #1	Must install a vertical curb and underground storm sewer with through curb inlets and bicycle grates.	Must install 4-1/2 foot wide landscape strip adjacent to curb. See Spec. Reg. #2	Must plant street trees approximately 30' on center in the landscaped strip. Trees may not be closer than 36" to the curb.	Must install a 5' wide concrete sidewalk between landscape strip and utility strip.	Must install a utility strip (minimum 2' wide) adjacent to the property line. All excess right-of-way must be in this utility strip.

Special Regulations

1. The improvements must be centered in the right-of-way.
2. A landscape strip is not required if:
 - a. A sidewalk is neither required nor proposed., or
 - b. The average slope of the ground from the right-of-way to the front yard setback line is more than 50% (22.5°), or
 - c. the Public Works Director determines, in writing, that the frontage of the subject property is too short to provide a useful landscape strip; and it is unlikely that development on adjacent property will increase this strip in the future.

2. If paragraph 1 of this Section does not apply and if the subject property is zoned Central Business District, the Public Works Director will establish the extent and nature of required improvements in the right-of-way on a case-by-case basis.
3. If Paragraphs 1, 2, and 3 of this Section do not apply, the applicant must provide the improvements as established in the remainder of this Chapter.

110.20 Right-of-Way Designation Map Adopted.

The Director is directed to produce and keep current a Rights-of-Way Designation Map, designating each improved right-of-way ~~other-than~~, including alleys, according to the following criteria. When an unimproved right-of-way is to be improved, the Public Works Director is directed to designate that right-of-way according to the following criteria based on projections for that right-of-way.

11. Other Necessary Improvements - The applicant shall install any other improvements that are necessary for the installation or proper operations or maintenance of the improvements required by this Code.

110.65 Engineering Standards

The Public-Services Works Director is directed to develop and keep current full engineering standards and specifications for all improvements in the right-of-way. The applicant shall comply with these standards and specifications for all improvements in the right-ofway. These standards and specifications are available for public inspection and copying in the Public Services Department during regular business hours.

110.70 Modifications, Deferments and Waivers.

1. General - The provisions of this Section establish under what circumstances the requirement of this Chapter may be modified, deferred or waived.
2. Authority to Grant and Duration
 - a. If the proposed development of the subject property requires approval through Processes I, IIA, IIB or III, described in Chapters 145, 150, 152 and 155 of this Code respectively, or short plat or subdivision approval described in the Subdivision Ordinance, a request for a modification, deferment or waiver will be considered as part of this process under the provisions of this Section. If granted under Process I, IIA, IIB or III, or through the short plat or subdivision processes the modification, deferment, or waiver is binding on the City for all development permits issued for that development under the Building Code within 5 years of the granting of the modification, deferment or waiver.
 - b. If paragraph 2.a. above does not apply, the Public Works Department may, after considering a written recommendation from the Planning Official, grant a modification, deferment or waiver in writing under the provisions of this section.
3. Modifications. The City may require or grant a modification to the nature or extent of any required improvement for any of the following reasons:

- a. If the improvement as required would not match the existing improvements.
 - b. If unusual topographic or physical conditions preclude the construction of the improvements as required.
 - c. If other unusual circumstances preclude the construction of the improvements as required.
4. Deferment. The City may require or permit that the required improvements be installed at a later time:
- a. If the required improvement is part of a larger project that has been scheduled for implementation in the City's Capital Improvement Program; or
 - b. If the subject proposal is for a single detached dwelling unit and the installation of the improvement would not complete the lesser of a full block face or 300 feet of frontage; or
 - c. If installation of the required improvement would require substantial off-site roadway modifications; or
 - d. If the Public Works Department determines that installation of the required improvement would result in a safety hazard.
5. Deferment Requirements - If the City approves a deferment:
- a. The applicant and the City must sign a concomitant agreement to run with the property, in a form acceptable to the City Attorney, specifying that the applicant will install or reimburse the City for construction of the deferred improvements as directed by the City. The applicant must file this agreement with the King County Bureau of Elections and Records.
 - b. The applicant must grade the subject portion of the right-of-way as though the improvement were to be immediately installed and stabilize the graded area in a manner approved by the Public Works Department. The applicant may be exempted from this

requirement if the Public Works Department determines that unusual circumstances preclude the grading.

