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:

<u>Section 1.</u> 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.

<u>Section 2.</u> 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__, 19 90.

SIGNED IN AUTHENTICATION thereof this $\frac{4\text{th}}{19^{90}}$ day of

Attest:

Approved as to Form:

City Attorney

ORD90-86.OCT/DC:cc

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City Cler

Approved as to Form:

City Attorney

ORD90-86.OCT/DE:cc

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BSP BSP REGULATIONS	REOUNE PROENCE PROCESS	\$\$\\\ \fo\\\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\	W1	REQUIRE	PEAS D	3DS \$\S\S\S	MAXIML S S S S S S S S S S S S S S S S S S S	IMS CANON		1	-
Petached Dwelling Units	None	7,206 sq ft.	20	5' each side See Special Regulation #2.	10'	1	30' above average building elevation]	А	2.0 per dwelling unit.	 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-loot yard). The applicant may select which front yard shall met 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 Urals	Attachment	3,600 sq. ft. per cont, with a minimum lot size of 2 acres	20'	5'	10'	CO%	30 above average building elevation	D	A	1.7 per unit (See special regu- lation #13).	 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 unst, 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: 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 all 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 Cryshell 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 minimized more passes that its provision 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:
	int A			<u> </u>	<u> </u>]	1	1		Ī	For other information about parking and parking areas, see Chapter 105.

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S. V. REGULATIONS	A COUNTY CO	32.5° 10,5°	MI CAS	REQUIRED	D YAF	OS /	MAXIMI E E E E E E E E E E E E E	UMS JUNE TO NO TO			PLA 17A 60.90.a2
			S CON	INUED FROM	ľ						REGULATIONS CONTINUED FROM PREVIOUS PAGE
lacked or acked Dwelling oits											 The parking area shall also include a designated location and facilities to serve on-site residents as they wash or otherwiservice their personal vehicles. These facilities shall be so focated, improved, and furnished to prevent surface was 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.
	See Special Regulation #1	7,260 sq ft	20	20' on each side.	20		30' above average building elevation	С	В	1 for every 4 people based on maximam occuplated of worship (see Special Reg. #4.	 The required review process is as follows: If the subject property, including all contiguous property owned by the applicant and held by others for future use the applicant, is less than five acres, the required review process is Process ItA, Chapter 150. If the subject property, including all contiguous property owned by the applicant and held by others for future use the applicant, is five or more acres, a Master Plan, approved through Process ItI, Chapter 155, is required. The Master Plan must show building placement, building dimensions, toadways, utility locations, land uses within the Master Plan must show building placement, building dimensions, toadways, utility locations, land uses within the Master Plan area, parking location, bullering, and landscaping. The property must be served by a collector or anertid street. 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 pontion of the structure shall not exceed 15 feet above average building elevation, or The height of that pontion of the structure which is parallel to the boundary of the loadensity 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, fence 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 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 th
	See Special Regulation #1.	7,200 sq ft.	50 or n childre 50' f this c	se can accomi ore students on the them is a 50° on each side se can accome students or o 20° on each side se, 5°, but 2 side yards must equal at least 15 feet.	50'		30' above average building devation	D	B See Spc. Reg. #8.	Section 105.25	 The required review process is as follows: If the subject property, including all contiguous property owned by the applicant and held by others for future use the applicant, is less than five acres, the required review process is Process IIA, Chapter 150. If the subject property, including all contiguous property owned by the applicant and held by others for future use 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— 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 afferial street. A 6-foot-high fence along the side and rear property lines is required only along the property lines adjacent to the outsing play areas. Hours of operation and maximum number of attendees at one time may be limited to reduce impacts on nearby resident uses. REGULATIONS CONTINUED ON NEXT PAGE

