

ORDINANCE NO. 3119

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-88-80).

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 July 25, 1988 and bearing Kirkland Department of Planning and Community Development File No. IV-88-80; and

Whereas, prior to making said recommendation the Planning Commission, following notice thereof as required by RCW 35A.63.070, on July 7, 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 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 adopted by the City Council, as required by law.

Passed by majority vote of the Kirkland City Council in regular, open meeting this 6th day of September, 1988

Signed in authentication thereof this 6th day of September, 1988

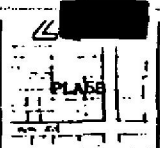
Lorin Cooper  
MAYOR

ATTEST:

James Perry  
City Clerk

APPROVED AS TO FORM:

[Signature]  
City Attorney



USE	REGULATORY REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	STRUCTURE				
			FRONT	SIDE	REAR							
Development containing detached or attached dwelling units and Office Uses. See Special Regulation	None	3,600 sq. ft. per dwelling unit.	20'	5', but 2 side yards must equal at least 15'	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	C	D	See Section 105.25	<ol style="list-style-type: none"> <li>1. A veterinary office is not permitted in any development containing dwelling units.</li> <li>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.</li> <li>3. Parking must be located beneath the structure to the maximum extent possible.</li> <li>4. Hours of operation of office use may be limited to reduce adverse impacts on nearby residential uses.</li> <li>5. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>6. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:                             <ol style="list-style-type: none"> <li>a. For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> </ol>                             The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building 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 also be reduced in proportion to the reduced open space area.                             <ol style="list-style-type: none"> <li>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>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.</li> </ol> </li> <li>7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>9. Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:                             <ol style="list-style-type: none"> <li>a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use.</li> <li>b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.</li> </ol> </li> </ol>	
General Home Mortuary	Process I Chapter 145	7,200 sq. ft.	20'	20' on each side	20'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	C	B	See Section 105.25	<ol style="list-style-type: none"> <li>1. 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.</li> <li>2. If any portion of a structure is adjoining a low density zone, then either:                             <ol style="list-style-type: none"> <li>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>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.</li> </ol> </li> <li>3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol>	

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.

notes

ATTACHMENT A

S:br 1-17-88 PLA-68

REGULATIONS USE	Directions: FIRST, READ DOWN TO FIND USE... THEN, ACROSS FOR REGULATIONS.		USE ZONE CHART										Zone PLA 6H	Section 60.35.h
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	MAXIMUMS		LANDSCAPE SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS			
			FRONT	SIDE	REAR		HEIGHT OF STRUCTURE	STRUCTURE						
Detached Dwelling Unit	None	5,000 sq. ft. per unit	20'	5', but 2 side yards must equal at least 15'	10'	60%	25' above average building elevation	E Sec. 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.			
<del>Stacked Dwelling Unit</del>	<del>None</del>	<del>5,000 sq. ft. per unit</del>	<del>20'</del>	<del>5', but 2 side yards must equal at least 15'</del>	<del>10'</del>	<del>60%</del>	<del>25' above average building elevation</del>	<del>D Sec. also Spc. Reg. #3</del>	<del>A</del>	<del>1.7 per unit</del>	<del>1. Parking must be located beneath the building to the maximum extent feasible. 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. 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. 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.</del>			
Attached, or Stacked Dwelling Units	None- <u>IIA</u>	2 acres with at least 3,600 sq. ft. per unit.	20'	5', but 2 side yards must equal at least 15' See also Special Regulation #1	10'	60%	25' above average building elevation	D Sec. also Spc. Reg. #2	A	1.7 per Unit	1. Buildings may not be closer than 40' to any low density zone. 2. Must provide the buffer described in Buffering Standard 2 in Chapter 95 where the subject property adjoins a low density zone. 3. <del>Parking must be located beneath the building to the maximum extent feasible.</del> 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 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. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:			

PL224(5632A/84A)p.1(6-30-88)DC:np/PLA 6H

REGULATION CONTINUED ON NEXT PAGE

PL224(5632A/84A)p.2(6-30-88)DC:np/PLA 6H

For other information about parking and parking areas, see Chapter 105.  
For details of the use listed in this category, see Chapter 103.



**CHART**

<b>Zone</b>
PLA 6H

<b>Section</b>
60.35.n1

**SPECIAL REGULATIONS****REGULATION CONTINUED FROM PREVIOUS PAGE**

- a. For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.
- b. For 21 units or more, 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 and/or a recreation building 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 also be reduced in proportion to the reduced open space area.

PL224 (5632A/84A) p.3 (6-30-88) DC:np/PLA 6H

For other information about parking and parking areas, see Chapter 105.