6. Waiver - The City may waive and not require or allow installations of a required improvement if the City determines that the current level and extent of the improvement in the right-of-way adjacent to the subject property will not be changed in the future.
7. Multiple Adjacent Right-of-Ways - When the subject property is adjacent to two or more right-of-ways; modifications, deferments or waivers must be considered separately for each right-of-way. If the subject property is a corner lot, the highest level of improvement required must be constructed around the angle formed by the intersecting streets.
8. Appeals - The decision of the Public Works Department regarding appeals, modifications, and waivers may be appealed using the appeal provisions, as applicable, of Process I of this code, Sections 145.55 through 145.40110.

110.75 Bonds

The City may require or permit a bond under Chapter 175 of this Code to ensure compliance with any of the requirements of this Chapter.

120.25 What May Not Be Varied

The City may grant a Variance to any of the provisions of this Code except--

1. The City may not grant a Variance to any provision establishing the uses that are permitted to locate or that may continue to operate in any zone; and
2. The City may not grant a Variance to any of the procedural provisions of this Code; and
3. ~~The City may not grant a Variance to any provision if this Code specifically provides that that provision may be modified through some other mechanism. -- This restriction does not apply to the permits described in Chapters 125, 130 and 135 of this Code; and~~
4. 3. The City may not grant a Variance to any provision that specifically states that its requirements are not subject to Variance.

125.10 Process for Deciding on a PUD Application

An application for a PUD has two stages. The first stage is described in Section 15 through 45 of this Chapter and results in the City's decision whether or not to grant the PUD. The decision on this stage will be made using Process ~~III~~ IIB described in Chapter ~~455~~ 152 of this Code. During the second stage described in Section 55 through Section 75 of this Chapter, the City will review the final site plan of the project to ensure that it is consistent with the PUD as approved. The decision on this stage will be made ~~using Process I,~~ ~~described in Chapter 45 of this Code~~ by the Planning Director, unless the City Council determines, with the approval of the Preliminary P.U.D., that either:

- 1) There is substantial public interest in the PUD; or
- 2) Substantial changes in the proposed Preliminary PUD are required; or
- 3) Additional technical information is required prior to approval of the Final PUD.

If the City Council determines that one of the above conditions exists, then, the final PUD will be reviewed and decided upon using Process ~~III~~ IIB, described in Chapter ~~455~~ 152 of this Code. The applicant may request to have the Preliminary and Final P.U.D. applications reviewed concurrently. However, the request does not ensure that one or both of the applications will be approved.

125.15 Decision on the PUD - Application

In addition to the application materials required in Chapter-~~455~~ 152 of this Code, the applicant shall submit a completed application on the form provided by the Planning Department, along with all the information listed on that form.

125.50 Final Site Plan Review - Application

In addition to the application materials required in Chapter ~~145-01-155~~ 152 of this Code, the applicant shall submit the following:

1. A completed application on the form provided by the Planning Department, along with all information listed in that form.
2. A site plan of the PUD as approved by City Council.
3. Any information or material that City Council, by ordinance approving the PUD, indicated is to be submitted as part of the final site plan review.

125.60 Final Site Plan Review - Minor Modifications

The City may require or approve a minor modification to the site plan of the PUD as approved by City Council if--

- ~~1.~~ ~~The change is necessary because of natural features of the subject property not foreseen by the applicant or the City prior to the approval of the PUD; and~~
- ~~2.~~ 1. The change will not have the effect of reducing landscaped area, buffering areas or the amount of open space in the PUD; and
- ~~3.~~ 2. The change will not have the effect of increasing the residential density of the PUD; and
- ~~4.~~ 3. The change will not have the effect of increasing the area devoted to non-residential uses in the PUD; and
- ~~5.~~ 4. The change will not result in any increase in the height of any structure; and
- ~~6.~~ 5. The City determines that the change will not increase any adverse impacts or undesirable effects of the project, or that the change in no way significantly alters the project.

