

ORDINANCE NO. 3225

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-90-86) AND ADOPTING NEW SECTIONS 60.90.a1 THROUGH 60.90.c8 INCLUSIVE, RELATING TO PLANNED AREA 17.

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 August 13, 1990, and bearing Kirkland Department of Planning and Community Development File No. IV-90-86; and

WHEREAS, prior to making said recommendation, the Planning Commission, following notice thereof as required by RCW 35A.63.070, on July 26, 1990, 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 nonsignificance, 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:

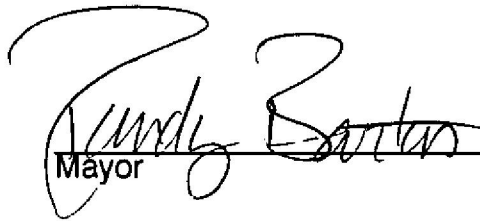
As set forth in Attachment A which by this reference is incorporated herein.

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 approved by the City Council, as required by law.

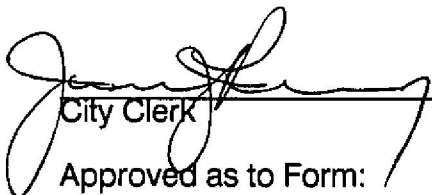
PASSED by majority vote of the Kirkland City Council in regular, open meeting this 4th day of September, 1990.

SIGNED IN AUTHENTICATION thereof this 4th day of September, 1990.



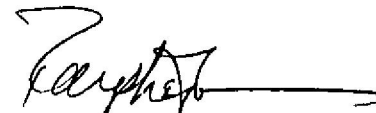
Mayor

Attest:



City Clerk

Approved as to Form:



City Attorney

ORDINANCE NO. 3225

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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 nonsignificance, including supporting environmental documents, issued by the responsible official pursuant to WAC 197-11-340 and WAC 197-11-390; and

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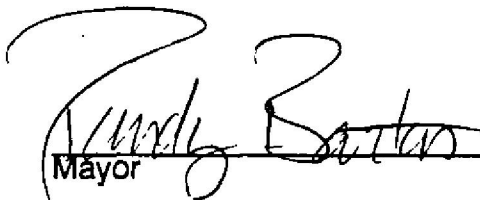
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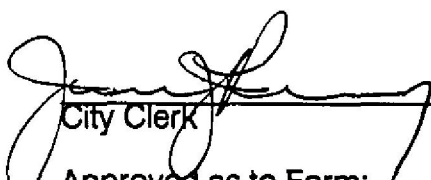
PASSED by majority vote of the Kirkland City Council in regular, open meeting this 4th day of September, 1990

SIGNED IN AUTHENTICATION thereof this 4th day of September, 1990.



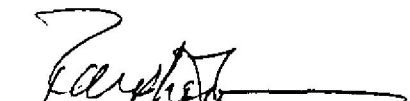
Mayor

Attest:



City Clerk

Approved as to Form:



City Attorney

Directions:

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

USE ZONE CHART

Zone Section

PLA 17A 60.90.a1

REGULATIONS USE	REQUIRED REVIEW PROCESS	MINIMUMS					MAXIMUMS				REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY			
			FRONT	SIDE	REAR							
Detached Dwelling Units	None	7,200 sq. ft.	20'	5' each side See Special Regulation #2.	10'	50%	30' above average building elevation	E	A	2.0 per dwelling unit.	<ol style="list-style-type: none"> For this use, only one dwelling unit may be on each lot regardless of the size of the lot. On corner lots, only one front yard must be a minimum of 20 feet. All other front yards shall be regulated as a side yard (minimum five-foot yard). The applicant may select which front yard shall meet the 20 foot requirement Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 	
Attached or Stacked Dwelling Units	IA	3,600 sq. ft. per unit, with a minimum lot size of 2 acres	20'	5'	10'	60%	30' above average building elevation	D	A	1.7 per unit (See special regulation #13).	<ol style="list-style-type: none"> Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. If the subject property contains four or more units, then it must contain at least 200 sq. ft. per unit of common recreational open space useable for many activities. This required common recreational open space must have the following minimum dimensions: <ol style="list-style-type: none"> For 4 to 20 units, the open space must be in one or more pieces each having at least 800 sq. ft. and having a length and width of at least 25 feet. For 21 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 sq. ft. 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. If any portion of a structure is adjoining a low density zone or low density use in PLA 17A, then: <ol style="list-style-type: none"> A building bulk maximum will apply as follows--either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. A significant buffer shall be required around all proposed structures and parking areas. This buffer should take the form of up to a 25-foot-wide landscaped area OR a lesser dimensioned area furnished with screening walls, fences, berms, or dense stands of trees, but in no case be less than 10 feet. A solid screening wall or fence shall be required between any portion of a parking area which is closer than 40 feet to a low density use, low density zone, or the right-of-way of NE 97th Street. Such wall or fence shall be in addition to the landscape materials required by Chapter 95 of this Code. <p>See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details.</p> If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation. Building placement and landscape plans should provide views of Forbes Lake from adjacent rights-of-way, particularly 124th Avenue NE and I-405. West of Forbes Lake, site design should provide for the continuation of a bicycle and pedestrian path which generally follows the alignment of Skater Avenue NE and NE 92nd Street and connects to NE 99th Street. Adjacent to Forbes Lake, new development should provide for public access to the lake in appropriate locations. Public access should be limited to passive uses, such as walking trails or viewpoints. No vehicular connection through this subarea to NE 99th Street is permitted. Adjacent to I-405, on-site improvements, such as berms, landscaping, acoustic walls, and/or other improvements to minimize visual and noise impacts should be included in site design. During and after construction, substantial setbacks and protective measures should be provided around streams and wetlands. Viewpoints and interpretive information around streams and wetlands should be provided where possible. These features shall be permitted only where protection of natural features can be reasonably assured. Lands upland of the ordinary high waterline only may be included in the calculation of lot area. 	