PLA 6H

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

# USE ZONE CHART

Zone PLA 61	Section 60.35.i.1
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REGULATIONS USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				SPECIAL REGULATIONS	
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY		REQUIRED PARKING SPACES
			FRONT	SIDE	REAR						
Detached Dwelling Units	None	3,600 sq. ft. 3,600 sq. ft. with at least	10'	5', but 2 side yards must equal at least 15'	10'	60%	30' above average building elevation	E	A	2.0 per Unit	<ol style="list-style-type: none"> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>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.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol>
Detached - Attached or Stacked Dwelling Units	None	2,400 sq. ft. per unit. See also special regulation #1	20'	5', but 2 side yards must equal at least 15'	10'	60%	30' above average building elevation	D	A	1.7 per unit	<p><del>1. May not develop at a density higher than 1 dwelling unit for each 1,000 square feet of lot area unless parking for this use is located beneath the buildings to the maximum extent feasible.</del></p> <ol style="list-style-type: none"> <li>Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>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. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:             <ol style="list-style-type: none"> <li>For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> </ol>             The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building 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 also be reduced in proportion to the reduced open space area.           </li> <li>The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 ft. for each 1 ft. that structure exceeds 25 ft. above average building elevation.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol>

PL5633A/84A, p.1/6-30-88/TS:br:np

REGULATION CONTINUED ON NEXT PAGE

PL5633A/84A/p.2(6-30-88)TS:np

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 05.

CHART

Zone	Section
PLA 6I	60.35.i.1

SPECIAL REGULATIONS

REGULATION CONTINUED FROM PREVIOUS PAGE

5. ← 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.

PL5633A/84A/p.3(6-30-88)TS:np

**USE ZONE CHART**

**Zone 1**  
**PLA 6A**  
**Section 60.35.a2**

REGULATIONS

USE

REQUIRE REVIEW PROCESS

LOT SIZE

MINIMUMS

REQUIRED YARDS

FRONT

SIDE

REAR

MAXIMUMS

LOT COVERAGE

HEIGHT OF STRUCTURE

LANDSCAPE CATEGORY

SIGN CATEGORY

REQUIRED PARKING SPACES

USE	REQUIRE REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				
			FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	
Church	Process 11A Chapter 150	7,200 sq. ft.	20'	20' on each side	20'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	0	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. #4.
School or Day-Care Center	Process 11A Chapter 150	7,200 sq. ft.	If this use can accommodate 50 or more students or children, then 50' on each side. If this use can accommodate 13 to 49 or more students or children, then 20' on each side. Otherwise, 5', but 2 side yards must equal at least 15'			70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	0	See Section 105.25

**SPECIAL REGULATIONS**

- 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.
  - 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.
  - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
  - No parking is required for day-care or school ancillary to the use.
- ~~1. 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--
    - It will serve the immediate neighborhood in which it is located; or
    - It will not be detrimental to the character of the neighborhood in which it is located.
  - A 6-foot high fence is required only along the property lines adjacent to the outside play areas.
  - Hours 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:
    - 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:

REGULATIONS CONTINUE ON NEXT PAGE

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**Footnotes**

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

REGULATIONS

DDMS

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

USE ZONING ART

Zor

PLA-5A

Section

60.35.a2)

USE	REQUIRE- REVIEW PROG.	MINIMUMS			MAXIMUMS					
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			FRONT	SIDE	REAR					
1-school mini-day- care (7-12 index) or day-care home (7-12 index)	None	3,600 sq. ft.	20'	5' but 2 side yards must equal at least 15'	10'	60%	If ad- joining a low den- sity zone other than RSX, then 25' above average building elevation  Otherwise 30' above average building elevation	E	B	See Secti 105.25

388A(p.5) S:br (5585A/83A) 5/16/08 PLA-5A

SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

8. 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 Regulation for further details.
9. 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.
10. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
11. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.
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-foot 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 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 feet.
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. May include accessory living facilities for staff persons.
8. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
9. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).
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.~~
11. The required yard of a structure abutting Lake Washington Boulevard or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
12. 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 Regulation for further details.

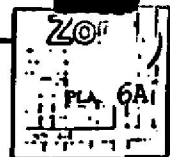
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**Footnotes**

- 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.