125.67 Final Site Plan Review - Appeals

The decision of the Planning Director in approving or denying the final site plan may be appealed using the appeal provisions, as applicable, of Process I of this Code, Sections 145.55 through 145.110.

125.80 Lapse of the Approved PUD

1. Increased Time - City Council may, by the Ordinance approving the PUD, extend the time limits of Sections ~~155.115~~-152.115 and ~~145.110~~ of this Code for that PUD.
2. Effect on Land Use if PUD Lapses - If an approved PUD lapses under the time limits of Sections ~~155.115~~ 152.115 or ~~145.110~~ of this Code, or paragraph 1 of this Section, any development on the subject property must comply with all applicable laws of the City as if the PUD had not been granted.

130.30 Quasi-Judicial Rezones - Applicable Process

The City will use Process ~~III~~ IIB described in Chapter ~~455~~ 152 of this Code to review and decide upon an application for a quasi-judicial rezone.

130.40 Quasi-Judicial Rezones - Types

There are two types of quasi-judicial rezones as follows:

1. Non-Project Related - A quasi-judicial rezone will be treated as non-project related when--
 - a. The proposed rezone is initiated by the City and the subject property is not owned by the City; or
 - b. The proposed rezone is from one single family residential zone classification to another single family residential zone classification ~~other than RS-5000~~; or
 - c. The proposed rezone is to place or remove an overlay zoning designation on the Zoning Map under Chapter 70 through 80 of this Code.
2. Project Related - A quasi-judicial rezone will be treated as project related when it does not meet the provisions of Paragraph 1 of this Section. All project related reclassifications require a specific development proposal for the subject property.

Sections 45 through 50 of this Chapter apply to non-project related quasi-judicial rezones. Sections 55 through 85 of this Chapter apply to project related quasi-judicial rezones.

130.45 Quasi-Judicial Non-Project Rezones - Criteria

The City may approve an application for a non-project rezone only if it finds that--

1. The proposed rezone is consistent with the Comprehensive Plan; and
2. The proposed rezone bears a substantial relation to public health, safety, or welfare; and

3. The proposed rezone is in the best interest of the residents of Kirkland; and
4. The proposed rezone is necessary appropriate because either--
 - a. Conditions in the immediate vicinity have so markedly changed since the property was given its present zoning and that under those changed conditions a rezone is required within the public interest; or
 - b. The rezone will correct a zone classification or zone boundary that was inappropriate when established; or
 - c. The rezone is to place or remove an overlay zoning designation on the Zoning Map and the proposal meets the applicable designation criteria of Chapter 70 through 80 of this Code.

130.70 Quasi-Judicial Project Rezones - Minor Modifications

Subsequent to the adoption of the Resolution of Intent to Rezone, the applicant may apply for a minor modification to the site plan approved as part of that Resolution. The City will use the Process I described in Chapter 145 of this Code to review and decide upon an application for a minor modification. The City may approve a minor modification only if it finds that--

- ~~1. The change is necessary because of natural features of the subject property not foreseen by the applicant or by the City prior to adoption of the Resolution of Intent to Rezone; and~~
2. 1. The change will not result in reducing the landscaped area, buffering areas or the amount of open space on the project; and
3. 2. The change will not result in increasing the residential density or gross floor area of the project; and

4:3. The change will not result in any structure, or vehicular circulation or parking area being moved more than 10 feet in any direction and will not reduce any required yard; and

5:4. The change will not result in any increase in height of any structure; and

6:5. The City determines that the change will not increase any adverse impacts or undesirable effects of the project and that the change in no way significantly alters the project.

130.80 Quasi-Judicial Project Rezones - Lapse of a Resolution of Intent to Rezone

1. Increased Time - City Council may, in the Resolution of Intent to Rezone, extend the time limit of Chapter ~~155~~ 152 of this Code for the project.
2. Effect on Land Use if Resolution Lapses - If the Resolution of Intent to Rezone lapses under the time limits of Chapter ~~155~~ 152 of this Code, or paragraph 1 of this Section, any development on the subject property must comply with all applicable laws of the City as if the Resolution of Intent to Rezone had not been granted.