REGULATIONS CONTINUED ON NEXT PAGE

PLA 17A/60.90.a1/8-2-99/DC:rk

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

Attachment A

USE ZONE PART

Zone Section
 PLA 17A 60.90.a2

FIRST, read down to find USE THEN across for REGULATIONS

USE REGULATIONS

REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY		
Attached or Stacked Dwelling Units		REGULATIONS CONTINUED FROM PREVIOUS PAGE								
Church	See Special Regulation # 1 7,200 sq ft	20'	20' on each side	20'	70%	30' above average building elevation	C	B	1 for every 4 people based on maximum occupancy load of worship (see Special Reg. # 4.	<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>13. The parking area shall also include a designated location and facilities to serve on-site residents as they wash or otherwise service their personal vehicles. These facilities shall be so located, improved, and furnished to prevent surface water contaminants, such as detergents, oils, and debris, from entering the lake or wetlands.</p> <p>14. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p> <p>1. The required review process is as follows: a. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process IIA, Chapter 150. b. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is five or more acres, a Master Plan, approved through Process III, Chapter 155, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and landscaping.</p> <p>2. The property must be served by a collector or arterial street.</p> <p>3. If any portion of a structure is adjoining a low density zone or low density use in PLA 17A, then: a. A building bulk maximum will apply as follows--either: (1) The height of that portion of the structure shall not exceed 15 feet above average building elevation, or (2) 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. b. A significant buffer shall be required around all proposed structures and parking areas. This buffer should take the form of up to a 25-foot-wide landscaped area OR a lesser dimensioned area furnished with screening walls, fences, berms, or dense stands of trees, but in no case be less than 10 feet. c. A solid screening wall or fence shall be required between any portion of a parking area which is closer than 40 feet to a low density use, low density zone, or the right-of-way of NE 97th Street. Such wall or fence shall be in addition to the landscape materials required by Chapter 95 of this Code. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details.</p> <p>4. No parking is required for day-care or school ancillary to the use.</p> <p>5. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p> <p>6. No vehicular connection through this subarea to NE 90th Street is permitted.</p> <p>7. During and after construction, substantial setbacks and protective measures should be provided around streams and wetlands.</p>
School or Day Care Center	See Special Regulation # 1 7,200 sq ft.		If this use can accommodate 50 or more students or children, then-- 50' 50' on each side If this use can accommodate 19 to 49 students or children, then-- 20' 20' on each side Otherwise, 20' 5', but 2 side yards must equal at least 15 feet.	20'	70%	30' above average building elevation	D	B See Spe. Reg. # 8.	Section 105.25	<p>1. The required review process is as follows: a. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process IIA, Chapter 150. b. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is five or more acres, a Master Plan, approved through Process III, Chapter 155, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and landscaping.</p> <p>2. May locate on the subject property only if-- a. It will serve the immediate neighborhood in which it is located; b. It will not be detrimental to the character of the neighborhood in which it is located; or c. The property is served by a collector or arterial street.</p> <p>3. A 6-foot-high fence along the side and rear property lines is required only along the property lines adjacent to the outside play areas.</p> <p>4. Hours of operation and maximum number of attendees at one time may be limited to reduce impacts on nearby residential uses.</p> <p>REGULATIONS CONTINUED ON NEXT PAGE</p>

L-PLA17A/Section 60.90.a2/6-2-90/DC:rk

L-PLA17A/60.90.a2/6-10-90/DC:rk

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

15027-02

Zone Section
PLA 17A **60.90.a3**

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

		REGULATIONS CONTINUED FROM PREVIOUS PAGE								REGULATIONS CONTINUED FROM PREVIOUS PAGE	
<p>School or Day Care Center</p>											<ol style="list-style-type: none"> 5. Structured play areas must be setback from all property lines as follows: <ol style="list-style-type: none"> a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. c. Otherwise, 5 feet. 6. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading area on a case by case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. 7. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 8. Electrical signs shall not be permitted. 9. If any portion of a structure is adjoining a low density zone or low density use in PLA 17A, then either: <ol style="list-style-type: none"> a. A building bulk maximum will apply as follows--either: <ol style="list-style-type: none"> (1) The height of that portion of the structure shall not exceed 15 feet above average building elevation, or (2) 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. b. A significant buffer shall be required around all proposed structures and parking areas. This buffer should take the form of up to a 25-foot-wide landscaped area OR a lesser dimensioned area furnished with screening walls, fences, berms, or dense stands of trees, but in no case be less than 10 feet. c. A solid screening wall or fence shall be required between any portion of a parking area which is closer than 40 feet to a low density use, low density zone, or the right-of-way of NE 97th Street. Such wall or fence shall be in addition to the landscape materials required by Chapter 95 of this Code. <p>See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details.</p> 10. May include accessory living facilities for staff persons. 11. These uses are subject to the requirements established by Department of Social and Health Services (WAC 369-73). 12. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 13. No vehicular connection through this subarea to NE 90th Street is permitted. 14. During and after construction, substantial setbacks and protective measures should be provided around streams and wetlands.
<p>Mini-School or Mini-Day Care Center (7-12 attendees)</p> <p>Day-Care Home (6 attendees or less)</p>	<p>Process I Chapter 145</p> <p>None</p>	<p>7,200 sq. ft.</p>	<p>20'</p>	<p>5' but 2 side yards must equal at least 15'</p>	<p>10'</p>	<p>50%</p>	<p>30' above average building elevation</p>	<p>E</p>	<p>B</p>	<p>See Section 105.25</p> <p>Sp. Reg. #7.</p>	<ol style="list-style-type: none"> 1. May locate on the subject property only if: <ol style="list-style-type: none"> 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 line adjacent to the outside play areas for mini-school 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'. 5. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 7. Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses. 8. May include accessory living facilities for staff persons. 9. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 10. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73). 11. No vehicular connection through this subarea to NE 90th Street is permitted. 12. During and after construction, substantial setbacks and protective measures should be provided around streams and wetlands.

L-PLA17A/60.90.a3/2 10-90/9C:rk

K-PLA17A/60.90.a3/8-10-90/9C:rk

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

USE ZONING CHART

Zone	Section
PLA 17A	60.90.a4

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

USE

REGULATIONS

REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR				
		FRONT	SIDE	REAR							
Golf Course	Process IIA Chapter 150	1 acre	50'	50' on each side	50'	50%	30' above average building elevation	E	B	See Section 105.25	<ol style="list-style-type: none"> 1. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. May not include miniature golf. 3. The following accessory uses are specifically permitted as part of this use. <ol style="list-style-type: none"> a. Equipment storage facilities. b. Retail sales and rental of golf equipment and accessories. c. A restaurant. 4. If any portion of a structure is adjoining a low density zone or low density use in PLA 17A, then: <ol style="list-style-type: none"> a. A building bulk maximum will apply as follows--either: <ol style="list-style-type: none"> (1) The height of that portion of the structure shall not exceed 15 feet above average building elevation, or (2) 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. b. A significant buffer shall be required around all proposed structures and parking areas. This buffer should take the form of up to a 25-foot-wide landscaped area OR a lesser dimensioned area furnished with screening walls, fences, berms, or dense stands of trees, but in no case be less than 10 feet. c. A solid screening wall or fence shall be required between any portion of a parking area which is closer than 40 feet to a low density use, low density zone, or the right-of-way of NE 97th Street. Such wall or fence shall be in addition to the landscape materials required by Chapter 95 of this Code. <p style="font-size: x-small;">See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details.</p> 5. No vehicular connection through this subarea to NE 90th Street is permitted. 6. During and after construction, substantial setbacks and protective measures should be provided around streams and wetlands. 7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Public Utility	See Special Regulation #3	None	20'	20' on each side	20'	70%	30' above average building elevation	A	B	See Section 105.25	<ol style="list-style-type: none"> 1. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the "City" as a whole. 2. If any portion of a structure is adjoining a low density zone or low density use in PLA 17A, then: <ol style="list-style-type: none"> a. A building bulk maximum will apply as follows--either: <ol style="list-style-type: none"> (1) The height of that portion of the structure shall not exceed 15 feet above average building elevation, or (2) 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. b. A significant buffer shall be required around all proposed structures and parking areas. This buffer should take the form of up to a 25-foot-wide landscaped area OR a lesser dimensioned area furnished with screening walls, fences, berms, or dense stands of trees, but in no case be less than 10 feet. c. A solid screening wall or fence shall be required between any portion of a parking area which is closer than 40 feet to a low density use, low density zone, or the right-of-way of NE 97th Street. Such wall or fence shall be in addition to the landscape materials required by Chapter 95 of this Code. <p style="font-size: x-small;">See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details.</p> 3. The required review process is as follows: <ol style="list-style-type: none"> a. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process IIA, Chapter 150. b. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is five or more acres, a Master Plan, approved through Process III, Chapter 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. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 5. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses. 6. No vehicular connection through this subarea to NE 90th Street is permitted. 7. During and after construction, substantial setbacks and protective measures should be provided around streams and wetlands.
Government Facility	See Special Regulation #3	None	20'	10' on each side	10'	70%	30' above average building elevation	C See Spc. Reg. #5.	B	See Section 105.25	<ol style="list-style-type: none"> 1. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the "City" as a whole. 2. If any portion of a structure is adjoining a low density zone or low density use in PLA 17A, then: <ol style="list-style-type: none"> a. A building bulk maximum will apply as follows--either: <ol style="list-style-type: none"> (1) The height of that portion of the structure shall not exceed 15 feet above average building elevation, or (2) 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. b. A significant buffer shall be required around all proposed structures and parking areas. This buffer should take the form of up to a 25-foot-wide landscaped area OR a lesser dimensioned area furnished with screening walls, fences, berms, or dense stands of trees, but in no case be less than 10 feet. c. A solid screening wall or fence shall be required between any portion of a parking area which is closer than 40 feet to a low density use, low density zone, or the right-of-way of NE 97th Street. Such wall or fence shall be in addition to the landscape materials required by Chapter 95 of this Code. <p style="font-size: x-small;">See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details.</p> 3. The required review process is as follows: <ol style="list-style-type: none"> a. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process IIA, Chapter 150. b. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is five or more acres, a Master Plan, approved through Process III, Chapter 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. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 5. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses. 6. No vehicular connection through this subarea to NE 90th Street is permitted. 7. During and after construction, substantial setbacks and protective measures should be provided around streams and wetlands.

