

ORDINANCE NO. 3149

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-88-116).

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 November 14, 1988 and bearing Kirkland Department of Planning and Community Development File No. IV-88-116; and

Whereas, prior to making said recommendation the Planning Commission, following notice thereof as required by RCW 35A.63.070, on November 3, 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. To the extent the subject matter of this ordinance, pursuant to Ordinance 2001, is subject to the disapproval jurisdiction of the Houghton Community Council, 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 adopted by the City Council., as required by law.

Passed by majority vote of the Kirkland City Council in regular, open meeting this 17th day of January, 1989.

Signed in authentication thereof this 17th day of January, 1989.



Mayor



City Clerk

APPROVED AS TO FORM:



City Attorney

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

USE ZONE CHART

Zone PLA 3A	Section 60.20.a.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						
Attached Dwelling Unit	None	5,000 sq. ft. per unit	20'	5', but 2 side yards must equal at least 15'	10'	70%	30' above average building elevation	E	A	2.0 per unit	<ol style="list-style-type: none"> This development may also be regulated under the City's Shoreline Master Program; consult that document. Development in parts of this zone may be limited by Chapter 90, regarding development near streams, lakes and wetlands. Access points onto Lake Washington Boulevard must be minimized to prevent arterial congestion and traffic safety hazards. Shared access points must be utilized where feasible. City entryway design must be provided on the subject property adjacent to Lake Washington Boulevard as follows: <ol style="list-style-type: none"> An earthen berm, 12 feet wide and with a uniform height of 3 feet at the center, Lawn covering the berm, London Plane at least 2 inches in diameter, planted 30 feet on center along the berm. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 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. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Attached or Detached Dwelling Unit	None	5,000 sq. ft. per unit	20'	5', but 2 side yards must equal at least 15'	10'	70%	30' above average building elevation	D	A	1.7 per unit	
Attached or Detached Dwelling Units	Process III Chapter 155	Must be part of a development with a site area of at least 15 acres with 3,600 sq. ft. per unit	20'	10' on each side	10'	70%	30' above average building elevation. See Special Regulation #5	D	A	1.7 per Unit	

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R-PLA3/Section 60.20.a./Page 131/8-31-88/TS:rk

Feb. 1988 (Ordinance 3077)

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.

Attachment A
File No. IV-88-116

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

USE ZONE CHART

Zone PLA 3A	Section 60.20-a-2
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR				
			FRONT	SIDE	REAR							
Office Uses		Process III Chapter 155	20'	5', but 2 side yards must equal at least 15'	10'	70%	30' above average building elevation. See Special Regulation #5.	C	D	If a Medical, Dental, or Veterinary Office, then 1 per each 200 sq. ft. of gross floor area.	<ol style="list-style-type: none"> This development may also be regulated under the City's Shoreline Master Program; consult that document. Development in parts of this zone may be limited by Chapter 90 regarding development near streams, lakes and wetlands. In addition, the site must be designed to concentrate development away from and to minimize impacts on the wetlands. Vehicular circulation on the subject property must be designed to minimize traffic impacts on Lake Washington Boulevard and at the SR-520 interchange. The City may limit access points onto Lake Washington Boulevard and Points Drive and require traffic control devices and right-of-way realignment. If the development includes portions of Planned Area 2, the applicant may propose and/or the City may require that part or all of the density allowed in Planned Area 2 be developed in Planned Area 3. The height of structures may be increased if- <ol style="list-style-type: none"> The structure does not exceed 60' above average building elevation. The amount of pervious surface on the subject property in this zone significantly exceeds 50%, and The site is designed to the maximum extent feasible to provide views through the subject property from Lake Washington Boulevard and Bellevue Way while complying with Special Regulation #1. City entryway design must be provided on the subject property adjacent to Lake Washington Boulevard as follows: <ol style="list-style-type: none"> An earthen berm, 12 feet wide and with a uniform height of 3 feet at the center, Lawn covering the berm, London Plane at least 2 inches in diameter, planted 30 feet on center along the berm. 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. The minimum lot size for this use is 7200 square feet if the subject property has frontage on Lake Washington Boulevard. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. The following regulations apply to veterinary offices only: <ol style="list-style-type: none"> May only treat small animals on the subject property. Outside runs and other outside facilities for the animals are not permitted. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. Ancillary assembly and manufacture of goods on the premise of this use are permitted only if: <ol style="list-style-type: none"> 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. 	

R-PLA3/Section 60.20.b./Page 131A/B-31-88/TS:rk

R-PLA3/Section 60.20.b./Page 131A/B-31-88/TS:rk

Feb. 1988 (Ordinance 3077)