Page

USE ZONING CHART



Section  
60.35.23)

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

USE	REGULATIONS	REQUIRE REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			REQUIRED PARKING SPACES	
				REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY		SIGN CATEGORY
				FRONT	SIDE	REAR					
Convalescent Center or Nursing Home		Process IIA Chapter 150	7,200 sq ft	20'	10' on each side	10'	70%	If adjoining a low density zone other than RS1, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	1 for each bed
Public Utility		Process IIA Chapter 150	None	20'	20' on each side	20'	70%	If adjoining a low density zone other than RS1, then 25' above average building elevation. Otherwise, 30' above average building elevation.	A	B	See Section 105.25
Government Facility		Process IIA Chapter 150	None	20'	10' on each side	10'	70%	25' above average building elevation. Otherwise, 30' above average building elevation.	C See Spc. Reg. 5	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		See Special Regulation #2 and #3	None	Will be determined on a case-by-case basis							See Section 105.25

SPECIAL REGULATIONS

- 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.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
- 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.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- ~~If the 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 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.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
- 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.
- 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.
- 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.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.

REGULATIONS CONTINUE ON NEXT PAGE

804D/388A(p.9)TS:br (5505A/83A) 5/16/88 PLA-6A

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804D/388A(p.7)TS:br (5585A/83A) 5/16/88 PLA-6A

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.

Footnotes

Zone	Section
	60.35. a.1)

**Directions:** FIRST, READ DOWN TO THE USE... THEN, ACROSS FOR REGULATIONS.

**USE ZON CHART**

USE	REGULATIONS REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				
			FRONT	SIDE	REAR						
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	
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.	
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' on each side ----- If this use can accommodate 1 to 49 students or children, then 20' on each side ----- Otherwise 20' 5', but 2 side yards must equal at least 15'			70%	25' above average building elevation.	D	B	See Section 105.25 Spec Reg #13	

SPECIAL REGULATIONS	
<ol style="list-style-type: none"> <li>1. For this use; only one dwelling unit may be on each lot regardless of lot size.</li> <li>2. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol>	<ol style="list-style-type: none"> <li><del>1. 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.</del></li> <li>2. If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>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.</li> </ol>               See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details.             </li> <li>3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>4. The property must be served by a collector or arterial street.</li> <li>5. The required review process is as follows:               <ol style="list-style-type: none"> <li>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.</li> <li>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 HB-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.</li> </ol> </li> <li>6. No parking is required for day-care or school ancillary to the use.</li> </ol>
<ol style="list-style-type: none"> <li>1. 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.</li> <li>2. May locate on the subject property only if--               <ol style="list-style-type: none"> <li>a. It will serve the immediate neighborhood in which it is located;</li> <li>b. It will not be detrimental to the character of the neighborhood in which it is located; or</li> <li>c. The property is served by a collector or arterial street.</li> </ol> </li> <li>3. A 6-foot high fence is required only along the property lines adjacent to the outside play areas.</li> <li>4. Hours of operation and maximum number of attendees at one time may be limited to reduce impacts on nearby residential uses.</li> <li>5. Structured play areas must be set back from all property lines as follows:               <ol style="list-style-type: none"> <li>a. 20 feet if this use can accommodate 50 or more students or children.</li> <li>b. 10 feet if this use can accommodate 13 to 49 students or children.</li> <li>c. Otherwise, 5 feet.</li> </ol> </li> <li>6. 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.</li> <li>7. May include accessory living facilities for staff persons.</li> </ol>	<p style="text-align: center;">REGULATIONS CONTINUED ON FOLLOWING PAGE</p>

614A/84A/p.1/5:br:np/2/2/88

5614A/84A/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



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

USE ZON CHART

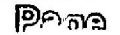
Zone	Section
PLAGE	(0.35.e.2)

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGHT CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REQUIRED PARKING SPACES				
			LOT SIZE	FRONT	SIDE							
School or Day Care Center           Mini-school or Mini-day-care Center (Attendees less than 15)  Day-Care Home (Attendees less than 15)		Process 1 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	REGULATIONS FOR THIS USE CONTINUED FROM PREVIOUS PAGE  7-8. 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 <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details.  8-9. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.  9-10. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.  10-11. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).  11-12. 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 11A, 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 110-111, 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.  12-13. Electrical signs shall not be permitted.  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 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 the 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 feet.  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. May include accessory living facilities for staff persons.  8. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.  9. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).  <del>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.</del>  10-11. Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses.	
			CONTINUED FROM PREVIOUS PAGE									

5614A/B4A/p.2/ S:dr:np/2/2/88

5614A/B4A/p.5/4-20-88

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...