PLA 17A/60.90.a4/5 10-50/00:11

R-PLA17A/60.90.a4/5-10-99/00:11

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

PLA 17A

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

USE ZONING CHART

Zone Section
PLA 17A **60.90.a5**

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							
Public Transit Shelter		None	None	None	None	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. No vehicular connection through this subarea to NE 90th Street is permitted. During and after construction, substantial setbacks and protective measures should be provided around streams and wetlands. 	
Public Park		See Special Regulations #1 and #2.	None	Will be determined on a case-by-case basis.			--	B	See Section 165.25		<ol style="list-style-type: none"> 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 #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"> 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. If any portion of a structure is adjoining a low density zone or low density use in PLA 17A, then: <ol style="list-style-type: none"> A building bulk maximum will apply as follows--either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. A significant buffer shall be required around all proposed structures and parking areas. This buffer should take the form of up to a 25-foot-wide landscaped area OR a lesser dimensioned area furnished with screening walls, fences, berms, or dense stands of trees, but in no case be less than 10 feet. A solid screening wall or fence shall be required between any portion of a parking area which is closer than 40 feet to a low density use, low density zone, or the right-of-way of NE 97th Street. Such wall or fence shall be in addition to the landscape materials required by Chapter 95 of this Code. <p>See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details.</p> No vehicular connection through this subarea to NE 90th Street is permitted. During and after construction, substantial setbacks and protective measures should be provided around streams and wetlands. 	

6-PLA17A/60.90.a5/B-10-90/DC:PL

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

19-01-19

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

USE ZONE CHART

ZONE
PLA 17B

SECTION
60.90.B1

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY			
			FRONT	SIDE	REAR						
A retail establishment selling groceries or related items	None	7,200 sq. ft.	20'	10' on each side	10'	80% (see Spc. Reg. #6)	30' above average building elevation	B	D	N/A	
Business Park - See Special Regulation #1	IIA	7,200 sq. ft.	30'	0'	0'	80%	If adjoining a low density zone, other than RSK, then 25 feet above average building elevation Otherwise, 30 feet	A	C	105.25	

SPECIAL REGULATIONS

- No new retail floor area shall be permitted.
- Accessory parking for retail uses with a lot size of at least 35,000 square feet abutting the south side of the 120 50th Street right-of-way, is a permitted use.
- All vehicular access must be from NE 90th Street.
- Developments with frontage on 120th Avenue NE should provide for the continuation of a bridge/pedestrian path that generally follows the alignment of 120th Avenue NE and connects to NE 90th Street.
- Development near wetlands must comply with the requirements of Chapter 90, as well as the following specific standards:
 - During and after construction, substantial setbacks and protective measures should be provided around all streams and wetlands, and
 - Whenever possible, viewpoints and interpretive information around streams and wetlands should be developed. Such improvements shall only be permitted if protection of the natural features can be reasonably assured.
- Lot coverage for structured parking facilities may not exceed 60 percent.
- If any portion of a structure is adjoining a low density zone or low density use in PLA 17A, then:
 - A building bulk maximum will apply as follows—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.
 - A significant buffer shall be required around all proposed structures and parking areas. This buffer should take the form of up to a 25-foot-wide landscaped area OR a lesser dimensioned area furnished with screening walls, fences, berms, or dense stands of trees, but in no case be less than 10 feet.
 - A solid screening wall or fence shall be required between any portion of a parking area which is closer than 40 feet to a low density use, low density zone, or the right-of-way of NE 97th Street. Such wall or fence shall be in addition to the landscape materials required by Chapter 95 of this Code.

See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
- The following business park uses are permitted: Office, wholesale trade, wholesale printing or publishing, light assembly, manufacturing of small-scale articles such as electrical equipment, manufacturing of scientific or photographic equipment, packaging of prepared materials, manufacturing of textile or leather products from pre-prepared material, manufacturing of paper products from pre-prepared material, manufacturing of plastic products from pre-prepared material, ancillary warehouse and other compatible uses if approved within the IIA Permit are allowed.
- Development must be compatible in height, placement, and design with adjacent low density residential uses.
- The City may require revision of the building design, site plan or landscaping plan in order to minimize noise and enhance the visual character of the area.
- Vehicular circulation on the subject property must be designed to mitigate traffic impacts. The City may require on or off-site traffic control devices, roadway improvements, or limit development, if necessary, to further reduce traffic impacts.
- Outdoor storage is prohibited.
- The discharge of any substance which creates any impact detrimental to the environment or adjacent residents is not permitted.
- Development in part of this zone may be limited by Chapter 90, regarding development near wetlands. In addition, the site must be designed to concentrate development away from, and to minimize impact on, the wetlands. The following specific standards also apply:
 - During and after construction, substantial setbacks and protective measures should be provided around all streams and wetlands, and
 - Whenever possible, viewpoints and interpretive information around streams and wetlands should be developed. Such improvements shall only be permitted if protection of the natural features can be reasonably assured.
- If any portion of a structure is adjoining a low density zone or low density use in PLA 17A, then:
 - A building bulk maximum will apply as follows—either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or

REGULATIONS CONTINUED ON NEXT PAGE

I-PLA17B/Section 60.90.B1/B-10-90/DC:rk

II-PLA17B/Section 60.90.B1/B-14-90/DC:cc

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.