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ticol or Day are Center											Structured play areas must be setback from all property lines as follows: a. 20 feet if this use can accommodate 50 or more stodews or children.
.c oemer										į	 b. 10 feet if this use can accommodate 13 to 49 students or children.
			1								c. Otherwise, 5 feet.
						1				•	6. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the fooding area case by case basis, depending on the number of attendees and the extent of the abotting right-of-way improvement.
										1	Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce tr.
ľ			-								impacts on nearby residential uses. 7. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
									ĺ		The location of parking and passenger loading areas shall be designed to recode implies on hearty rescential uses. Electrical signs shall not be permitted.
1						•		1			If any portion of a structure is adjoining a low density zone or low density use in PLA 17A, then either:
ļ								i			 a. A building bulk maximum will apply as follows—either: (i) The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
ŀ										İ	(2) The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the
			ł								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
ŀ			1				1				form of up to a 25-foot-wide landscaped area OR a lesser dimensioned area furnished with screening walls, fer
			1			l		1			berins, or dense stands of trees, but in no case be less than 10 feet.
1									l		c. A solid screening wall or fence shall be required between any ponion of a parking area which is closer than 40 feet low density use, low density zone, or the right-of-way of NE 97th Street. Such wall or fence shall be in addition to
İ						1					landscape materials required by Chapter 95 of this Code.
j			ļ			1		1		i	See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulat</u> for further details.
1				15						1	10. May include accessory living facilities for staff persons.
				8		1				ĺ	 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.
						1	1		1		13. No vehicular connection through this subarea to NE 90th Street is permitted.
ı						1		1			14. During and after construction, substantial setbacks and protective measures should be provided around streams
							ļ	_			wellands.
ini-School or m-Day Care	Process I Chapter 145	7,200 sq. ft.	50	5' but 2 side yards must	10	50%	30' above avérage	E	B See	See Section	 May locate on the subject property only if— a. It will serve the immediate neighborhood in which it is located; or
mler (7-12				equal at least			building		Spc.	105.25	 b. It will not be detrimental to the character of the neighborhood in which it is focated.
extees)			1	15'.			elevation		Reg.		A 6-loot-high fence is required along the property line adjacent to the outside play areas for mini-school and mini-day ocenters only.
ry-Care Home (d endees or less)	None						,				 Hours of operation and the maximum number of attendees may be limited by the City to reduce impacts on necessitional uses.
						1					Structured play areas must be setback from all property lines by 5'.
j			İ			1					An on-site passenger loading area may be required depending on the number of attendees and the extent of the abut
						1					right-of-way improvements. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
ľ						ļ					Electrical signs shalt not be permitted. Size of signs may be limited to be compatible with nearby residential uses.
			1			1					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.
							1				 These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).
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Gut Course	Process #A Chapter 150	1 acre	50'	50' on each side		50%	30' above average building elevation	E	9	Siec Section 105-25	 Site design most minimize adverse impacts on surrounding residential neighborhoods. May not include miniature golf. The following accessory uses are specifically permitted as part of this use. Equipment storage facilities. Rotal sales and rental of golf equipment and accessories. A restaurant. 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:
Public Utility	See Special Regulation #3	None	20'	20' on each side	20'	70%	30' above average building elevation	A	В	See Section 105.25	1. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the "City" as a whole. 2. 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 followseither: (1) The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
Government Facility -PIA178760, 90, #278	See Special Regulation #3	None	20'	10 on each side	10'	70%	30' above average building elevation :	C See Spc. Reg. #5.	В	See Section 105.25	 [2] The horizontal length of any facade of that ponion 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 walts, fences, berms, or dense stands of trees, but in no case be less than 10 feet. c. A solid screening walt or fence shall be required between any ponion 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 walt 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 for further details.</u> 3. 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. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. b. 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 subsurea to NE 90th Street is permit
	1	<u> </u>	<u> </u>		<u> </u> _]		<u> </u>	ابتها	لما	<u> </u>	or other information about parking and parking areas, see Chapter 105.
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Public Transit None Shotter	None Non		Hone 100%	15' above average building efevation.	Se S ₁ Re	1 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. No vehicular connection through this subarea to NE 90th Street is permitted. 4. During and after construction, substantial setbacks and protective measures should be provided around streams and wetlands.
Public Park See Special Regulations #3 and #2.	None Will	be determined on	a case by case	basis.		See Section 105.25	1. Development and use of a park does not require a development permit under this Code if— a. A muster 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 the construction of any building of more than 4,000 square feet; and 2) Will not involve the construction of more than 10 parking statis; and 4) Will not involve the construction of more than 10 parking statis; and 4) Will not involve the development of any building of more than 4,000 square feet; and 3) Will not involve the development of any building of more than 4,000 square feet; and 4) Will not involve the development of any building of more than 4,000 square feet; and 4) Will not involve the development of any building of more than 4,000 square feet; and 4) Will not involve the development of any building structured spons or activity areas. 2. Any development or use of a park that does not meet the requirements of Special Regulation in a must be approved through the Process IIII, Chapter 155. The Cay 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. If any portion of a structure is adjoining a low density zone or low density use in PLA 17A, then: a. A building built maximum will apply as follows—either: (1) The height of that promition of the structure shall not exceed 15 feet above average building devation, or (2) The horizontal length of any facade of that portion of the structure which is purallel 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 ask the form of up to a 25-foot-wide landscaped area OR a lesser dimensioned area furnished with screening walls, fence should be advantaged and a structure with screening walls, fe
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A retail establishment selling groceries or related flems Business Park See Special Regulation #1	ПА	7,200 sq. ft.	30'	10' on each side		80% (see Spc. Reg. #6)	30' above average building elevation alow density zone, other than RSK, then 25 teer above average building elevation. Otherwise, 30 feet	B	C	1/4 (2) A	1. No new retail Boor area shall be permitted. 2. Accessory parking for retail uses with a lot size of at least 35,000 square feet abutting the south side of this tall 50th right of way, is a permitted use. 3. All vehicular access must be from NE 90th Street. 4. Developments with frontage on 120th Avenue NE should provide for the continuation of a bridge/past should generally follows the adaptiment of 120th Avenue NE and connects to NE 90th Street. 5. Development near wetlands must comply with the requirements of Chapter 90, as well as the following spanish shallow. a. During and after construction, substantial setbacks and protective measures should be provided attained and wetlands, and b. Whenever possible, viewpoints and interpretive information around streams and wetlands should in development and wetlands and substantial setbacks and protective measures should be provided attained and wetlands should be provided attained and successful provided for the protection of the natural features can be reasonably assumed. b. Whenever possible, viewpoints and interpretive information around streams and wetlands should in development and protection of the natural features can be reasonably assumed. b. Lot coverage for structured parking lacilities may not exceed 60 percent. b. If any portion of a structure parking a low density one of low density use in PLA 17A, then: (1) The height of that portion of the structure which is parallel to the bose-kay of the density protect of the portion of the structure which is parallel to the bose-kay of the density zone shall not exceed 50 legs the width. b. A significant buffer shall be required around all proposed structures and parking areas. This buffer shall be formed to make a structure which is closer than the shall be substanted to the structure which is closer than the shall be used to be made a structure which is closer than the shall be used to be made a structure which is closer than the shall be used to be made a structure which is closer than the shall be used to be
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පි ල ල්ගය	^}ne				<u></u> -L					F0	or other information about parking and parking areas, see Chapter 105. —For details of the regulations in this category, see Chapter 100. —For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115.