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 ZONE CHART

Zone PLA 3A	Section 60.20.a.3
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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						
Development Containing Attached, or Stacked Dwelling Units and Office uses. See Special Regulation #1.	Process III Chapter 155	Must be part of a development with a site area of at least 15 acres with 3,600 sq. ft. per unit.	20'	5', but 2 side yards must equal at least 15'	10'	70%	30' above average building elevation. See Special Regulation #6	C	D	See Section 105.25	<ol style="list-style-type: none"> This development may also be regulated under the City's Shoreline Master Program; consult that document. A veterinary office is not permitted in any development containing dwelling units. Development in parts of this zone may be limited by Chapter 90 regarding development near streams, lakes and wetlands. In addition, the site must be designed to concentrate development away from and to minimize impacts on the wetlands. Vehicular circulation on the subject property must be designed to minimize traffic impacts on Lake Washington Boulevard and at the SR-520 Interchange. The City may limit access points onto Lake Washington Boulevard and Points Drive and require traffic control devices and right-of-way realignment. If the development includes portions of Planned Area 2, the applicant may propose and/or the City may require that part or all of the density allowed in Planned Area 2 be developed in Planned Area 3. The height of structures may be increased if— <ol style="list-style-type: none"> The structure does not exceed 60' above average building elevation. The amount of pervious surface on the subject property in this zone significantly exceeds 50%, and The site is designed to the maximum extent feasible to provide views through the subject property from Lake Washington Boulevard and Bellevue Way while complying with Special Regulation #2. City entryway design must be provided on the subject property adjacent to Lake Washington Boulevard as follows: <ol style="list-style-type: none"> An earthen berm, 12 feet wide and with a uniform height of 3 feet at the center, Lawn covering the berm, London Plane at least 2 inches in diameter, planted 30 feet on center along the berm. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 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. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. Ancillary assembly and manufacture of goods on the premise of this use are permitted only if: <ol style="list-style-type: none"> 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.
School or Day Care Center	Process III Chapter 155	Must be part of a development with a site area of at least 15 acres. See Special Regulation #B.	If this use can accommodate 50 or more students or children, then 50'	If this use can accommodate 13 to 49 students or children, then 20'	50' on each side 20' on each side	70% 20'	30' above average building elevation. See Special Regulation #5. 10'	D	B	See Section 105.25	<ol style="list-style-type: none"> This development may also be regulated under the City's Shoreline Master Program; consult that document. Development in parts of this zone may be limited by Chapter 90 regarding development near streams, lakes and wetlands. In addition, the site must be designed to concentrate development away from and to minimize impacts on the wetlands. Vehicular circulation on the subject property must be designed to minimize traffic impacts on Lake Washington Boulevard and at the SR-520 Interchange. The City may limit access points onto Lake Washington Boulevard and Points Drive and require traffic control devices and right-of-way realignment. If the development includes portions of Planned Area 2, the applicant may propose and/or the City may require that part or all of the density allowed in Planned Area 2 be developed in Planned Area 3. The height of structures may be increased if— <ol style="list-style-type: none"> The structure does not exceed 60' above average building elevation. The amount of pervious surface on the subject property in this zone significantly exceeds 50%, and The site is designed to the maximum extent feasible to provide views through the subject property from Lake Washington Boulevard and Bellevue Way while complying with Special Regulation # City entryway design must be provided on the subject property adjacent to Lake Washington Boulevard as follows: <ol style="list-style-type: none"> An earthen berm, 12 feet wide and with a uniform height of 3 feet at the center, Lawn covering the berm, London Plane at least 2 inches in diameter, planted 30 feet on center along the berm. 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.

PLA3/Section 60.20.c./Page 132/B-31-88/TS:rk

R-PLA3/Section 60.20.c./Page 132/B-31-88/TS:rk

Feb. 1988 (Ordinance 3077)

REGULATIONS CONTINUED ON NEXT PAGE

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.

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

School or Day Care Center		REGULATIONS CONTINUED FROM PREVIOUS PAGE									CONTINUED FROM PREVIOUS PAGE
Mini-school or mini-day-care (7-12 attendees)	Process III Chapter 155	Must be part of a development with a site area of at least 15 acres with 3,600 sq. ft. per unit.	20'	5', but 2 side yards must equal at least 15'	10'	70%	30' above average building elevation. See Special Regulation #5.	E	B	See Section 105.25	<ol style="list-style-type: none"> The minimum lot size for this use is 7,200 square feet if the subject property has frontage on Lake Washington Boulevard. A 6-foot high fence is required only along the property lines adjacent to the outside play areas. Hours of operations may be limited to reduce impacts on nearby residential areas. 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. Carpooling, 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. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).
Day-care Home (6 or less attendees)	None										<ol style="list-style-type: none"> This development may also be regulated under the City's Shoreline Master Program; consult that document. Development in parts of this zone may be limited by Chapter 90 regarding development near streams, lakes and wetlands. Vehicular circulation on the subject property must be designed to minimize traffic impacts on Lake Washington Boulevard and at the SR-520 Interchange. The City may limit access points onto Lake Washington Boulevard and Points Drive and require traffic control devices and right-of-way realignment. If the development includes portions of Planned Area 2, the applicant may propose and the City may require that part or all of the density allowed in Planned Area 2 be developed in Planned Area 3. The height of structures may be increased if-- <ol style="list-style-type: none"> The structure does not exceed 60' above average building elevation. The amount of pervious surface on the subject property in this zone significantly exceeds 50%, and The site is designed to the maximum extent feasible to provide views through the subject property from Lake Washington Boulevard and Bellevue Way while complying with Special Regulation #1. City entryway design must be provided on the subject property adjacent to Lake Washington Boulevard as follows: <ol style="list-style-type: none"> An earthen berm, 12 feet wide and with a uniform height of 3 feet at the center, Lawn covering the berm, London Plane at least 2 inches in diameter, planted 30 feet on center along the berm. The required yard of a structure abutting Lake Washington Boulevard or Lake Street South must be increased 2 feet for each 1 foot the structure exceeds 25 feet above average building elevation. 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. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines by 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. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. May include accessory living facilities for staff persons. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).