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

USE ZONE CHART

Zone	Section
P	65.10.a

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS						MAXIMUMS				SPECIAL REGULATIONS
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES		
				FRONT	SIDE	REAR							
Public Park		See Special Regulation #1 and #2	None	Will be determined on a case-by-case basis							See Section 105.25	1. Development and use of a park does not require a development permit under this Code if-- a. The Land-Use-Policies-Plan contains a master plan for that park has been approved by the City and the proposed development and use is consistent with the master plan; or b. The proposed use and development-- 1) Will not involve lighting for outdoor nighttime activities; and 2) Will not involve the construction of any building of more than 4,000 square feet; and 3) Will not involve the construction of more than 20 parking stalls; and 4) will not involve the development of any structured sports or activity areas. 2. Any development or use of a park that does not meet the requirements of Special Regulations #1 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted: a. Ease of access to the park. b. Character of the neighborhood. c. Size, nature and topography of the subject property. 3. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled <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 Utility		None	None	Will be determined on a case-by-case basis						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 structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled <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.		
Government Facility		Process IIA Chapter 150	None	Will be determined on a case-by-case basis						See Section 105.25	3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.		
Public Transit Shelter		Process I Chapter 145 None	None	0'	0'	0'	100%	15' above average building elevation	--	See Spc. Reg. #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.	

ATTACHMENT 1

0270D/353A(5591A/86A)03-30-88/ES:dc

0270D/353A(5591A/86A)03-30-88/ES:dc


For information on public park 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.

Footnotes

Page

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

USE ZON CHART

Zone

Section
 15.10.b.1)

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS						MAXIMUMS				SPECIAL REGULATIONS
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES		
				FRONT	SIDE	REAR							
Church		See Special Regulation #4	20'	20' on each side	20'	70%	25' above average building elevation	C	B	1 for every 4 people based on maximum occupancy load of any area of worshi See Spec. Reg. #5	<ol style="list-style-type: none"> Minimum lot size per dwelling unit is as follows: <ol style="list-style-type: none"> In RS 35 Zones, the minimum lot size is 35,000 square feet. In RS 12.5 Zones, the minimum lot size is 12,500 square feet. In RS 8.5 Zones, the minimum lot size is 8,500 square feet. In RS 7.2 Zones, the minimum lot size is 7,200 square feet. In RS 5.0 Zones, the minimum lot size is 5,000 square feet. The property must be served by a collector or arterial street. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or 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 <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details. The required review process is as follows: <ol style="list-style-type: none"> 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 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-III, Chapter 152-155, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and landscaping. No parking is required for day-care or school ancillary to the use. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 		
School or Day Care Center		See Special Regulation #11	If this use can accommodate 50 or more students or children, then-- 50' 50' on each side			70%	25' above average building elevation	D	B	Section 105.25 See Spec. Reg. #8	<ol style="list-style-type: none"> Minimum lot size per dwelling unit is as follows: <ol style="list-style-type: none"> In RS 35 Zones, the minimum lot size is 35,000 square feet. In RS 12.5 Zones, the minimum lot size is 12,500 square feet. In RS 8.5 Zones, the minimum lot size is 8,500 square feet. In RS 7.2 Zones, the minimum lot size is 7,200 square feet. In RS 5.0 Zones, the minimum lot size is 5,000 square feet. May locate on the subject property only if-- <ol style="list-style-type: none"> It will serve the immediate neighborhood in which it is located; It will not be detrimental to the character of the neighborhood in which it is located; or The property is served by a collector or arterial street. A 6' high fence along the side and rear property lines is required only along the property lines adjacent to the outside play areas. Hours of operation and maximum number of attendees at one time may be limited to reduce impacts on nearby residential uses. 		
			If this use can accommodate 13 to 49 students or children, then-- 20' 20' on each side										
			Otherwise-- 20' 5', but 2 side yards must equal at least 15 feet.										