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		REGULATION	\$ CON	NUED FROM	PREV	SOUS PAG	E		T	1	SPECIAL REGULATIONS REGULATIONS CONTINUED FROM PREVIOUS PAGE	
Business Perk - Seo Special Regulation # 1	ША	7,200 sq. ti.	20	S, but 2 etclo yeards must at least expuri 15.	10"	80%	if adjoining a low density zone, other than RSX,then 25' show zwerago building	C	O	One per 300 sq. II. of gross Goor ensc.	 (2) The horizontal length of any facede of that portion of the structure which is parallel to the boundary of the ledensity 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 a form of up to a 25-boot wide lendscaped cree OR a lesser dimensioned eren turnished with acreening wells, lend between only or femos shall be required between any portion of a parking area which is closer than 40 feet a tow density use, tow density zone, or the right-of-way of RE 97th Street. Such wall or femos shall be in addition the lendscape materials required by Chapter 95 of this Code. See the Section in Chapter 115, emitted <u>Distance Between Structures Reparding Maximum Horizontal Facade Redustrion for further deteils.</u> 9. The number and size of signs shall be strictly limited. In addition, only wall- and ground-mounted signs shall be permitted the review process. 10. Loading areas and extentor lighting must be located every from residential areas. Extentor lighting may be limited through the review process. 11. Developments with frontage on 120th Avenue NE should provide for the continuation of a bicycle/pedestrian path the generally follows the alignment of 120th Avenue NE and connects to NE 90th Street. 12. All verticular access must be from NE 90th Street. 13. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 14. All verticular access must be from NE 90th Street. 25. Verticular chroated devices, roadway improvements, or limit development, if necessary, to turther reduce traffic impacts. 26. Verticular chroated devices, roadway improvements, or limit development, if necessary, to turther reduce traffic impacts. 27. Development in past of this zone may be limited by Chapter 90, regarding development near wellands. In addition, the strength and wellands also construited	the est, it is so that
L-PLA178/60.90.82/8-	10 -90/bC:rk						Dustring elevation. Citienvise, 30' above swenge, swenge, building elevation.				b. Whenever pressible, 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: a. A building built maximum will apply as tolows—after: (1) The height of that portion of the structure shall not exceed 15 feet above average building elevation, or (2) The hastonable length of any facede 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 builder shall be required from all proposed structures and parking areas. This builder should take the form of up to a 25-foot-wide fendacaped one OR a leaser dimensioned area turnished with acreening walfs, lenoes, beams, or dense stands of trees, but in no case be less than 10 feet. c. A solid acreening well or lence 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 edution to the landscape meteriels required by Chapter 95 of this Code. See the Section to Chapter 115, entitled Distance Between Structures Regarding Maximum Horizontal Facede Regulation for burther death. 5. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. Another, assembly and manufacture of goods on the premise of this use are permitted only if: a. The anothery assembled or manufactured goods are subordinate to and dependent on this use. b. The acreating resembled or manufactured goods are subordinate to and dependent on this use. 6. **PLATTRISO.RED.EZE-10-90/9CC:**PLATTRISO.RED.EZE-10-90/9CC:**PLATTRISO.RED.EZE-10-90/9CC:**PLATTRISO.RED.EZE-10-90/9CC:**PLATTRISO.RED.EZE-10-90/9CC:**PLATTRISO.RED.EZE-10-90/9CC:**PLATTRISO.RED.EZE-10-90/9CC:**PLATTRISO.RED.EZE-10-90/9CC:**PLATTRISO.	
6 .					•			Ĺ_	L		For details of the regulations in this category, see Chapter 100.	1
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CT BS The Gulations	PROUME PROUME PROCESS	5,5	MII	REQUIRED	YARE	7	MAXIMUM S S S S S S S S S S S S S			1 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	PLA 17B 60.90.b3
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	В	See Section 105.25	 All vehicular access must be from NE 90th Street. 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. Development in pan of this zone may be limited by Chapter 90, reparding development near wetlands. In addition, the site must be designed to concentrate development away from, and to minimize impact on the wetlands. The following special 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 point on of a structure is adjoining a low density zone or low density use in PLA 17A, then:
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	В	See Section 105.25	 All vehicular access must be from NE 90th Street. Vehicular disculation 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. 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: REGULATIONS CONTINUED ON NEXT PAGE
L-FL#17E/60.90,53/8	10-90/DE:rk		ا ۾	 	<u> </u>		1	1,	لجل		For other information about parking and parking areas, see Chapter 105.
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Mini-school or mini-day care (7-12 attendees) or Day-Care Home (6 or less attendees)		REGULATIO		INUED FROM	PREVIO	US PAGE					(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 fow 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 tesser dimensioned area furnished with screening walls, tences, 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. 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 along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only. 7. Structured play areas must be setback from all property lines by 5 feet. 8. 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. 9. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 10. May include accessory living facilities for staff persons. 11. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).
Church	Process IIA Chapter 150	None	20	20' on each side.	20'		If adjoining a low density zone, other than ASX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	O	В	1 for every 4 people based on maxi- mum occu- pancy load of any area of worship. See also Spec. Reg. #9.	 All vehicular access must be from NE 90th Street. 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. 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 pontion 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:
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Ūuse ➪	\$\tilde{\pi}_{\til	5,5			PERO	ૼૺ <i>\</i> ઙ૽૽ૢઙ૽	*/ \$ 6.E	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	183	\$\\ \Q\\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\	SPECIAL REGULATIONS
		, vo	1		20'	70%	!! adjoining a	A	В	See	SPECIAL REGISTATIONS 1. All vehicular access must be from NE 90th Street.
Public Utility	Process IIA Chapter 150	None	20	20' on each side.	20	70%	low density	l °		Section	2. Outdoor uses are not permitted.
	'						zone other than RSX,			105.25	 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	Process IIA	t√one	20"	10" on each	10"	70%	then 25'	С	В	See	4. Development in part of this zone may be limited by Chapter 90, regarding development near wetlands. In addition, the site
Facility	Chapter 150			side.		ļ	above average	See Spc.		Section 105.25	must be designed to concentrate development away from, and to minimize impact on the wetlands. The following specific standards also apply:
			1				building	Reg.		3	During and after construction, substantial setbacks and protective measures should be provided around all streams
	}						elevation	#9.			and wetlands, and b. Whenever possible, viewpoints and interpretive information around streams and wetlands should be developed.
							Otherwise.				Such improvements shall only be permitted if protection of the natural features can be reasonably assured. 5. If any portion of a structure is adjoining a low density zone or low density use in PLA 17A, then:
						1	30' above average	1	8		a. A building bulk maximum will apply as follows—either:
				1	Ì		building elevation.				 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
			1				elevation.				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, lences.
	ļ				1						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>
							2				for further details.
		1	1		1						 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
						i		ĺ			property and the impacts associated with the use on the nearby uses.
Public Transit	None	None	None	None	None	100%	15' above	-	See	None	May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.
Shelter	None	INDIAE	None	INGINE	THOM IS	1.00%	average		Spc.	, rednis	May install transit route and information signs and markers.
							building elevation.		Reg.		
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Ū _{USE} !	U REGUL	REQUIRED PROPERTY	5,8	From Charles	REQUIRE	O YARD	<u>s</u> 5 8/	WAXIML WAXIML WAXIML	Jan Const			PLA 17B 60.90.b6
Putalic Park		See Special Regulations #1 and #2.	None	vziii	be determined e-by-case basis	on a				В	See Section 105.25	1. Development and use of a pair, does not require a development permit under this Code if— 3. A muster plan for that park has been approved by the City and the preposed development and use is consistent with the moster plan; b. The proposed use and development— 1) Will not involve the construction of any bubbing of more than 4,000 square feet; and 2) Will not involve the construction of any bubbing of more than 4,000 square feet; and 3) Will not involve the construction of any structured spons 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 permined: a. Ease of access to the park. b. Character of the neighborhood. c. Size, nature and topography of the subject property. 2. All vehicular access must be from NE 99th 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: 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. To preserve the natural wetland system in this area, some active recreational uses may be prohibited. If any portion of a structure is adjoining a low density zone or low density use in PLA 17A, then: (1) The height of that pontion of the structure shall not exceed 15 feet above average building elevation, or (2) The height of that pontion of the structure shall not exceed 15 feet above average building elevation, or (2) The height of that pontion of the structure
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				L				ţ	T	Į	L	For other information about parking and parking areas, see Chapter 105.