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

USE ZONE CHART

Zone PLA 17B	Section 60.90.b2
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REGULATIONS ↓ USE	REQUIRED REVIEW PROCESS	MINIMUMS						MAXIMUMS				SPECIAL REGULATIONS
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES		
			FRONT	SIDE	REAR							
Business Park - See Special Regulation #1		REGULATIONS CONTINUED FROM PREVIOUS PAGE						REGULATIONS CONTINUED FROM PREVIOUS PAGE				
Office Use	1A	7,200 sq. ft.	20'	5', but 2 side yards must equal 15'	10'	80%	If adjoining a low density zone, other than RSK, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	D	One per 300 sq. ft. of gross floor area.	<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>(2) 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.</p> <p>b. A significant buffer shall be required around all proposed structures and parking areas. This buffer should take the form of up to a 25-foot-wide landscaped area OR a lesser dimensioned area furnished with screening walls, fences, berms, or dense stands of trees, but in no case be less than 10 feet.</p> <p>c. A solid screening wall or fence shall be required between any portion of a parking area which is closer than 40 feet to a low density use, low density zone, or the right-of-way of NE 97th Street. Such wall or fence shall be in addition to the landscape materials required by Chapter 95 of this Code.</p> <p>See the Section in Chapter 115, entitled <i>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</i> for further details.</p> <p>8. The number and size of signs shall be strictly limited. In addition, only wall- and ground-mounted signs shall be permitted.</p> <p>10. Loading areas and exterior lighting must be located away from residential areas. Exterior lighting may be limited through the review process.</p> <p>11. Developments with frontage on 120th Avenue NE should provide for the continuation of a bicycle/pedestrian path that generally follows the alignment of 120th Avenue NE and connects to NE 90th Street.</p> <p>12. All vehicular access must be from NE 90th Street.</p> <p>13. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p> <p>1. All vehicular access must be from NE 90th Street.</p> <p>2. Vehicular circulation on the subject property must be designed to mitigate traffic impacts. The City may require on and off-site traffic control devices, roadway improvements, or limit development, if necessary, to further reduce traffic impacts.</p> <p>3. Development in part of this zone may be limited by Chapter 90, regarding development near wetlands. In addition, the site must be designed to concentrate development away from, and to minimize impact on the wetlands. The following specific standards also apply:</p> <p>a. During and after construction, substantial setbacks and protective measures should be provided around all streams and wetlands, and</p> <p>b. Whenever possible, viewpoints and interpretive information around streams and wetlands should be developed. Such improvements shall only be permitted if protection of the natural features can be reasonably assured.</p> <p>4. If any portion of a structure is adjoining a low density zone or low density use in PLA 17A, then:</p> <p>a. A building built maximum width apply as follows—either:</p> <p>(1) The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</p> <p>(2) 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.</p> <p>b. A significant buffer shall be required around all proposed structures and parking areas. This buffer should take the form of up to a 25-foot-wide landscaped area OR a lesser dimensioned area furnished with screening walls, fences, berms, or dense stands of trees, but in no case be less than 10 feet.</p> <p>c. A solid screening wall or fence shall be required between any portion of a parking area which is closer than 40 feet to a low density use, low density zone, or the right-of-way of NE 97th Street. Such wall or fence shall be in addition to the landscape materials required by Chapter 95 of this Code.</p> <p>See the Section in Chapter 115, entitled <i>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</i> for further details.</p> <p>5. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</p> <p>6. Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:</p> <p>a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use.</p> <p>b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.</p>	

1-PLA17B/60.90.b2/8-10-90/DC:rk

2-PLA17B/60.90.b2/8-10-90/DC:rk

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.

USE ZONE CHART

Zone Section
PLA 17B **60.90.b3**

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

REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS						MAXIMUMS				SPECIAL REGULATIONS	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES			
			FRONT	SIDE	REAR								
USE	REGULATIONS												
School or Day-Care Center	None	7,200 sq. ft.	20'	5', but 2 side yards must at least equal 15'.	10'	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"> 1. All vehicular access must be from NE 90th Street. 2. Vehicular circulation on the subject property must be designed to mitigate traffic impacts. The City may require on and off-site traffic control devices, roadway improvements, or limit development, if necessary, to further reduce traffic impacts. 3. Development in part of this zone may be limited by Chapter 90, regarding development near wetlands. In addition, the site must be designed to concentrate development away from, and to minimize impact on the wetlands. The following specific standards also apply: <ol style="list-style-type: none"> a. During and after construction, substantial setbacks and protective measures should be provided around all streams and wetlands, and b. Whenever possible, viewpoints and interpretive information around streams and wetlands should be developed. Such improvements shall only be permitted if protection of the natural features can be reasonably assured. 4. If any portion of a structure is adjoining a low density zone or low density use in PLA 17A, then: <ol style="list-style-type: none"> a. A building bulk maximum will apply as follows--either: <ol style="list-style-type: none"> (1) The height of that portion of the structure shall not exceed 15 feet above average building elevation, or (2) 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. b. A significant buffer shall be required around all proposed structures and parking areas. This buffer should take the form of up to a 25-foot-wide landscaped area OR a lesser dimensioned area furnished with screening walls, fences, berms, or dense stands of trees, but in no case be less than 10 feet. c. A solid screening wall or fence shall be required between any portion of a parking area which is closer than 40 feet to a low density use, low density zone, or the right-of-way of NE 97th Street. Such wall or fence shall be in addition to the landscape materials required by Chapter 95 of this Code. <p>See the Section in Chapter 115, entitled <u>Distance Between Structures Regarding Maximum Horizontal Façade Regulation</u> for further details.</p> 5. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 6. A 6-foot high fence is required only along the property lines adjacent to the outside play areas. 7. Structured play areas must be set back from all property lines as follows: <ol style="list-style-type: none"> a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. c. Otherwise, 5 feet. 8. An on-site passenger loading area must be provided. 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. 9. May include accessory living facilities for staff persons. 10. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 11. These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-73). 		
Mini-school or mini-day care (7-12 attendees) or Day-Care Home (6 or less attendees)	None	None	20'	5', but 2 side yards must at least equal 15'.	10'	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"> 1. All vehicular access must be from NE 90th Street. 2. Vehicular circulation on the subject property must be designed to mitigate traffic impacts. The City may require on and off-site traffic control devices, roadway improvements, or limit development, if necessary, to further reduce traffic impacts. 3. Development in part of this zone may be limited by Chapter 90, regarding development near wetlands. In addition, the site must be designed to concentrate development away from, and to minimize impact on the wetlands. The following specific standards also apply: <ol style="list-style-type: none"> a. During and after construction, substantial setbacks and protective measures should be provided around all streams and wetlands, and b. Whenever possible, viewpoints and interpretive information around streams and wetlands should be developed. Such improvements shall only be permitted if protection of the natural features can be reasonably assured. 4. If any portion of a structure is adjoining a low density zone or low density use in PLA 17A, then: <ol style="list-style-type: none"> a. A building bulk maximum will apply as follows--either: 		

REGULATIONS CONTINUED ON NEXT PAGE

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

L-PLA17B/60.90.b3/B-10-90/DC:rk

R-PLA17B/60.90.b3/B-10-90/DC:rk

USE ZONE CHART

Z Section
PLA 17B 60.90.b4

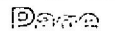
Directions: FIRST, read down to find USE... THEN across for REGULATIONS.