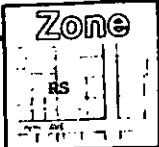
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REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

6836C/71A/p.4/4-20-88

Footnotes

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

Zone 	Section 15.10.b.2)
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USE ZONE CHART

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

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR				
			LOT SIZE	FRONT	SIDE							
School or Day Care Cent.			CONTINUED FROM PREVIOUS PAGE								<p style="text-align: center;">REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <ol style="list-style-type: none"> 5. Structured play areas must be setback from all property lines as follows: <ol style="list-style-type: none"> 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'. 6. 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 attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. 7. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 8. Electrical signs shall not be permitted. 9. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> 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 <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details. 10. May include accessory living facilities for staff persons. 11. The required review process is as follows: <ol style="list-style-type: none"> a. 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-III, Chapter 152-155, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and landscaping. 12. Refer to Chapter 1 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 (WAC 388-73). 	

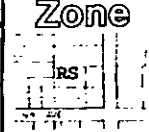
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6836C/71A/p.6/4-20-88

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

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

USE ZON CHART

Zone 	Section 15.10. d.
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS						MAXIMUMS			
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	
				FRONT	SIDE	REAR						
Golf Course		Process II, Chapter 150	1 acre	50'	50' on each side	50'	50%	25' above average building elevation.	E	B	See Section 105.25	
Public Utility		See Special Regulation #3	None	20'	20' on each side	20'	70%	25' above average building elevation.	A	B	See Section 105.25	
Government Facility		See Special Regulation #3	None	20'	10' on each side	10'	70%	25' above average building elevation.	C	B	See Section 105.25 See Spc Reg #5	

SPECIAL REGULATIONS

- Site design must minimize adverse impacts on surrounding residential neighborhoods.
 - May not include miniature golf.
 - The following accessory uses are specifically permitted as part of this use.
 - Equipment storage facilities.
 - Retail sales and rental of golf equipment and accessories.
 - A restaurant.
 - If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - 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.
 - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
-
- 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.
 - If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - 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.
 - The required review process is as follows:
 - 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
 - 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-III, Chapter 152 155, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and landscaping.
 - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
 - For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

CONTINUED ON THE NEXT PAGE

REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

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.836C/71A/Pg. 7/2-22-88

Footnotes

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

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

USE ZON CHART

Zone 	Section 17.10.b.
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS						MAXIMUMS				SPECIAL REGULATIONS
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING		
				FRONT	SIDE	REAR							
Church		See Special Regulation #1	As established on the Zoning Map. See Special Regulation #2	20'	20' on each side	20'	70%	30' above average building elevation	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Special Reg. #5	<ol style="list-style-type: none"> The required review process is as follows: <ol style="list-style-type: none"> 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. 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-III, Chapter 162-155, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and landscaping. Minimum lot size per dwelling unit is as follows: <ol style="list-style-type: none"> In RSX 35 Zones, the minimum lot size is 35,000 square feet. In RSX 8.5 Zones, the minimum lot size is 8,500 square feet. In RSX 7.2 Zones, the minimum lot size is 7,200 square feet. The property must be served by a collector or arterial street. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or 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 <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details. No parking is required for day-care or school ancillary to the use. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 	
School or Day Care Center		See Special Regulations #1	As established on the Zoning Map. See Special Regulation #2	If this use can accommodate 50 or more students or children, then-- 50' 50' on each side ----- If this use can accommodate 13 to 49 students or children, then-- 20' 20' on each side ----- Otherwise-- 20' 5', but 2 side yards must equal at least 15 feet.			70%	30' above average building elevation	D	B	Section 105.25 See Special Reg #9	<ol style="list-style-type: none"> The required review process is as follows: <ol style="list-style-type: none"> 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. 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-III, Chapter 162 155, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and landscaping. Minimum lot size per dwelling unit is as follows: <ol style="list-style-type: none"> In RSX 35 Zones, the minimum lot size is 35,000 square feet. In RSX 8.5 Zones, the minimum lot size is 8,500 square feet. In RSX 7.2 Zones, the minimum lot size is 7,200 square feet. May locate on the subject property only if-- <ol style="list-style-type: none"> It will serve the immediate neighborhood in which it is located; It will not be detrimental to the character of the neighborhood in which it is located; or The property is served by a collector or arterial street. 	