Destination of the control of the co	Detached Dwelling Units None 7,200 sq. ft. 20' 5' each side: 10' See Special Regulation #2. 5' each side: 10' See Special Regulation #2. 5' each side: 10' See Special Regulation #2. 5' each side: 10' See Special Regulation #2. 5' each side: 10' See Special Regulation #2. 5' each side: 10' See Special Regulation #2. 5' each side: 10' See Special Regulation #2. 5' each side: 10' See Special Regulation #2. 5' each side: 10' See Special Regulation #2. 5' each side: 10' See Special Regulation #2. 5' each side: 10' See Special Regulation #2. 6' on corner lots, only one dwelting unit may be on each tot regardless of the size of the lot. 7, 200 sq. ft. 6' each side: 10' See Special Regulation #2. 6' on corner lots, only one front yard must be a minimum of 20 test. All other front yards shall be regulation to uses in PLA 17A, with this use. 6' on corner lots, only one dwelting unit may be on each tot regardless of the size of the lot. 7, 200 sq. ft. 6' each side: 10' See Special Regulation #2. 6' each side: 10' See Special Regulation #2. 7, 200 sq. ft. 8' each side: 10' See Special Regulation #2. 9 on corner lots, only one dwelting unit may be on each tot regardless of the size of the lot. 9 on corner lots, only one dwelting unit may be on each tot regardless of the size of the lot. 9 on corner lots, only one dwelting unit may be on each tot regardless of the size of the lot. 9 on corner lots, only one dwelting unit may be on each tot regardless of the size of the lot. 9 on corner lots, only one dwelting unit may be on each tot regardless of the size of the lot. 9 on corner lots, only one dwelting unit may be on each tot regardless of the size of the lot. 9 on corner lots, only one dwelting unit may be on each tot regardless of the size of the lot. 10 on corner lots, only one dwelting unit may be on each tot regardless of the size of the lot. 11 on corner lots, only one dwelting unit may be on each tot regardless of the size of the lot. 12 on corner lots, only one dwelting unit may be o	access to Slater only,
Detailed Declared 190ns	Detached Dwelling Units None 7,200 sq. ft. 20' 5' each side 50' each side 50' each side 10' 50% See Special Regulation #2. A 2.0 per dwelling unit. A 2.0 per dwelling unit. A 2.0 per dwelling unit. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and with this use. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.	dated as a side yard
per unit, with a minimum lot size of 2 across I this senger to properly contains regulations regarding home occupations and other accessory uses, facilities and activities	10000	
	Shecked Dwelling with minimum lot size of 2 acres of the secretary uses a see see the building delevation size of 2 acres of the secretary of	activities associated common recreational se following minimum. and having a length at least 40 feet, addor furniture, pool, pen space. The City se open space that is sum dimension for the in space area. Evation, or boundary of the low suffer should take the eening walls, fences, loser than 40 feet to a 1 be in addition to the Facade Regulation for bing must mitigate the vay, particularly 1-405, lows the alignment of around streams and sible. These features sey wash or otherwise