PLA3/Section 60.20.c./Page 132A/B-31-88/TS:rk

R-PLA3/Section 60.20.c./Page 132A/B-31-88/TS:rk

Feb. 1988 (Ordinance 3077)

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.

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

USE ZONE CHART

Zone
PLA 3 A
Section
60.20.a.5

REGULATIONS USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	MAXIMUMS			SPECIAL REGULATIONS	
			REQUIRED YARDS				HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY		
			FRONT	SIDE	REAR						
Convalescent Center or Nursing Home	Process III Chapter 155	Must be part of a development with a site area of at least 15 acres. See Special Regulation #8	20'	10' on each side	10'	70%	30' above average building elevation. See Special Regulation #5.	C	B	1 for each bed	<ol style="list-style-type: none"> This development may also be regulated under the City's Shoreline Master Program; consult that document. Development in parts of this zone may be limited by Chapter 90 regarding development near streams, lakes and wetlands. In addition, the site must be designed to concentrate development away from and to minimize impacts on the wetlands. Vehicular circulation on the subject property must be designed to minimize traffic impacts on Lake Washington Boulevard and at the SR-520 Interchange. The City may limit access points onto Lake Washington Boulevard and Points Drive and require traffic control devices and right-of-way realignment. If the development includes portions of Planned Area 2, the applicant may propose and/or the City may require that part or all of the density allowed in Planned Area 2 be developed in Planned Area 3. The height of structures may be increased if-- <ol style="list-style-type: none"> The structure does not exceed 60' above average building elevation, The amount of pervious surface on the subject property in this zone significantly exceeds 50%, and The site is designed to the maximum extent feasible to provide views through the subject property from Lake Washington Boulevard and Bellevue Way while complying with Special Regulation #1. City entryway design must be provided on the subject property adjacent to Lake Washington Boulevard as follows: <ol style="list-style-type: none"> An earthen berm, 12 feet wide and with a uniform height of 3 feet at the center, Lawn covering the berm, London Plane at least 2 inches in diameter, planted 30 feet on center along the berm. 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. The minimum lot size for this use is 7200 square feet if the subject property has frontage on Lake Washington Boulevard. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Church	Process II Chapter 152	Must be part of a development with a site area of at least 15 acres. See Special Regulation #8.	20'	20' on each side	20'	70%	80% above average building elevation. See Special Regulation #5.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Special Regulation #10	<ol style="list-style-type: none"> This development may also be regulated under the City's Shoreline Master Program; consult that document. Development in parts of this zone may be limited by Chapter 90 regarding development near streams, lakes and wetlands. In addition, the site must be designed to concentrate development away from and to minimize impacts on the wetlands. Vehicular circulation on the subject property must be designed to minimize traffic impacts on Lake Washington Boulevard and at the SR-520 Interchange. The City may limit access points onto Lake Washington Boulevard and Points Drive and require traffic control devices and right-of-way realignment. If the development includes portions of Planned Area 2, the applicant may propose and the City may require that part or all of the density allowed in Planned Area 2 be developed in Planned Area 3. The height of structures may be increased if-- <ol style="list-style-type: none"> The structure does not exceed 60' above average building elevation, The amount of pervious surface on the subject property in this zone significantly exceeds 50%, and The site is designed to the maximum extent feasible to provide views through the subject property from Lake Washington Boulevard and Bellevue Way while complying with Special Regulation #1. City entryway design must be provided on the subject property adjacent to Lake Washington Boulevard as follows: <ol style="list-style-type: none"> An earthen berm, 12 feet wide and with a uniform height of 3 feet at the center, Lawn covering the berm, London Plane at least 2 inches in diameter, planted 30 feet on center along the berm. 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. The minimum lot size for this use is 7,200 square feet if the subject property has frontage on Lake Washington Boulevard. 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.

L-PLA3/Section 60.20.d./Page 133/B-31-88/TS:rk

R-PLA3/Section 60.20.d./Page 133/B-31-88/TS:rk

Feb. 1988 (Ordinance 3077)

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.

