

ORDINANCE O-4780

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO SUBDIVISIONS AND AMENDING SECTION 22.28.042 (LOTS – SMALL LOT SINGLE-FAMILY) OF THE KIRKLAND MUNICIPAL CODE; FILE NO. CAM21-00773.

1           WHEREAS, the City Council has received a recommendation from  
2 the Kirkland Planning Commission to amend Kirkland Municipal Code  
3 (KMC), Title 22, Subdivisions, as set forth in the memorandum dated  
4 January 20, 2022 and recommendation of the Planning Commission  
5 dated January 13, 2022 and bearing Kirkland Planning and Building  
6 Department File No.CAM21-00773; and  
7

8           WHEREAS, prior to making the recommendation to amend Title  
9 22, Subdivisions, the Kirkland Planning Commission, following notice as  
10 required by KMC 22.04.050, held a public hearing on January 13, 2022  
11 on the amendment proposals and considered the comments received at  
12 the hearing; and  
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14           WHEREAS, pursuant to the State Environmental Policy Act  
15 (SEPA), there has accompanied the legislative proposal and  
16 recommendation through the entire consideration process, a SEPA  
17 Addendum to Existing Environmental Documents issued by the  
18 responsible official pursuant to WAC 197-11-625; and  
19

20           WHEREAS, in an open public meeting the City Council considered  
21 the environmental documents received from the responsible official.  
22

23           NOW, THEREFORE, the City Council of the City of Kirkland do  
24 ordain as follows:  
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26           Section 1. Kirkland Municipal Code Section 22.28.042 is  
27 amended to read as follows:  
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29           **22.28.042 Lots—Small lot single-family.**

30           Within the RS and RSX 6.3, 7.2 and 8.5 zones, for those subdivisions  
31 not subject to the lot size flexibility provisions of Sections 22.28.030 and  
32 22.28.040, low impact development provisions of Section 22.28.041,  
33 and historic preservation provisions of Section 22.28.048, the minimum  
34 lot area shall be deemed to be met if at least one-half of the lots created  
35 contain no less than the minimum lot size required in the zoning district  
36 in which the property is located. The remaining lots may contain less  
37 than the minimum required lot size; provided, that such lots meet the  
38 following standards:

39           (a) Within the RS 6.3, RSX and RS 7.2 zones, the lots shall be at least  
40 five thousand square feet.

41           (b) Within the RSX and RS 8.5 zones, the lots shall be at least six  
42 thousand square feet.

- 43 (c) Repealed by Ord. 4438.
- 44 (d) The floor area ratio (FAR) shall not exceed thirty percent of lot
- 45 size; provided, that FAR may be increased up to thirty-five percent of
- 46 the lot size if the following criteria are met:
- 47 (1) ~~The primary roof form of all structures on the site is peaked, With~~
- 48 ~~the exception of accessory features, all roof forms consist of ridgelines~~
- 49 ~~peaked near the center of the structure,~~ with a minimum pitch of four
- 50 feet vertical to twelve feet horizontal; and
- 51 (2) All structures are set back from side property lines by at least
- 52 seven and one-half feet.
- 53 (e) The FAR restriction shall be recorded on the face of the plat.

54

55 Section 2. If any provision of this ordinance or its application to

56 any person or circumstance is held invalid, the remainder of the

57 ordinance or the application of the provision to other persons or

58 circumstances is not affected.

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60 Section 3. This ordinance shall be in force and effect five days

61 from and after its passage by the Kirkland City Council and publication,

62 as required by law.

63

64 Passed by majority vote of the Kirkland City Council in open

65 meeting this 1 day of February, 2022.

66

67 Signed in authentication thereof this 1 day of February, 2022.

  
 Penny Sweet, Mayor

Attest:

  
 Kathi Anderson, City Clerk

Approved as to Form:

  
 Kevin Raymond, City Attorney

Publication Date: 2/7/22