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A retali establishmeni scling groceries or related Items	None	7,200 sq. ft.	207	10' on each side	1σ	80% (see Spc. Reg. #7)	30' above average building elevation	8	C	N/A	 This use is permitted only if tand in PLA 17C is developed in similar orientation to uses in PLA 17B with access to NE 5 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 leaf abutting the south side of the NE 90th \$1 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 of 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 a. During and after construction, substantial setbacks and protective measures should be provided around all stream and wetlands, and Whenever possible, viewpoints and interpretive information around streams and wetlands should be developed. Si 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% It amy 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 height of that portion of the structure shall not exceed 15 feet above average building elevation, or The height of that portion of the structure shall not exceed 50 feet in width. A significant buffer shall be required around all proposed structures and parking areas. This buffer should take form of up to a 25-foot-wide landscaped area OR a lesser dimensioned area furnished with screening walls remained to landscape materials required
See Special Regulation #1 -PLAT7C/60.90.c2/c=	D VD/UC:rk						low density zone, other than RSX, then 25 feel above average building elevation Otherwise, 30 feet				Street only. 2. The following business park uses are permitted: Office, wholesale trade, wholesale printing or publishing, light assen manufacturing of small-scale articles such as electrical equipment, manufacturing of scientific or photographic equipment, paper products from pre-prepared material, manufacturing of plastic products from pre-prepared material, manufacturing of plastic products from pre-prepared material, and warehouse and other compatible uses if approved within the IIA Permit are allowed. 3. Development must be compatible in height, placement, and design with adjacent low density residential uses. 4. The City may require revision of the building design, site plan or landscaping plan in order to minimize noise and entar the visual character of the area. 5. Vehicular circulation on the subject property must be designed to mitigate traffic impacts. The City may require on or out traffic control devices, roadway improvements, or limit development, if necessary, to further reduce traffic impacts. 6. Outdoor storage is prohibited. 7. The discharge of any substance which creates any impact detrimental to the environment or adjacent residents is permitted. 8. Development in part of this zone may be limited by Chapter 90, regarding development near wellands. In addition, there must be designed to concentrate development away from, and to minimize impact on, the wellands. The following special and wetlands, and 1. During and after construction, substantial setbacks and protective measures should be provided an unclail stream and wetlands, and 2. During and after construction, substantial setbacks and protective measures should be provided an unclail stream and wetlands, and 3. During and after construction of the natural features can be reasonably assured. 6. REGULATIONS CONTINUED ON FOLLOWING PAGE