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

USE ZONE CHART

Zone
PLA3A
Section
60.20.a.6

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR				
			LOT SIZE	FRONT	SIDE							
Public Utility		Process II Chapter 152	None	20'	20' on each side	10'	70'	30' above average building elevation	A	B	See Section 105.25	<ol style="list-style-type: none"> This development may also be regulated under the City's Shoreline Master Program; consult that document. Development in parts of this zone may be limited by Chapter 90 regarding development near streams, lakes and wetlands. In addition, the site must be designed to concentrate development away from and to minimize impacts on the wetlands. 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. City entryway design must be provided on the subject property adjacent to Lake Washington Boulevard as follows: <ol style="list-style-type: none"> An earthen berm, 12 feet wide and with a uniform height of 3 feet at the center, Lawn covering the berm, London Plane at least 2 inches in diameter, planted 30 feet on center along the berm. 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. 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.
Government Facility		Process II Chapter 152	None	20'	10' on each side	10'	70%	30' above average building elevation	C	B	See Section 105.25	
Public Transit Center		None	None	0'	0'	0'	100%	15' above average building elevation	-	See Spc. Reg. #2	None	<ol style="list-style-type: none"> May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers.
Public Park		See Special Regulations #3 and #4.	Will be determined on a case-by-case basis						-	B	See Section 105.25	<ol style="list-style-type: none"> Any portion of the park located within the wetland must be devoted exclusively to passive recreation that is not consumptive of the natural environment. In addition, the park must be designed to minimize impacts on the wetland. City entryway design must be provided on the subject property adjacent to Lake Washington Boulevard as follows: <ol style="list-style-type: none"> An earthen berm, 12 feet wide and with a uniform height of 3 feet at the center, Lawn covering the berm, London Plane at least 2 inches in diameter, planted 30 feet on center along the berm. Development and use of a park does not require a development permit under this Code if- <ol style="list-style-type: none"> 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 The proposed use and development- <ol style="list-style-type: none"> Will not involve lighting for outdoor nighttime activities; and Will not involve the construction of any building of more than 4,000 square feet; and Will not involve the construction of more than 20 parking stalls; and Will not involve the development of any structured sports or activity areas. Any development or use of a park that does not meet the requirements of Special Regulation #3 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: <ol style="list-style-type: none"> Ease of access to the park. Character of the neighborhood. Size, nature and topography of the subject property. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

L-PLA3/Section 60.20.a./Page 134/8-31-88/TS:rk

R-PLA3/Section 60.20.a./Page 134/8-31-88/TS:rk

June 1988 (Ordinance 3101)
Feb. 1988 (Ordinance 3077)

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.

USE ZONE PART

Zone	Section
PLA 3B	60.20.b.1

REGULATIONS

USE

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

REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS					MAXIMUMS					SPECIAL REGULATIONS
		FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES		
		30'	The Greater of: a. 15' or b. 1 1/2 times the height of the primary structure above average building elevation minus 10'	10'	The greater of: a. 15' or b. 15% of the average parcel depth.	80%	30' above average building elevation. This provision may not be varied.	F	A	2.0 per unit		
Detached Dwelling Unit	None	3,600 sq. ft.										<ol style="list-style-type: none"> No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For the regulations regarding moorages and public access piers, see the specific listings in this zone. The required 30' front yard may be reduced 1' for each 1' of this yard that is developed as a public use area: <ol style="list-style-type: none"> Within 30' of the front property line, each portion of a structure is setback from the front property line by a distance greater than or equal to the height of that portion above the front property line; and Substantially, the entire width of this yard (from north to south property lines) is developed as a public use area; and The design of the public use area is specifically approved by the City. A view corridor must be maintained across 30% of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided that they do not obscure the view from Lake Washington Blvd. to beyond Washington. This corridor must be adjacent to either the north or south property line, whichever result in the widest view corridor given development on adjacent properties. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. The required yard of a structure abutting Lake Washington Blvd. must be increased 2 feet for each 1 foot that structure exceeds 25 feet above the adjacent centerline of Lake Washington Blvd. See Section 21 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

The minimum dimension of any yard, other than those listed is 5'

40111 30.20.a (page 69A) 8-22-88/TS:do

40111 30.20.a (page 69A) 8-22-88/TS:do

Footnotes

- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For details 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.
- This development may also be regulated under the City's Shoreline Master Program; consult that document.
- May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

USE ZONE CHART

Zone	Section
PLA 3B	60.20.b.2.

REGULATIONS	USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS				MAXIMUMS				REQUIRED PARKING SPACES	SPECIAL REGULATIONS
				REQUIRED YARDS				LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY		
				FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE						
<p>Attached or Stacked Dwelling Units</p>	<p>Process 11B Chapter 152</p>	<p>3,600 sq. ft. per unit.</p>	<p>30'</p>	<p>The greater of: a. 15', or b. 1 1/2 times the height of the primary structure above average building elevation minus 10'.</p>	<p>10'</p>	<p>The greater of: a. 15', or b. 15% of the average parcel depth.</p>	<p>80%</p>	<p>30' above average building elevation. See also Spec. Reg. #5.</p>	<p>D</p>	<p>A</p>	<p>2.0 per unit</p>	<ol style="list-style-type: none"> 1. No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For the regulations regarding moorages and public access piers, see the specific listings in this zone. 2. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. The City shall require signs designating the public pedestrian access and public use areas. 3. The required 30-foot front yard may be reduced 1 foot for each 1 foot of this yard that is developed as a public use area &--: <ol style="list-style-type: none"> a. Within 30 feet of the front property line, each portion of a structure is set back from the front property line by a distance greater than or equal to the height of that portion above the front property line; and b. Substantially the entire width of this yard, from north to south property lines, is developed as a public use area; and c. The design of the public use area is specifically approved by the City. 4. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided that they do not obscure the view from Lake Washington Blvd. to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties. 5. Structure height may be increased to 35 feet above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Boulevard; and <ol style="list-style-type: none"> a. The increase is offset by a view corridor that is superior to that required by Special Regulation #4; or b. The increase is offset by maintaining comparable portions of the structure lower than 30 feet above average building elevation. 6. The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of that isolation. 7. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 8. See Section 21 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 9. The hotel or motel use may include ancillary meeting and convention facilities for the resident clientele and guests of residents, but not the general public. 10. The hotel or motel use may not include restaurant, retail, or office uses. 	
<p>Hotel or Motel</p>	<p>Process 11B Chapter 152</p>	<p>None</p>	<p>30'</p>	<p>The greater of: a. 15', or b. 1 1/2 times the height of the primary structure above average building elevation minus 10'.</p>	<p>10'</p>	<p>The greater of: a. 15', or b. 15% of the average parcel depth.</p>	<p>80%</p>	<p>30' above average building elevation. See also Spec. Reg. #5.</p>	<p>B</p>	<p>E</p>	<p>1 per each room</p>	<p>(Continued from previous row)</p>	