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS				SPECIAL REGULATIONS		
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY		SIGN CATEGORY	REQUIRED PARKING SPACES
				FRONT	SIDE	REAR						
Mini-school or mini-day care (7-12 attendees) or Day-Care Home (6 or less attendees)			REGULATIONS CONTINUED FROM PREVIOUS PAGE							REGULATIONS CONTINUED FROM PREVIOUS PAGE		
Church	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.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See also Spec. Reg. #9.	<ol style="list-style-type: none"> 1. All vehicular access must be from NE 99th Street. 2. Vehicular circulation on the subject property must be designed to mitigate traffic impacts. The City may require on and off-site traffic control devices, roadway improvements, or limit development, if necessary, to further reduce traffic impacts. 3. Development in part of this zone may be limited by Chapter 90, regarding development near wetlands. In addition, the site must be designed to concentrate development away from, and to minimize impact on the wetlands. The following specific standards also apply: <ol style="list-style-type: none"> a. During and after construction, substantial setbacks and protective measures should be provided around all streams and wetlands, and b. Whenever possible, viewpoints and interpretive information around streams and wetlands should be developed. Such improvements shall only be permitted if protection of the natural features can be reasonably assured. 4. If any portion of a structure is adjoining a low density zone or low density use in PLA 17A, then: <ol style="list-style-type: none"> a. A building bulk maximum will apply as follows--either: <ol style="list-style-type: none"> (1) The height of that portion of the structure shall not exceed 15 feet above average building elevation, or (2) 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. b. A significant buffer shall be required around all proposed structures and parking areas. This buffer should take the form of up to a 25-foot-wide landscaped area OR a lesser dimensioned area furnished with screening walls, fences, berms, or dense stands of trees, but in no case be less than 10 feet. c. A solid screening wall or fence shall be required between any portion of a parking area which is closer than 40 feet to a low density use, low density zone, or the right-of-way of NE 97th Street. Such wall or fence shall be in addition to the landscape materials required by Chapter 95 of this Code. See the Section in Chapter 115, entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. <ol style="list-style-type: none"> 5. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 6. No parking is required for day-care or school ancillary to the use. 	

L-PLA17B/60.90.14/5-10-99/DC:rl

R-PLA17B/60.90.14/5-10-99/DC:rl

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



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

USE ZONE CHART

Zone Section
 PLA 17B 60.90.b5

REGULATIONS USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	HEIGHT OF STRUCTURE	MAXIMUMS		REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS					LANDSCAPE CATEGORY	SIGN CATEGORY		
			FRONT	SIDE	REAR						
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	A	B	See Section 105.25	<ol style="list-style-type: none"> All vehicular access must be from NE 90th Street. Outdoor uses are not permitted. 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.
Government Facility	Process IIA Chapter 150	None	20'	10' on each side.	10'	70%	Otherwise, 30' above average building elevation.	C See Spc. Reg. #9.	B	See Section 105.25	<ol style="list-style-type: none"> Development in part of this zone may be limited by Chapter 90, regarding development near wetlands. In addition, the site must be designed to concentrate development away from, and to minimize impact on the wetlands. The following specific standards also apply: <ol style="list-style-type: none"> During and after construction, substantial setbacks and protective measures should be provided around all streams and wetlands, and Whenever possible, viewpoints and interpretive information around streams and wetlands should be developed. Such improvements shall only be permitted if protection of the natural features can be reasonably assured. If any portion of a structure is adjoining a low density zone or low density use in PLA 17A, then: <ol style="list-style-type: none"> A building bulk maximum will apply as follows - either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. A significant buffer shall be required around all proposed structures and parking areas. This buffer should take the form of up to a 25-foot-wide landscaped area OR a lesser dimensioned area furnished with screening walls, fences, berms, or dense stands of trees, but in no case be less than 10 feet. A solid screening wall or fence shall be required between any portion of a parking area which is closer than 40 feet to a low density use, low density zone, or the right-of-way of NE 97th Street. Such wall or fence shall be in addition to the landscape materials required by Chapter 95 of this Code. <p>See the Section in Chapter 115, entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details.</p> Refer to Chapter 1 to determine what other provisions 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.
Public Transit Shelter	None	None	None	None	None	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.

L-PLA17B/60.90.LS/B 10-90/DC:rk

R-PLA17B/60.90.LS/B-10-90/DC:rk

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

Done

USE ZONE CHART

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

Z PLA 17B	Section 60.90.b6
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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	SIDE	REAR							
Public Park	See Special Regulations #1 and #2.	None	Will be determined on a case-by-case basis.							B	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 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. All vehicular access must be from NE 90th Street. 4. Development in part of this zone may be limited by Chapter 90, regarding development near wetlands. In addition, the site must be designed to concentrate development away from, and to minimize impact on the wetlands. The following specific standards also apply: <ol style="list-style-type: none"> a. During and after construction, substantial setbacks and protective measures should be provided around all streams and wetlands, and b. Whenever possible, viewpoints and interpretive information around streams and wetlands should be developed. Such improvements shall only be permitted if protection of the natural features can be reasonably assured. 5. To preserve the natural wetland system in this area, some active recreational uses may be prohibited. 6. If any portion of a structure is adjoining a low density zone or low density use in PLA 17A, then: <ol style="list-style-type: none"> a. A building bulk maximum will apply as follows--either: <ol style="list-style-type: none"> (1) The height of that portion of the structure shall not exceed 15 feet above average building elevation, or (2) 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. b. A significant buffer shall be required around all proposed structures and parking areas. This buffer should take the form of up to a 25-foot-wide landscaped area OR a lesser dimensioned area furnished with screening walls, fences, berms, or dense stands of trees, but in no case be less than 10 feet. c. A solid screening wall or fence shall be required between any portion of a parking area which is closer than 40 feet to a low density use, low density zone, or the right-of-way of NE 97th Street. Such wall or fence shall be in addition to the landscape materials required by Chapter 95 of this Code. <p style="margin-left: 20px;">See the Section in Chapter 115, entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details.</p> 7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

