

ORDINANCE NO. 3107

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-88-56).

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 June 23, 1988 and bearing Kirkland Department of Planning and Community Development File No. IV-88-56; and

Whereas, prior to making said recommendation the Planning Commission, following notice thereof as required by RCW 35A.63.070, on May 19, 1988 and June 2, 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.

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 consisting of page 1 and page 2a 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, as required by law.

Passed by majority vote of the Kirkland City Council in regular, open meeting this 5th day of July, 1988.

Signed in authentication thereof this 5th day of July, 1988.

*Lois Cooper*  
MAYOR

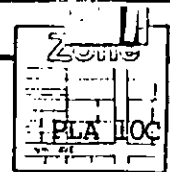
ATTEST:

*Janice Reay*  
City Clerk

APPROVED AS TO FORM:

*Gail Ford*  
Acting City Attorney

USE ZONE CHART



Section 60.55

REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			FRONT	SIDE	REAR					
Office Uses	Process IIB Chapter 152 Process III Chapter 155	7,200 sq. ft.	20'	5', but 2 two side yards must equal at least 15'	0'	70%	If closer than 100' to a low density zone, 26' above average building elevation If adjoining a low density zone, then see Spec. Reg. #6 --- Otherwise 40' above average building elevation	C	D	If medical, dental, or veterinary office, then one per each 200 sq. ft. gross floor area --- Otherwise one per each 300 sq. ft. gross floor area
Attached or Stacked Dwelling Units	Process III Chapter 155	3,600 sq. ft. per unit	20'	5', but two side yards must equal at least 15'	10'	70%	If adjoining a low density zone, then see Spec. Reg. #5 --- Otherwise 40' above building elevation	D	A	1.7 per unit

SPECIAL REGULATIONS

- Development in parts of this zone may be limited by Chapter 90, regarding development near wetlands. In addition, the site must be designed to concentrate development away from, and to minimize impact on the wetlands.
- No structure, roadway, or land surface modification is allowed on any regulated slope.
- Only one access point to NE-24th street is permitted. This access must be aligned with an access point adjacent to the north.
- No development is permitted within 50 feet of a low density zone. Where necessary, for visual screening, site obscuring landscaping must be provided within this area.
- vehicular circulation on the subject property must be designed to mitigate traffic impacts. The City may require on and off site traffic control devices, roadway improvements, or limit development, if necessary, to further reduce traffic impacts.
- Any structure 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 16 feet above average building elevation. 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 provisions of this Code may apply to the subject property.
- Ancillary assembly and manufacture of goods on the promise of this use are permitted only if:
  - The ancillary assembled or manufactured goods are subordinate to and dependent on this use.
  - The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
- If adjoining a low density zone, other than RSX, then 25' above average building elevation. If adjoining a RSX zone, then 30' above average building elevation.
- If the subject property contains four or more units, then it must contain at least 200 sq. ft. per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:
  - For 4 to 20 units, the open space must be in one or more pieces, each having at least 800 sq. ft. and having a length and width of at least 25 feet.
  - For 21 or more units, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment, a recreation building and/or a trail around the wetland are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may be reduced in proportion to the reduced open space area.

REGULATIONS CONTINUED ON NEXT PAGE

PL538D/p. 2/6-21-88/DM:rk/PLA10C

PL538D/p. 1/6-21-88/DM:rk/PLA10C

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.

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USE

REGULATIONS

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

USE ZC CHART

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PLA 10C  
Section  
60.55

REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				
		REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
		FRONT	SIDE	REAR					

SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

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 in width.

See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
3. Development in parts of this zone may be limited by Chapter 90, regarding development near wetlands. In addition, the site must be designed to concentrate development away from, and to minimize impact on the wetlands
- 3.4. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
5. If adjoining a low density zone, other than RSX, then 25' above average building elevation. If adjoining a RSX zone, then 30' above average building elevation.

PL538D/p. 3/6-21-88/DM:rk/PLA10C

PL538D/p. 4/6-21-88/DM:rk/PLA10C

0-3107

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.