L-PLA3B/Section 60.22.b./Page 134D/10-10-88/TS:rk

R-PLA3B/Section 60.22.b.3/Page 134D/1-18-89/TS:rk

Footnotes

- _____ For other information about parking and parking areas, see Chapter 105.
- _____ For details of the regulations in this category, see Chapter 100.
- _____ For details 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.
- _____ This development may also be regulated under the City's Shoreline Master Program; consult that document.
- _____ May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

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

USE ZONE CHART

Zone PLA 3B	Section 60.20.b.3
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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 SPACES	
			FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE						
Public Access Pier or Boardwalk	Process II B Chapter 152	None	Waterward of the High Waterline 10'	10'				Pier decks may not be more than 24' above mean sea level. Diving boards and similar features may not be more than 3' above the deck.			See Section 105.25	<ol style="list-style-type: none"> No accessory uses, buildings, or activities are permitted as part of this use. If a structure will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to submittal of a Building Permit for this use. May not treat a structure with creosote, oil base or toxic substances. Must provide at least one covered and secured waste receptacle. All utility lines must be below the pier deck and, where feasible, underground. Piers must be adequately lit; the source of the light must not be visible from neighboring properties. Structures must display the street address of the subject property. The address must be oriented to the Lake with letters and numbers at least 4 inches high, and visible from the Lake. North and south property line yards may be decreased for over-water public use facilities which connect with waterfront public access or adjacent property. See Section 11 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
Moorage Facility for 1 or 2 boats. See also Special Regulation #1.	None	None	Waterward of the High Waterline 10'	10'			80%	Pier decks may not be more than 24' above mean sea level. Diving boards and similar features may not be more than 3' above the deck.			None	<ol style="list-style-type: none"> Moorage must be for the exclusive use of the residents of the subject property. Renting moorage space is not permitted. No accessory uses, buildings, or activities are permitted as part of this use. Various accessory components are permitted as part of a General Moorage Facility. See that listing in this zone. Moorage structures may not extend waterward beyond a point 150 feet from the high waterline. In addition, piers and docks may not be wider than is reasonably necessary to provide safe access to the boats, but not more than 8 feet in width. If the moorage structures will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to submittal of a Building Permit for this use. May not treat moorage structure with creosote, oil base or toxic substances. Must provide at least one covered and secured waste receptacle. All utility lines must be below the pier deck and, where feasible, underground. Piers must be adequately lit; the source of the light must not be visible from neighboring properties. Moorage structures must display the street address of the subject property. The address must be oriented to the Lake with letters and numbers at least 4 inches high, and visible from the Lake. Covered moorage is not permitted. Aircraft moorage is not permitted. See Section 21 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. Live-aboard boats are prohibited.

L-W0111 30.20.c (page 69C) 8-22-88/TS:da

R-PLA3B/Section 60.20.b.4/Page 134E/1-18-89/TS:rk

Footnotes

- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For details 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.
- This development may also be regulated under the City's Shoreline Master Program; consult that document.
- May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

Page

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Zone
PLA 3B

Section
60.20.b.4

REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS				MAXIMUMS				REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY		