3207C/308A/Pg. 12-22-88

REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

8207C/308A/p.4/4-20-88

Footnotes

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

Zone
RSK

Section
17.10.c

USE ZON CHART

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

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE			
				FRONT	SIDE	REAR					
Golf Course	Process 1A Chapter 140	1 acre	50'	50' on each side	50'	50%	30' above average building elevation.	E	B	See Section 105.25	
Public Utility	See Special Regulation #3	None	20'	20' on each side	20'	70%	30' above average building elevation.	A	B	See Section 105.25	
Government Facility	See Special Regulation #3	None	20'	10' on each side	10'	70%	30' above average building elevation.	C	B	See Section 105.25	

SPECIAL REGULATIONS

- Site design must minimize adverse impacts on surrounding residential neighborhoods.
 - May not include miniature golf.
 - The following accessory uses are specifically permitted as part of this use.
 - Equipment storage facilities.
 - Retail sales and rental of golf equipment and accessories.
 - A restaurant.
 - If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation; or
 - 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.
 - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
-
- 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.
 - If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation; or
 - 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.
 - The required review process is as follows:
 - 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.
 - 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-III, Chapter 152-155, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and landscaping.
 - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
 - For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

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3207C/308A/p. 1/2-22-88

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

Page

Zone	Section
PLA GC	60.35.c1)

CHART

SPECIAL REGULATIONS

- 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.
- If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - 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 Regulation for further details.
 - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
 - The property must be served by a collector or arterial street.
 - The required review process is as follows:
 - 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.
 - 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 III, Chapter 152-155, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and landscaping.
 - No parking is required for day-care or school ancillary to the use.
- May locate on the subject property only if--
 - It will serve the immediate neighborhood in which it is located;
 - It will not be detrimental to the character of the neighborhood in which it is located; or
 - The property is served by a collector or arterial street.
 - A 6-foot high fence is required only along the property lines adjacent to the outside play areas.
 - Hours of operation and maximum number of attendees at one time may be limited to reduce impacts on nearby residential uses.
 - Structured play areas must be set back from all property lines as follows:
 - 20 feet if this use can accommodate 50 or more students or children.
 - 10 feet if this use can accommodate 13 to 49 students or children.
 - Otherwise, 5 feet.
 - An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
 - May include accessory living facilities for staff persons.
 - If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - 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 Regulation for further details.

9234C/71A/2/24-20-88 REGULATIONS CONTINUED ON NEXT PAGE

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

USE ZON

Directions:

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

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS						MAXIMUMS			
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	
				FRONT	SIDE	REAR						
Detached Dwelling Unit		None	5,000 sq. ft.	20'	5', but 2 side yards must be at least 15'	10'	50%	25' above average building elevation	E	A	2.0 per unit	
Church		See Special Regulation #4	3,500 sq. ft.	20'	20' on each side	20'	70%	25' above average building elevation	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Special Regulation #5	
School or Day Care Center		See Special Regulation #5	3,500 sq. ft.	50'	If this use can accommodate 50 or more students or children, then-- 50' on each side ----- If this use can accommodate 13 to 49 students or children, then-- 20' on each side ----- Otherwise, 20' 5', but 2 side yards must equal at least 15'	10'	70%	25' above average building elevation	D	B See Spc. Reg. #9	See Section 105.25	