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RECILLATION CORPORED PRICE RE	Prese Carros			9411	REQUIR	ED YAI	*05 / \$/\$8	MAXIMU S S S S S S S S S S S S S S S S S S S	MS	7	7.7	SPECIAL REGULATIONS
For other information of the regulations in this category, see Chapter 100. For details of the regulations in this category, see Chapter 05.	Business Parkt - San Special Requestion #1	See Special Regulation #1	REGULATION	CONT	20° can escab	a PREVIO	Lis PAG	E 30' sbovo sverogo bužding			1 for every 4 people based on mod-rasm occupancy load of worship (see Special	8. It any portion of a structure is adjoining a low density zone or low density use in PLA 17A, then: a. A building build meakingsm will apply as follows—after: (i) The height of the portion of the structure shall not exceed 15 feet above everage building elevation, or (ii) The height of they portion of the process of the transmission of the structures and periods in process of the low density zone shall not exceed 50 feet in which. b. A significant builder shall be recipited accord at proposed structures and periods area. This builder should take the form of up to a 25-foot-wide indiscapped area of R i leaser discensioned area furnished with screening wells, lences between any portion of a perking streak which is closer than 40 feet to. c. A sold accessing well of lence as shall be required between any portion of a perking streak which is closer than 40 feet to. c. A sold accessing well of lence as shall be required between any portion of a perking streak which is closer than 40 feet to. c. A sold accessing well of lence of the Code. See the Section in Chapter 116, entitled (Between Structures Respenting Maximum Horizonsus Faceds Regulation to further deals). 10. The number and state of signs shall be estably timited. In addition, only well-and ground-mounted slips state be permitted. 11. Coeffice seems and categoric highling issues be located accept from residential oreas. Existing flarge the strated through the service process. 12. Developments with frontage on 120th Avenue NE should provide for the continuation of a bloycle/packestrian path the generally flarge stream of 120th Avenue NE should provide for the continuation of a bloycle/packestrian path the generally flarge stream of 120th Avenue NE and contents to NE 90th Street. 13. Relate to Chapter 1 to determine of 120th Avenue NE and consecute to NE 90th Street. 14. The regulated makes process is as folioses: 15. If the subject of the structure which is according to other property, including all contiguous property owned by the applicant an