General Moorage Facility	Process 118 Chapter 152	None, but must have at least 100' of frontage on Lake Washington.	Landward of the High Waterline	Waterline		80%	Landward of the High Waterline 30' above average building elevation.	B	B	1 per each slip	<ol style="list-style-type: none"> Except as permitted by Special Regulation #18, no structures, other than moorage structures or public access piers, may be waterward of the high waterline. For regulations regarding public access piers, see the specific listing in this zone. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas. The required 30-foot front yard may be reduced one foot for each foot of this yard that is developed as a public use area if: <ol style="list-style-type: none"> Within 30 feet of the front property line, each portion of a structure is set back from the front property line by a distance greater than or equal to the height of that portion above the front property line; and Substantially, the entire width of this yard, from north to south property lines, is developed as a public use area; and The design of the public use area is specifically approved by the City. A view corridor must be in one continuous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided that they do not obscure the view from Lake Washington Boulevard to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties. The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of that isolation. The City will determine the maximum allowable number of moorages based on the following factors: <ol style="list-style-type: none"> The ability of the land landward of the high waterline to accommodate the necessary support facilities. The potential for traffic congestion. The number of moorages shall not exceed the number of dwelling units on the subject property. Moorage structures may not be larger than is necessary to provide safe and reasonable moorage for the boats moored. The City will specifically review the size and configuration of moorage structures to insure that: <ol style="list-style-type: none"> The moorage structures do not extend waterward of the point necessary to provide reasonable draft for the boats to be moored, but not beyond the outer harbor line; and The moorage structures are not larger than is necessary to moor the specified number of boats; and The moorage structures will not interfere with the public use and enjoyment of the water or create a hazard to navigation; and The moorage structures will not adversely affect nearby uses; and The moorage structures will not have a significant long-term adverse effect on aquatic habitats. If the moorage structures will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to submittal of a Building Permit for this use. 	
			30'	The greater of-- a. 15' or b. 1 1/2 times the height of the primary structure above average building elevation minus 10'.	10'	For moorage structure, 0'. For other structures, the greater of-- a. 15' or b. 15% of the average parcel depth.	Waterward of the High Waterline, Dock and Pier decks may not be more than 24' above mean sea level.					
			Waterward of the High Waterline 10'	Waterline 10'								
			No moorage structure may be-- a. Within 100' of a public park; or b. Closer to a public park than a line that starts where the high waterline of the park intersects with the side property line of the park closest to the moorage structure at a 45° angle from that side property line. This setback applies whether or not the subject property abuts the park, but does not extend beyond any intervening over-water structure; or									
			See next page for the rest of the Required Yard Regulations)									

REGULATIONS FOR THIS USE CONTINUED ON NEXT PAGE

REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

L-10111 30.20.d (page 690) 9-12-88/TS:rk

R-PLA3B/Section 60.20.b.5/Page 134F/1-18-89/TS:rk

Footnotes

- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For details 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.
- This development may also be regulated under the City's Shoreline Master Program; consult that document.
- May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

USE	REGULATIONS	USE ZONE CHART										Zone PLA-3B	Section 60.20.b.5	
		REQUIRED REVIEW PROCESS	MINIMUMS					MAXIMUMS						SPECIAL REGULATIONS
			LOT SIZE	FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY			
General Moorage Facility		REGULATIONS FOR THIS USE CONTINUED FROM THE PREVIOUS PAGE										REGULATIONS FOR THIS USE CONTINUED FROM THE PREVIOUS PAGE		
				<p>c. Closer to a lot containing a detached dwelling unit than a line that starts where the high water line of the lot intersects the side property line of the lot closest to the moorage structure and runs waterward toward the moorage structure at a 30° angle from that side property line. This setback applies whether or not the subject property abuts the lot, but does not extend beyond any intervening over water structure.</p> <p>d. Within 25' of another moorage structure not on the subject property.</p> <p>The minimum dimension of any yard other than those listed, is 5'.</p> <p>(See previous page for the rest of this column)</p>									<p>9. May not treat moorage structure with creosote, oil base or toxic substance.</p> <p>10. Must provide at least 2 covered and secured waste receptacles.</p> <p>11. All utility and service lines must be below the pier deck and, where feasible, underground.</p> <p>12. Piers must be adequately lit. The source of the light must not be visible from neighboring properties.</p> <p>13. Moorage structures must display the street address of the subject property. The address must be oriented to the Lake with letters and numbers at least 4 inches high.</p> <p>14. Covered moorage is not permitted.</p> <p>15. Aircraft moorage is not permitted.</p> <p>16. See Section 21 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p> <p>17. At least one pump-out facility shall be provided.</p>	

L-PLA3B/Section 60.20.b.5/Page 134G/1-18-89/TS:rk

R-PLA3B/Section 60.20.b.6/Page 134G/1-18-89/TS:rk

Footnotes

- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For details 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.
- This development may also be regulated under the City's Shoreline Master Program; consult that document.
- May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

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

USE ZONE CHART

Zone PLA 3B	Section 60.20.b.5)
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REGULATIONS USE	REQUIRED REVIEW PROCESS	MINIMUMS REQUIRED YARDS					MAXIMUMS			SPECIAL REGULATIONS	
		LOT SIZE	FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY SIGN CATEGORY		REQUIRED PARKING SPACES
Public Park	See Special Regulations #1 and #2.	None	Will be determined on a case-by-case basis							See Section 105.25	<ol style="list-style-type: none"> 1. Development and use of a park does not require a development permit under this Code if: <ol style="list-style-type: none"> a. 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: <ol style="list-style-type: none"> 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 Regulation #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: <ol style="list-style-type: none"> a. Ease of access to the park. b. Character of the neighborhood. c. Size, nature and topography of the subject property. 3. See section 21 of this Chapter for regulations regarding bulkheads and land surface modifications. In addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 4. The provisions of Chapter 90 of this Code limiting development in and around wetlands do not apply to a public park if the development is approved as part of a Park Master Plan using Process III, described in Chapter 155 of this Code.