REGULATIONS CONTINUED ON NEXT PAGE

9234C/71A/p.1/2-29-88

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

USE ZON CHART

Zone PLA 6C	Section 60.35.c2)
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USE	REGULATIONS REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
		REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LOT COVERAGE			
		FRONT	SIDE	REAR						
School or Day Care Center										
Mini-school or mini-day-care (7-12 attendees)	Process I Chapter 143	5,000 sq. ft.	20'	5' but 2 side yards must equal at least 15'	10'	50%	25' above average building elevation.	E	B See Spc Reg #7	See Section 105.25
Day Care Home (6 attendees or less)	None									
Public Utility	See Special Regulation #4	None	20'	20' on each side	20'	70%	25' above average building elevation	A	B See Section 105.25	
Government Facility	See Special Regulation #4	None	20'	10' on each side	10'	70%	25' above average building elevation	C See Spc. Reg. #5	B See Section 105.25	

SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

8. The required review process is as follows:
 - a. 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-III, Chapter 152-155, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and landscaping.
 9. Electrical signs shall not be permitted.
 10. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.
 11. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
 12. These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-73).
-
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' high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.
 3. Hours of operation and maximum number of attendees may be limited by the City to reduce impacts on nearby residential uses.
 4. Structured play areas must be setback from all property lines by 5'.
 5. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.
 6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
 7. Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses.
 8. May include accessory living facilities for staff persons.
 9. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
 10. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).
-
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. 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.
- See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.

REGULATIONS CONTINUED ON FOLLOWING PAGE

9234C/71A/p. 1/2-29-88

9234C/71A/p.4/4-20-88

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

REGULATIONS USE	USE ZONE CHART											Zone ELA 6C	Section 60.35.c3)	
	REQUIRED REVIEW PROCESS	MINIMUMS					MAXIMUMS							SPECIAL REGULATIONS
		LOT SIZE	REQUIRED YARDS				LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN C/L				
			FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE								
Public Utility Government Facility	CONTINUED FROM PREVIOUS PAGE										REGULATIONS CONTINUED FROM PREVIOUS PAGE			
												3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 4. The required review process is as follows: a. 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 III, Chapter 152-155, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and landscaping. 5. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.		

1234C/71A/p.5/4-22-88

9234C/71A/p.6/4-20-88

Footnotes

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

REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON CHART		Zone	Section
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	60.35. e.1)	
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY						SIGN CATEGORY
			FRONT	SIDE	REAR									
FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES							
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	A	2.0 per Unit	<ol style="list-style-type: none"> 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. 			
Church	See Special Regulation #5	7,200 sq. ft.	20'	20' on each side	20'	70%	25' above average building elevation.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. #6.	<ol style="list-style-type: none"> 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. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or 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 <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. The property must be served by a collector or arterial street. The required review process is as follows: <ol style="list-style-type: none"> 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. 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 HB-III, Chapter 152-155, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and landscaping. No parking is required for day-care or school ancillary to the use. 			
School or Day Care Center	See Special Regulation #12	7,200 sq. ft.	If this use can accommodate 50 or more students or children, then 50' 50' on each side 50'			70%	25' above average building elevation.	D	B	See Section 105.25 Reg #13	<ol style="list-style-type: none"> 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. May locate on the subject property only if-- <ol style="list-style-type: none"> It will serve the immediate neighborhood in which it is located; It will not be detrimental to the character of the neighborhood in which it is located; or The property is served by a collector or arterial street. A 6-foot high fence is required only along the property lines adjacent to the outside play areas. Hours of operation and maximum number of attendees at one time may be limited to reduce impacts on nearby residential uses. Structured play areas must be set back from all property lines as follows: <ol style="list-style-type: none"> 20 feet if this use can accommodate 50 or more students or children. 10 feet if this use can accommodate 13 to 49 students or children. Otherwise, 5 feet. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses. May include accessory living facilities for staff persons. 			