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School or Day Care Center	See Special Regulation #1	7,200 sq. ft.	50 or more children, 11 50° 50° 50° 50° 13 to 49 st then 20° 20° 20° 50° 50° 50° 50° 50° 50° 50° 50° 50° 5	D' on ach side can accomm tudents or c D' on ach side	50°	70%	30' above average building elevation	D	B See Spc. Reg.	Section 105.25	 The required review process is as follows: If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process III, Chapter 150. If the subject property, including all configuous property owned by the applicant and held by others for future use by the applicant, is two 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—
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USE ➡	£ \$ \$ \$	\$ 5 KY	1 NO 84 /	30%	18 P	\\$\	MAXIMI SE SE SE SE SE SE SE SE SE SE SE SE SE S	MS S		1 2 8 8	SPECIAL REGULATIONS
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	 May locate on the subject property only if— a. It will serve the immediate neighborhood in which it is located; or b. It will not be detrimental to the character of the neighborhood in which it is located. 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. Hours of operation and the maximum number of attendees may be limited by the City to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines by 5'. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses. May include accessory living facilities for staff persons. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73). No vehicular connection through this subarea to NE 90th Street is permitted. This use must be oriented to PLA 17A, with access to Stater only. During and after construction, substantial setbacks and protective measures should be provided around streams and
Golf Course	Process IIA Chapter 150	1 acre	50'	50' on each side	5σ	50%	30' above average building elevation	۵	В	See Section 105 25	 Site design must minimize adverse impacts on surrounding residential neighborhoods. May not include miniature golf. The following accessory uses are specifically permitted as part of this use. Equipment storage facilities. Retail sales and rental of golf equipment and accessories. A treataurant. If any portion of a structure is adjoining a low density zone or low density use in PLA 17A, then:
L-PLA170/90.60.c5,	E 18-99/DC:#k		اما					<u> </u>			8-PLK17C/60.90.c5/8-10-90/DC:rk
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SSO CALLAT	PROMING OF SECOND	25,65	W Control	INIMUMS REQUIRE	-/	RDS	MAXIMI W W W W W W W W W W W W W W W W W W	JMS JMS JONES JONES		1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	SPECIAL REGULATIONS 60.90.06
Public Utility	See Special Regulation #3	None	20"	20' on each side	20"	70%	30' above average building elevation	A	В	See Section 105.25	 May be permitted only if locating this use in the immediate area of the subject propeny is necessary to permit effective service to the area or the "City" as a whole. If any portion of a structure is adjoining a low density zone or low density use in PLA 17A, then: A building bulk maximum will apply as follows—either:
Government Facility	See Special Regulation #3	None	20'	10' on each side	10'	70%	30' above average building elevation	C See Spec. Reg. #5.	В	See Section 105.25	 (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 fandscaped area OR a lesser dimensioned area furnished with screening walls, tences, 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 for further details.</u> 3. 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 III, Chapter 150, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and landscaping. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses. If developed in orientation to PLA 17B, vehicular access must be from NE 90th Street only. During and after construction, substantial setbacks and protective measures
Public Transit Sheller L-PLR17C/60.90.c6/8-	None	None	None	None	None	100%	15' above average building elevation.		See Spc. Reg. #2.	None	 May be permitted only if it will not unreasonably impede pedestrian movement or create traffic salety problems. May install transit route and information signs and markers. 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. During and after construction, substantial setbacks and protective measures should be provided around streams and wetlands. FFEA37C/50.90.c6/8-10-90/DC:ck For other information about parking and parking areas, see Chapter 105. Description