R-40111 30.20.f (page 697) 8-22-88/11:do

L-40111 30.20.f (page 697) 8-22-88/11:do

Footnotes

For other information about parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 100.
 For details 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.
 This development may also be regulated under the City's Shoreline Master Program; consult that document.
 May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

USE ZONE CHART

Zone PLA-3B	Section 60.20.b.7
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Instructions: FIRST, read down to find USE... THEN, across for REGULATIONS

REGULATIONS ↓ USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS				MAXIMUMS				REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS				LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY		
			FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE						
Public Utility	Process IIB Chapter 152	None	30' See also Spec. Reg. #3.	The greater of-- a. 15' or b. 1 1/2 times the height of the primary structure above average building elevation minus 10'.	10'	The greater of-- a. 15' or b. 15% of the average parcel depth.	80%	30' above average building elevation. See also Spec. Reg. #5.	A	B	See Section 105.25	<ol style="list-style-type: none"> 1. No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For regulations regarding moorages and public access piers, see the specific listings in this zone. 2. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. The City shall require signs designating the public pedestrian access and public uses areas. 3. The required 30-foot front yard may be reduced 1 foot for each foot of this yard that is developed as a public use area if-- <ol style="list-style-type: none"> a. Within 30 feet of the front property line, each portion of a structure is set back from the front property line by a distance greater than or equal to the height of that portion above the front property line; and b. Substantially the entire width of this yard, from north to south property lines, is developed as a public use area; and c. The design of the public use area is specifically approved by the City. 4. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided that they do not obscure the view from Lake Washington Blvd. to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties. 5. Structure height may be increased to 35 feet above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Boulevard; and <ol style="list-style-type: none"> a. The increase is offset by a view corridor that is superior to that required by Special Regulation #4; or b. The increase is offset by maintaining comparable portions of the structure lower than 30 feet above average building elevation. 6. 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. 7. The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of that isolation. 8. See Section 11 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 9. 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.
Government Facility	Process IIB Chapter 152	None	30' See also Spec. Reg. #3.	The greater of-- a. 15' or b. 1 1/2 times the height of the primary structure above average building elevation minus 10'.	10'	The greater of-- a. 15' or b. 15% of the average parcel depth.	80%	30' above average building elevation. See also Spec. Reg. #5.	C	B	See Section 105.25	<ol style="list-style-type: none"> 1. No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For regulations regarding moorages and public access piers, see the specific listings in this zone. 2. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. The City shall require signs designating the public pedestrian access and public uses areas. 3. The required 30-foot front yard may be reduced 1 foot for each foot of this yard that is developed as a public use area if-- <ol style="list-style-type: none"> a. Within 30 feet of the front property line, each portion of a structure is set back from the front property line by a distance greater than or equal to the height of that portion above the front property line; and b. Substantially the entire width of this yard, from north to south property lines, is developed as a public use area; and c. The design of the public use area is specifically approved by the City. 4. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided that they do not obscure the view from Lake Washington Blvd. to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties. 5. Structure height may be increased to 35 feet above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Boulevard; and <ol style="list-style-type: none"> a. The increase is offset by a view corridor that is superior to that required by Special Regulation #4; or b. The increase is offset by maintaining comparable portions of the structure lower than 30 feet above average building elevation. 6. 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. 7. The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of that isolation. 8. See Section 11 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 9. 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.

L-W111 30.20.g (page 696) 8-22-88/S:do

R-PLA3B/Section 60.20.b.8./Page 134/1-18-89/TS:rk

Footnotes

- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For details 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.
- This development may also be regulated under the City's Shoreline Master Program; consult that document.
- May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

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

USE ZONE CHART

Zone PLA 3B	Section 60.20.b.8)
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS REQUIRED YARDS					MAXIMUMS					SPECIAL REGULATIONS
			LOT SIZE	FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE SIGN CATEGORY	REQUIRED PARKING SPACES		
Public Transit Shelter		None	None	0'	0'	0'	The greater of-- a. 15' or b. 15% of the average parcel depth	100%	15' above average building elevation. This provision may not be varied.	--	See Spec. Req. 12	None	<ol style="list-style-type: none"> May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers.

2537B/91/p.17

OCTOBER, 1984 (Ordinance 2834)

.37B/97A/p.16

Footnotes

- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For details 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.
- This development may also be regulated under the City's Shoreline Master Program; consult that document.
- May not use lands waterward of the high waterline to determine lot size or to calculate allowable dens

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1. Bulkheads

- a. General - Bulkheads are permitted in this zone subject to all of the conditions and restrictions of this Section.
- b. Required Permit - The City will use Process I, described in Chapter 145 of this Code, to review and decide upon an application for a bulkhead. A permit may also be required from the U.S. Army Corps of Engineers. Consult that agency for further information.
- c. Allowable Reasons - A bulkhead may be constructed only if--
 - 1) It is needed to prevent significant erosion due to wave action; and
 - 2) The use of vegetation will not sufficiently stabilize the shoreline to prevent significant erosion.
- d. Prohibited Location - A bulkhead may not be erected within a wetland or between a wetland and the lake.
- e. Design of Bulkhead - The bulkhead must be designed to minimize the transmittal of wave energy to other properties.
- f. Placement of the Bulkhead - The bulkhead may not extend waterward of the high waterline. If there has been severe and unusual erosion within one year preceding the application for the bulkhead, the City may allow the placement of the bulkhead to recover the dryland area lost by this erosion.
- g. Change in Configuration of the Land - Except as allowed under Paragraphs 2 and 3 of this Section, alteration of the horizontal or vertical configuration of the land must be kept to a minimum.
- h. Backfill - The extent and nature of any backfill proposed landward of the bulkhead must be approved by the City.