L-PLA176/60.90.b6/8 10-90/DC:rk

R-PLA17E/60.90.b6/B-10-90/DC:rk

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

Done

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

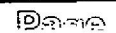
USE ZONE CHART

Zone **PLA 17C** Section **60.90.c1**

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						
Detached Dwelling Units	None	7,200 sq. ft.	20'	5' each side See Special Regulation #2.	10'	50%	30' above average building elevation	E	A	2.0 per dwelling unit.	<ol style="list-style-type: none"> This use is permitted only if land in PLA 17C is developed in similar orientation to uses in PLA 17A, with access to Slater only. For this use, only one dwelling unit may be on each lot regardless of the size of the lot. On corner lots, only one front yard must be a minimum of 20 feet. All other front yards shall be regulated as a side yard (minimum five-foot yard). The applicant may select which front yard shall meet the 20 foot requirement. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Attached or Stacked Dwelling Units	IIA	3,600 sq. ft. per unit, with a minimum lot size of 2 acres	20'	5'	10'	60%	30' above average building elevation	D	A	1.7 per unit (see Special Regulation # 12).	<ol style="list-style-type: none"> This use is permitted only if land in PLA 17C is developed in similar orientation to uses in PLA 17A, with access to Slater only. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. If the subject property contains four or more units, then it must contain at least 200 sq. ft. per unit of common recreational open space useable for many activities. This required common recreational open space must have the following minimum dimensions: <ol style="list-style-type: none"> For 4 to 20 units, the open space must be in one or more pieces each having at least 800 sq. ft. and having a length and width of at least 25 feet. For 21 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 sq. ft. 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. If any portion of a structure is adjoining a low density use in PLA 17A, then: <ol style="list-style-type: none"> A building bulk maximum will apply as follows--either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. A significant buffer shall be required around all proposed structures and parking areas. This buffer should take the form of up to a 25-foot-wide landscaped area OR a lesser dimensioned area furnished with screening walls, fences, berms, or dense stands of trees, but in no case be less than 10 feet. A solid screening wall or fence shall be required between any portion of a parking area which is closer than 40 feet to a low density use, low density zone, or the right-of-way of NE 97th Street. Such wall or fence shall be in addition to the landscape materials required by Chapter 95 of this Code. <p>See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details.</p> If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation. Building placement and landscape plans should provide views of Forbes Lake from adjacent rights-of-way, particularly I-405. Site design should provide for the continuation of a bicycle and pedestrian path which generally follows the alignment of Slater Avenue NE and NE 92nd Street and connects to NE 90th Street. No vehicular connection through this subarea to NE 90th Street is permitted. Adjacent to I-405, on-site improvements, such as berms, landscaping, acoustic walls, and/or other improvements to minimize visual and noise impacts should be included in site design. During and after construction, substantial setbacks and protective measures should be provided around streams and wetlands. Viewpoints and interpretive information around streams and wetlands should be provided where possible. These features shall be permitted only where protection of natural features can be reasonably assured. The parking area shall also include a designated location and facilities to serve on-site residents as they wash or otherwise service their personal vehicles. These facilities shall be so located, improved, and furnished to prevent surface water contaminants, such as detergents, oils, and debris, from entering the lake or wetlands. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

L-PLA17C/60.90.c1/8 10-90/DC:rk

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



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

USE ZONE CHART

Zone PLA 17C	Section 60.90.c2
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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	SIDE	REAR						
A retail establishment selling groceries or related items		None	7,200 sq. ft.	20'	10' on each side	10'	80% (see Spc. Reg. #7)	30' above average building elevation	B	D	N/A	<ol style="list-style-type: none"> This use is permitted only if land in PLA 17C is developed in similar orientation to uses in PLA 17B with access to NE 90th Street only. No new retail floor area shall be permitted. Accessory parking for retail uses with a lot size of at least 35,000 square feet abutting the south side of the NE 90th Street right-of-way, is a permitted use. All vehicular access must be from NE 90th Street. Developments with frontage on 120th Avenue NE should provide for the continuation of a bridge/pedestrian path that generally follows the alignment of 120th Avenue NE and connects to NE 90th Street. Development near wetlands must comply with the requirements of Chapter 90, as well as the following specific standards: <ol style="list-style-type: none"> During and after construction, substantial setbacks and protective measures should be provided around all streams and wetlands, and Whenever possible, viewpoints and interpretive information around streams and wetlands should be developed. Such improvements shall only be permitted if protection of the natural features can be reasonably assured. Lot coverage for structured parking facilities may not exceed 60%. If any portion of a structure is adjoining a low density zone or low density use in PLA 17A, then: <ol style="list-style-type: none"> A building bulk maximum will apply as follows—either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. A significant buffer shall be required around all proposed structures and parking areas. This buffer should take the form of up to a 25-foot-wide landscaped area OR a lesser dimensioned area furnished with screening walls, fences, berms, or dense stands of trees, but in no case be less than 10 feet. A solid screening wall or fence shall be required between any portion of a parking area which is closer than 40 feet to a low density use, low density zone, or the right-of-way of NE 97th Street. Such wall or fence shall be in addition to the landscape materials required by Chapter 95 of this Code. <p>See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade</u> Regulation for further details.</p>
Business Park - See Special Regulation #1		IIA	7,200 sq. ft.	30'	0'	0'	80%	If adjoining a low density zone, other than RSX, then 25 feet above average building elevation Otherwise, 30 feet	A	C	105.25	<ol style="list-style-type: none"> This use is permitted only if land in PLA 17C is developed in similar orientation to uses in PLA 17B, with access to NE 90th Street only. The following business park uses are permitted: Office, wholesale trade, wholesale printing or publishing, light assembly, manufacturing of small-scale articles such as electrical equipment, manufacturing of scientific or photographic equipment, packaging of prepared materials, manufacturing of textile or leather products from pre-prepared material, manufacturing of paper products from pre-prepared material, manufacturing of plastic products from pre-prepared material, ancillary warehouse and other compatible uses if approved within the IIA Permit are allowed. Development must be compatible in height, placement, and design with adjacent low density residential uses. The City may require revision of the building design, site plan or landscaping plan in order to minimize noise and enhance the visual character of the area. Vehicular circulation on the subject property must be designed to mitigate traffic impacts. The City may require on or off site traffic control devices, roadway improvements, or limit development, if necessary, to further reduce traffic impacts. Outdoor storage is prohibited. The discharge of any substance which creates any impact detrimental to the environment or adjacent residents is not permitted. Development in part of this zone may be limited by Chapter 90, regarding development near wetlands. In addition, the site must be designed to concentrate development away from, and to minimize impact on, the wetlands. The following specific standards also apply: <ol style="list-style-type: none"> During and after construction, substantial setbacks and protective measures should be provided around all streams and wetlands, and Whenever possible, viewpoints and interpretive information around streams and wetlands should be developed. Such improvements shall only be permitted if protection of the natural features can be reasonably assured. <p>REGULATIONS CONTINUED ON FOLLOWING PAGE</p>

1-PLA17C/60.90.c2/25-0-90/0C-18

1-PLA17C/60.90.c2/25-14-90/0C-cc

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.

USE ZONE CHART

Zone
PLA 17C

Section
60.90.c3

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

REGULATIONS	USE	REQUIRED REVIEW PROCESS	MINIMUMS						MAXIMUMS				SPECIAL REGULATIONS
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES		
				FRONT	SIDE	REAR							
Business Park - See Special Regulation #1			REGULATIONS CONTINUED FROM PREVIOUS PAGE										
Church		See Special Regulation #1.	7,200 sq. ft.	20'	20' on each side.	20'	70%	30' above average building elevation	C	B	1 for every 4 people based on maximum occupancy load of worship (see Special Reg. #4.	<p style="text-align: center;">REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>9. If any portion of a structure is adjoining a low density zone or low density use in PLA 17A, then:</p> <p>a. A building bulk maximum will apply as follows—either:</p> <p>(1) The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</p> <p>(2) 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.</p> <p>b. A significant buffer shall be required around all proposed structures and parking areas. This buffer should take the form of up to a 25-foot-wide landscaped area OR a lesser dimensioned area furnished with screening walls, fences, berms, or dense stands of trees, but in no case be less than 10 feet.</p> <p>c. A solid screening wall or fence shall be required between any portion of a parking area which is closer than 40 feet to a low density use, low density zone, or the right-of-way of NE 97th Street. Such wall or fence shall be in addition to the landscape materials required by Chapter 95 of this Code.</p> <p>See the Section in Chapter 115, entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details.</p> <p>10. The number and size of signs shall be strictly limited. In addition, only wall- and ground-mounted signs shall be permitted.</p> <p>11. Loading areas and exterior lighting must be located away from residential areas. Exterior lighting may be banded through the review process.</p> <p>12. Developments with frontage on 120th Avenue NE should provide for the continuation of a bicycle/pedestrian path that generally follows the alignment of 120th Avenue NE and connects to NE 80th Street.</p> <p>13. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p> <p>1. The required review process is as follows:</p> <p>a. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process IA, Chapter 150.</p> <p>b. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is five or more acres, a Master Plan, approved through Process III, Chapter 155, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and landscaping.</p> <p>2. The property must be served by a collector or arterial street.</p> <p>3. If any portion of a structure is adjoining a low density zone or low density use in PLA 17A, then:</p> <p>a. A building bulk maximum will apply as follows—either:</p> <p>(1) The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</p> <p>(2) 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.</p> <p>b. A significant buffer shall be required around all proposed structures and parking areas. This buffer should take the form of up to a 25-foot-wide landscaped area OR a lesser dimensioned area furnished with screening walls, fences, berms, or dense stands of trees, but in no case be less than 10 feet.</p> <p>c. A solid screening wall or fence shall be required between any portion of a parking area which is closer than 40 feet to a low density use, low density zone, or the right-of-way of NE 97th Street. Such wall or fence shall be in addition to the landscape materials required by Chapter 95 of this Code.</p> <p>See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details.</p> <p>4. No parking is required for day-care or school ancillary to the use.</p> <p>5. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p> <p>6. If developed with orientation to PLA 17A with access to Slater, no vehicular connection to NE 90th Street is permitted. If developed in orientation to PLA 17B, vehicular access must be from NE 90th Street only.</p> <p>7. During and after construction, substantial setbacks and protective measures should be provided around streams and wetlands.</p>	