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Public Park	See Special Regulations #1 and #2.	None		determined on					В	See Section 105.25	 Development and use of a park does not require a development permit under this Code it— A master plan for that park has been approved by the Cay and the proposed development and use is consistent with the master plan; or The proposed use and development—
L-PLA17C/60.90.c7/	e-:D-90/DC:rk		ــــــــــــــــــــــــــــــــــــــ	<u> </u>	٠			1.	_ إ	<u> </u>	R-PLATC/60.90.c7/8-10-90/DC:rk
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Office Use	IIA	7,200 sq. ft.	50,	5", but 2 side yards must a least equal 15".	30,	80%	If adjoining a low density zone, other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.		D	One per 300 sq. ft. of gross floor area.	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 oils its traffic control devices, roadway improvements, or limit development, if necessary, to further reduce traffic impacts. Development in part of this zone may be limited by Chapter 90, regarding development near wellands. 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: 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 argund streams and wetlands, should be developed. Such improvements shill only be permitted in 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: a. A building balk 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 height of that portion of the structure shall not exceed 15 feet above average building elevation, or (3) The height of that portion of the structure shall not exceed 51 feet in with. 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-well tandscaped area Off a lesser dimensioned area furnished with screening walts, fences, bernis, or dense stands of trees, but is no case be less than 10 feet. c. A solid screening wall or tence shall be required between any portion of a parking area. This buffer should take the form of up to a 25-foot-well tandscaped area of the structure shall be required between any portion of a parking area. This buffer should be
L-PLA17C/60.90.c8/	8-10-90/0C:rk	1	1,	<u> </u>	1-9-	1	<u> </u>	L.	لـجـا		R-PLA17C/60.90.c8/8-10-90/pc:rk For other information about parking and parking areas, see Chapter 105.
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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.

<u>Section 1.</u> 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.

<u>Section 3.</u> 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.

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

JANICE AL PERRY / Kirkland City Clerk