**D** **ions:** FIRST, read down to find USE... THEN, across for REGULATIONS.

**USE ZONING CHART**

**Zoning**  
**PLA 60**  
**60.35.321**  
**Section**

REGULATIONS USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	MAXIMUMS			REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS				HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY		
			FRONT	SIDE	REAR						
Church	Process IIA Chapter 150	7,200 sq. ft.	20'	20' on each side	20'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B'	1 for every 4' 1 people based on maximum occupancy load of any area of wor-2. ship. See Spec Reg. 15.3	<ol style="list-style-type: none"> <li>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.</li> <li>If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>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.</li> </ol> </li> <li>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.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>No parking is required for day-care or school ancillary to the use.</li> </ol>
School or Day-Care Center	Process IIA Chapter 150	7,200 sq. ft.	If this use can accommodate 50 or more students or children, then 50' on each side ----- If this use can accommodate 13 to 49 or more students or children, then 20' on each side ----- 20' Otherwise, 5', but 2 side yards must equal at least 15'			70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	B	See Section 105.25	<ol style="list-style-type: none"> <li>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.</li> <li>May locate on the subject property only if--               <ol style="list-style-type: none"> <li>It will serve the immediate neighborhood in which it is located; or</li> <li>It will not be detrimental to the character of the neighborhood in which it is located.</li> </ol> </li> <li>A 6-foot high fence is required only along the property lines adjacent to the outside play areas.</li> <li>Hours of operation may be limited to reduce impacts on nearby residential uses.</li> <li>Structured play areas must be set back from all property lines as follows:               <ol style="list-style-type: none"> <li>20 feet if this use can accommodate 50 or more students or children.</li> <li>10 feet if this use can accommodate 13 to 49 students or children.</li> <li>Otherwise, 5 feet.</li> </ol> </li> <li>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.</li> <li>May include accessory living facilities for staff persons.</li> <li>If any portion of a structure is adjoining a low density zone, then either:</li> </ol>

REGULATIONS CONTINUE ON NEXT PAGE

B17D/308A(p.4)TS:br 5/17/88 PLA-60

**Footnotes**

- 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.

USE ZONING CHART

Zoning Section  
60.35(3)

USE	REGULATIONS REQUIRE REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			FRONT	SIDE	REAR					
mini-school or mini-day-care (7-12 attendees) or (Day-Care Home (6 or less attendees))	None	3,600 sq. ft.	20'	5' but 2 side yards must equal at least 15'	10'	60%	If adjoining a low density zone other than RSX, then 25' above average building elevation Otherwise 30' above average building elevation	E	B	See Sect. 105.25

SPECIAL REGULATIONS  
REGULATIONS CONTINUED FROM PREVIOUS PAGE

8. 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 Regulation for further details.

9. 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.

10. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

11. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.

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-foot 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 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 feet.

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. May include accessory living facilities for staff persons.

8. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

9. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).

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.

11. The required yard of a structure abutting Lake Washington Boulevard or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.

12. 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 Regulation for further details.

17D/388A(p.5)TS:br 5/17/88 PLA-65

817D/388A(p.6)TS:br 5/17/88 PLA-66

Footnotes

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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USE ZONING CHART

Zor [redacted] Section 60.3533

USE	REGULATIONS REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
		LOT SIZE	REQUIRED YARDS			HEIGHT OF STRUCTURE	COVERAGE			
			FRONT	SIDE	REAR					
Invalascent center r Nursing use	Process IIA Chapter 150	7,200 sq ft	20'	10' on each side	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	1 for each bed
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	20'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	A	B	See Section 105.25
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	above average building elevation. Otherwise, 30' 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	See Special Regulation #2 and #3	None	Will be determined on a case-by-case basis							See Section 105.25

- SPECIAL REGULATIONS**
- 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. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
  - 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.
  - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
  - ~~If the 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 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. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
  - 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.
  - 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.
  - 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. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.

817D/388A(p.9)TS:br 5/17/88 PLA-60

REGULATIONS CONTINUE ON NEXT PAGE

CONTINUED ON FOLLOWING PAGE

817D/388A(p.7)TS:br 5/17/88 PLA-60

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.

SUMMARY OF ORDINANCE No. 3119

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-88-80).

Section 1. Amends the following Sections (text and Use Zone Charts) of Ordinance 2740, as amended, the Kirkland Zoning Ordinance, including to Planned Areas 6B, 6H and 6I to delete certain Use Zone Chart special regulations, modify review procedures for attached or stacked dwellings (PLA 6H only), and correct language relating to minimum lot size requirements (PLA 6I):

Section 60.35.b.2  
 Section 60.35.h.1  
 Section 60.35.i.1  
 Section 60.35.a.2  
 Section 60.35.a.3  
 Section 60.35.e.1  
 Section 60.35.e.2  
 Section 60.35.j.2  
 Section 60.35.j.3

Section 2. Contains a savings clause.

Section 3. 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 the effective date as five days after 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 6th day of September 1988.

I certify that the foregoing is a summary of Ordinance 3119 approved by the Kirkland City Council for summary publication.

  
 City Clerk