614A/84A/p.1/S:br:np/2/25/88

5614A/84A/p.4/4-20-88 REGULATIONS CONTINUED ON FOLLOWING PAGE

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

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

USE ZON CHART

Zone	Section
PLAGE	60.35.e.2)

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS				LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING				
			LOT SIZE	FRONT	SIDE									
School or Day Care Center			CONTINUED FROM PREVIOUS PAGE											
Mini-school or mini-day-care Center (7-12 attendees) Day-Care Home (6 attendees or less.)		Process I Chapter 145 ----- None	5,000.sq.ft.	20'	5' but 2 side yards must equal at least 15'.	10'	50%	25' above average building elevation.	E	B See Spec Reg. #11	See Section 105.25		<p>REGULATIONS FOR THIS USE CONTINUED FROM PREVIOUS PAGE</p> <p>8. If any portion of a structure is adjoining a low density zone, then either:</p> <p>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</p> <p>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 <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details.</p> <p>9. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p> <p>10. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.</p> <p>11. These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-73).</p> <p>12. The required review process is as follows:</p> <p>a. 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.</p> <p>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 III, Chapter 152-155, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and landscaping.</p> <p>13. Electrical signs shall not be permitted.</p> <p>1. May locate on the subject property only if --</p> <p>a. It will serve the immediate neighborhood in which it is located; or</p> <p>b. It will not be detrimental to the character of the neighborhood in which it is located.</p> <p>2. A 6-foot high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.</p> <p>3. Hours of operation and the maximum number of attendees may be limited by the City to reduce impacts on nearby residential uses.</p> <p>4. Structured play areas must be setback from all property lines by 5 feet.</p> <p>5. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.</p> <p>6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.</p> <p>7. May include accessory living facilities for staff persons.</p> <p>8. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p> <p>9. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).</p> <p>10. 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.</p> <p>11. Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses.</p>	
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For other information about parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 100.
 For information of the regulations in this category, see Chapter 95.
 For details of what may exceed this height limit, see Chapter 115.
 For details regarding required yards, see Chapter 115.

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

USE ZON CHART

Zone 	Section 60.35.e 3)
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR			
			FRONT	SIDE	REAR						
Public Utility		See Special Regulation #3	None	20'	20' on each side	20'	70%	25' above average building elevation.	A	B	See Section 105.25
Government Facility		See Special Regulation #3	None	20'	10' on each side	10'	70%	25' above average building elevation.	C	B	See Section 105.25
Public Transit Shelter		None	None	None	None	None	100%	15' above average building elevation.	--	See Spc. Reg. #2	None
Public Park		If one acre or more, then Process 11A Chapter 150 Otherwise, none	None	Will be determined on a case-by-case basis				25' above average building elevation.	--	B	See Section 105.25

SPECIAL REGULATIONS

- 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.
- If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - 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.
- The required review process is as follows:
 - 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 11A, Chapter 150.
 - 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 11B-111, Chapter 152-155, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and landscaping.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

- 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.

- The design of the park must serve the needs of the area in which it is located.
- If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - 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.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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614A/84A/p.3/ S:br:np/2/24/88

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

SUMMARY ORDINANCE # 3094

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 IV-88-42)

Section 1. Amends the following Sections (text and Use Zone Charts) of Ordinance 2740 as amended, the Kirkland Zoning Ordinance, modifying hearing procedures for review of preliminary and final Master Plans, preliminary and final Planned Unit Developments (PUD) proposals, and quasi-judicial re-zone applications:

Section: 15.10.b	Section 120.25
15.10.d	125.10
17.10.b	125.15
17.10.c	125.50
60.35.c.1	125.60
60.35.c.2	125.67
60.35.e.1	125.80
60.35.e.2	130.30
65.10.a	130.40
100.80	
110.20	130.45
110.40	130.70
110.65	130.80
110.70.2	

Section 2. Contains a savings clause.


Section 3. Provides that the subject matter of the ordinance shall not become effective within the limits of Houghton Community Municipal Corporation, unless approved by the Houghton Community Council or said Community Council has failed to disapprove the ordinance within 60 days of the date of passage of the ordinance by the City Council.

Section 4. Authorizes publication of the Ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code and establishes (except as provided in Section 3) the effective date as five days after summary of publication of 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 3rd day of May 1988.



I certify that the foregoing is a summary of Ordinance 3094 approved by the Kirkland City Council for summary publication.



City Clerk