REGULATIONS
 USE

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

USE ZONING CHART

PLA 17C

Section
60.90.c4

SCHOOL OR DAY CARE CENTER	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS								
			FRONT	SIDE	REAR						
School or Day Care Center	See Special Regulation # 1	7,200 sq. ft.	If this use can accommodate 50 or more students or children, then-- 50'	50' on each side	50'	70%	30' above average building elevation	D	B See Spc. Reg. #8.	Section 105.25	<ol style="list-style-type: none"> The required review process is as follows: <ol style="list-style-type: none"> If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process II A, Chapter 150. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is five or more acres, a Master Plan, approved through Process III, Chapter 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. May locate on the subject property only if-- <ol style="list-style-type: none"> It will serve the immediate neighborhood in which it is located; It will not be detrimental to the character of the neighborhood in which it is located; or The property is served by a collector or arterial street. A 6-foot-high fence along the side and rear property lines is required only along the property lines adjacent to the outside play areas. Hours of operation and maximum number of attendees at one time may be limited to reduce impacts on nearby residential uses. Structured play areas must be setback 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 area on a case by case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. Electrical signs shall not be permitted. If any portion of a structure is adjoining a low density zone or low density use in PLA 17A, then: <ol style="list-style-type: none"> A building bulk maximum will apply as follows--either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. A significant buffer shall be required around all proposed structures and parking areas. This buffer should take the form of up to a 25-foot-wide landscaped area OR a lesser dimensioned area furnished with screening walls, fences, berms, or dense stands of trees, but in no case be less than 10 feet. A solid screening wall or fence shall be required between any portion of a parking area which is closer than 40 feet to a low density use, low density zone, or the right-of-way of NE 97th Street. Such wall or fence shall be in addition to the landscape materials required by Chapter 95 of this Code. <p>See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Façade Regulations</u> for further details.</p> May include accessory living facilities for staff persons. These uses are subject to the requirements established by Department of Social and Health Services (WAC 388-73). Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. If developed with orientation to PLA 17A, no vehicular connection to NE 90th Street is permitted. If developed in orientation to PLA 17B, vehicular access must be from NE 90th Street. During and after construction, substantial setbacks and protective measures should be provided around streams and wetlands.
			If this use can accommodate 13 to 49 students or children, then-- 20'	20' on each side	20'						
			Otherwise, 20'	5', but 2 side yards must equal at least 15 feet.	10'						

L-PLA17C/60.90.c4/B-10-90/DC:rk

R-PLA17C/60.90.c4/B-10-90/DC:rk

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

Dave

USE ZONE CHART

Z
PLA 17C

Section
60.90.c5

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

REGULATIONS

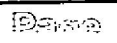
USE

REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR				
		FRONT	SIDE	REAR							
Mini-School or Mini-Day Care Center (7-12 attendees) Day-Care Home (6 attendees or less)	Process I Chapter 145	7,200 sq. ft.	20'	5' but 2 side yards must equal at least 15'.	10'	50%	30' above average building elevation	D	B See Spc. Reg. #7.	See Section 105.25	<ol style="list-style-type: none"> 1. May locate on the subject property only if-- <ol style="list-style-type: none"> 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 line adjacent to the outside play areas for mini-school 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'. 5. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 7. Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses. 8. May include accessory living facilities for staff persons. 9. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 10. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73). 11. No vehicular connection through this subarea to NE 90th Street is permitted. This use must be oriented to PLA 17A, with access to Slater only. 12. During and after construction, substantial setbacks and protective measures should be provided around streams and wetlands.
Golf Course	Process IIA Chapter 150	1 acre	50'	50' on each side	50'	50%	30' above average building elevation	D	B	See Section 105.25	<ol style="list-style-type: none"> 1. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. May not include miniature golf. 3. The following accessory uses are specifically permitted as part of this use. <ol style="list-style-type: none"> a. Equipment storage facilities. b. Retail sales and rental of golf equipment and accessories. c. A restaurant. 4. If any portion of a structure is adjoining a low density zone or low density use in PLA 17A, then: <ol style="list-style-type: none"> a. A building bulk maximum will apply as follows--either: <ol style="list-style-type: none"> (1) The height of that portion of the structure shall not exceed 15 feet above average building elevation, or (2) 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. b. A significant buffer shall be required around all proposed structures and parking areas. This buffer should take the form of up to a 25-foot-wide landscaped area OR a lesser dimensioned area furnished with screening walls, fences, berms, or dense stands of trees, but in no case be less than 10 feet. c. A solid screening wall or fence shall be required between any portion of a parking area which is closer than 40 feet to a low density use, low density zone, or the right-of-way of NE 97th Street. Such wall or fence shall be in addition to the landscape materials required by Chapter 95 of this Code. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Façade Regulations</u> for further details. <ol style="list-style-type: none"> 5. If developed with orientation to PLA 17A with access to Slater, no vehicular connection to NE 90th Street is permitted. If developed in orientation to PLA 17B, vehicular access must be from NE 90th Street only. 6. During and after construction, substantial setbacks and protective measures should be provided around streams and wetlands. 7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