2. Land Surface Modification Waterward of the High Waterline.

- a. General - Land surface modification waterward of the high waterline is permitted in this zone subject to all of the conditions and restrictions in this Section.
- b. Required Permit - The City will use Process IIB, described in Chapter 152 of this Code, to review and decide upon an application for a land surface modification waterward of the high waterline. This activity may also require a permit from the U.S. Army Corps of Engineers. Consult that agency for further information.
- c. Allowable Reasons - The City may approve an application for a land surface modification waterward of the high waterline only if --
 - 1) No unique or significant natural area of flora or fauna will be destroyed; and
 - 2) The land surface modification will not result in erosion of the shoreline or undermine stability of neighboring properties; and
 - 3) Either--
 - a) The application is filed by a public agency to improve navigability, or public safety; or
 - b) The application is to create a public use or recreation area; or
 - c) The application is for dredging to remove silt or sediment deposited because of severe and unusual erosion or resulting from the existence of a bulkhead on nearby property; or
 - d) At such time as permitted by the Shoreline Master Program, the application is for dredging to provide sufficient draft for boat moorage.
- d. Requirements for Dredging - If the land surface modification involves dredging, the following regulations apply:
 - 1) Dredging spoils may not be deposited in Lake Washington and may be deposited on the subject property only if this is part of an approved development activity on the subject property.
 - 2) The applicant shall restore any beneficial vegetation disturbed during dredging.

3) The dredging shall be the minimum necessary to provide sufficient draft for navigation, or moorage.

e. Requirements for Fill - If the land surface modification involves fill, the following regulations apply:

1) Material Used for Landfill - The material used in the landfill must be non-dissolving and non-decomposing. The fill material must not contain organic or inorganic material that would be detrimental to the water quality or the existing habitat.

2) Use of Vegetation - Exposed fill areas must be stabilized with vegetation.

3. Land Surface Modification Within the High Waterline Yard.

a. General - Land surface modification in the high waterline yard is permitted in this zone subject to all of the conditions and restrictions of this section.

b. Required Permit - The City will use Process I, described in Chapter 145 of this Code, to review and decide upon an application for land surface modification within the high waterline yard. This activity may also require a permit from the U.S. Army Corps of Engineers. Consult that agency for further information.

c. Allowable Reasons - The City may approve an application for a land surface modification within the high waterline yard only if--

1) No unique or significant natural area of flora or fauna will be destroyed; and

2) Either--

a) The application is filed by a public agency to improve public safety, recreation, or access; or

b) The application is part of a development proposal for the subject property and is to improve access to a pier or beach;

c) The land surface modification is necessary to provide public access; or

d) The land surface modification is necessary to the structural safety of a structure;

- e) There has been severe and unusual erosion within the one year directly preceding the application and the land surface modification is to restore the shoreline to its configuration prior to this erosion; or
- f) This application is part of an application for a bulkhead approved under paragraph 1 of this Section. For backfill landward of a bulkhead, see Paragraph 1.h. of this Section.
- d. Material Used for Landfill - The material used in a landfill must be non-dissolving and non-decomposing. The fill material must not contain organic or inorganic material that would be detrimental to the water quality or the existing habitat.
- e. Use of Vegetation - The applicant shall stabilize exposed areas left after land surface modification with vegetation.
- f. Disposition of Excavated Materials - Dredging spoils may not be deposited in Lake Washington, and may be deposited on the subject property only if this is part of an approved development activity.
4. Land Surface Modification Landward of the High Waterline Yard - Land surface modification landward of the high waterline yard is regulated like land surface modifications throughout the City. See Chapter 115 of this Code for those regulations.
5. Emergency Measures - An applicant may erect a temporary bulkhead and take other emergency measures to protect against harm to persons or property resulting from imminent and unanticipated natural hazards. The area modified must be restored to the condition that existed immediately prior to any emergency modification as soon as practicable after the emergency.

46368/0097A

SUMMARY OF ORDINANCE NO. 3149

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-88-116).

Section 1. Amends the sections and subsections (text and use zone charts) of Ordinance 2740, as amended, the Kirkland Zoning Ordinance, relating to Planned Area 3, to divide Planned Area 3 into two sub-planned areas (PLA 3A and PLA 3B), by adding the following new sections and subsections (text and use zone charts) applicable to Planned Area 3B:

60.20.b.1
60.20.b.2
60.20.b.3
60.20.b.4
60.20.b.5
60.20.b.6
60.20.b.7
60.20.b.8
60.21

Subsections 60.20.a through 60.20.d, inclusive, (now applicable to PLA 3A only), are redesignated as Subsections 60.20.a.1 through 60.20.a.4, inclusive.

Section 2. Contains a Savings Clause.

Section 3. Provides that the subject matter of the ordinance shall not become effective within the limits of the 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 to be 5 days after publication of this Summary.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City

Clerk for the City of Kirkland. This Ordinance was passed by the Kirkland City Council at its regular meeting on the 17th day of January, 1989.

I certify that the foregoing is a summary of Ordinance No. 3149, approved by the Kirkland City Council for Summary Publication.


City Clerk