L-PLA17C/90.60.c5/E 10-99/DC:rk

R-PLA17C/60.90.c5/B-10-90/DC:rk

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



USE ZONE CHART

Z
PLA 17C

Section
60.90.c6

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

USE

REGULATIONS

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

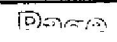
SPECIAL REGULATIONS

Public Utility	See Special Regulation #3	None	20'	20' on each side	20'	70%	30' above average building elevation	A	B	See Section 105.25	<ol style="list-style-type: none"> 1. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the "City" as a whole. 2. If any portion of a structure is adjoining a low density zone or low density use in PLA 17A, then: <ol style="list-style-type: none"> a. A building bulk maximum will apply as follows--either: <ol style="list-style-type: none"> (1) The height of that portion of the structure shall not exceed 15 feet above average building elevation, or (2) 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. b. A significant buffer shall be required around all proposed structures and parking areas. This buffer should take the form of up to a 25-foot-wide landscaped area OR a lesser dimensioned area furnished with screening walls, fences, berms, or dense stands of trees, but in no case be less than 10 feet. c. A solid screening wall or fence shall be required between any portion of a parking area which is closer than 40 feet to a low density use, low density zone, or the right-of-way of NE 97th Street. Such wall or fence shall be in addition to the landscape materials required by Chapter 95 of this Code. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details. 3. The required review process is as follows: <ol style="list-style-type: none"> a. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process IIA, Chapter 150. b. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is five or more acres, a Master Plan, approved through Process III, Chapter 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. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 5. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses. 6. If developed with orientation to PLA 17A with access to Slater, no vehicular connection to NE 90th Street is permitted. If developed in orientation to PLA 17B, vehicular access must be from NE 90th Street only. 7. During and after construction, substantial setbacks and protective measures should be provided around streams and wetlands.
Government Facility	See Special Regulation #3	None	20'	10' on each side	10'	70%	30' above average building elevation	C	B	See Section 105.25	
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation	-	See Sp. Reg. #2.	None	<ol style="list-style-type: none"> 1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. 2. May install transit route and information signs and markers. 3. If developed with orientation to PLA 17A with access to Slater, no vehicular connection to NE 90th Street is permitted. If developed in orientation to PLA 17B, vehicular access must be from NE 90th Street only. 4. During and after construction, substantial setbacks and protective measures should be provided around streams and wetlands.

L-PLA17C/60.90.c6/B-10-90/DC:rk

R-PLA17C/60.90.c6/B-10-90/DC:rk

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



USE ZONE CHART

Z
PLA 17C
Section
60.90.c7

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

REGULATIONS

USE

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

SPECIAL REGULATIONS

Public Park	See Special Regulations #1 and #2.	None	Will be determined on a case-by-case basis.						B	See Section 105.25
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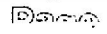
1. Development and use of a park does not require a development permit under this Code if--
 - a. A master plan for that park has been approved by the City and the proposed development and use is consistent with the master plan; or
 - b. The proposed use and development--
 - 1) Will not involve lighting 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:
 - a. Ease of access to the park.
 - b. Character of the neighborhood.
 - c. Size, nature and topography of the subject property.
3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
4. If any portion of a structure is adjoining a low density zone or low density use in PLA 17A, then:
 - a. A building bulk maximum will apply as follows--either:
 - (1) The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - (2) 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.
 - b. A significant buffer shall be required around all proposed structures and parking areas. This buffer should take the form of up to a 25-foot-wide landscaped area OR a lesser dimensioned area furnished with screening walls, fences, berms, or dense stands of trees, but in no case be less than 10 feet.
 - c. A solid screening wall or fence shall be required between any portion of a parking area which is closer than 40 feet to a low density use, low density zone, or the right-of-way of NE 97th Street. Such wall or fence shall be in addition to the landscape materials required by Chapter 95 of this Code.

See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Façade Regulations for further details.
5. If developed with orientation to PLA 17A with access to Slater, no vehicular connection to NE 90th Street is permitted. If developed in orientation to PLA 17B, vehicular access must be from NE 90th Street only.
6. During and after construction, substantial setbacks and protective measures should be provided around streams and wetlands.

L-PLA17C/60.90.c7/B-0-90/DC:rk

R-PLA17C/60.90.c7/B-10-90/DC:rk

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



USE ZONE CHART

Z
Section
PLA 17C
60.90.c8

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

REGULATIONS
 USE

REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR				
		FRONT	SIDE	REAR							
Office Use	IIA	7,200 sq. ft.	20'	5', but 2 side yards must at least equal 15'.	10'	80%	If adjoining a low density zone, other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	D	One per 300 sq. ft. of gross floor area.	<ol style="list-style-type: none"> 1. This use is permitted only if land in PLA 17C is developed in similar orientation to uses in PLA 17B, with access to NE 90th Street only. 2. Vehicular circulation on the subject property must be designed to mitigate traffic impacts. The City may require on and off-site traffic control devices, roadway improvements, or limit development, if necessary, to further reduce traffic impacts. 3. Development in part of this zone may be limited by Chapter 90, regarding development near wetlands. In addition, the site must be designed to concentrate development away from, and to minimize impact on the wetlands. The following specific standards also apply: <ol style="list-style-type: none"> a. During and after construction, substantial setbacks and protective measures should be provided around all streams and wetlands, and b. Whenever possible, viewpoints and interpretive information around streams and wetlands should be developed. Such improvements shall only be permitted if protection of the natural features can be reasonably assured. 4. If any portion of a structure is adjoining a low density zone or low density use in PLA 17A, then: <ol style="list-style-type: none"> a. A building bulk maximum will apply as follows—either: <ol style="list-style-type: none"> (1) The height of that portion of the structure shall not exceed 15 feet above average building elevation, or (2) 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. b. A significant buffer shall be required around all proposed structures and parking areas. This buffer should take the form of up to a 25-foot-wide landscaped area OR a lesser dimensioned area furnished with screening walls, fences, berms, or dense stands of trees, but in no case be less than 10 feet. c. A solid screening wall or fence shall be required between any portion of a parking area which is closer than 40 feet to a low density use, low density zone, or the right-of-way of NE 97th Street. Such wall or fence shall be in addition to the landscape materials required by Chapter 95 of this Code. See the Section in Chapter 115, entitled <u>Distance Between Structures Regarding Maximum Horizontal Façade Regulation</u> for further details. 5. Ancillary assembly and manufacture of goods on the premise of this use are permitted only if: <ol style="list-style-type: none"> a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses. 6. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.

L-PLA17C/60.90.c8/B-10-90/DC:rk

R-PLA17C/60.90.c8/B-10-90/DC:rk

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

SUMMARY OF ORDINANCE NO. 3225

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-90-86) AND ADOPTING NEW SECTIONS 60.90.a1 THROUGH 60.90.c8 INCLUSIVE RELATING TO PLANNED AREA 17.

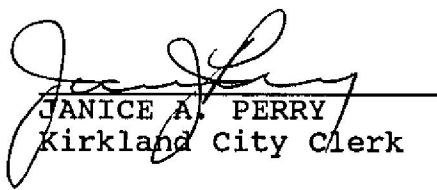
Section 1. Establishes Planned Area 17 as a Zoning Ordinance Use Zone, including subareas 17a, 17b, and 17c. Adopts Use Zone Chart Regulations for each of the Planned Area 17 subareas, as set forth in zoning ordinance new sections 60.90.a1 through 60.90.c8 inclusive.

Section 2. Contains a severability clause.

Section 3. Authorizes publication by this summary, approves this summary to be published and establishes the effective date of the ordinance as five days after passage of the ordinance and publication of this summary.

The full text of this ordinance shall be mailed without charge to any person upon request made to the Kirkland City Clerk. The ordinance was passed by the Kirkland City Council at its regular meeting on the 4th day of September, 1990.

I certify that the foregoing is a summary of Ordinance No. 3225 approved by the Kirkland City Council for summary publication.



JANICE A. PERRY
Kirkland City Clerk