

ORDINANCE NO. 3402

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. IIB-IV-92-64 AND ITS SUMMARY ORDINANCE.

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 October 5, 1993, and bearing Kirkland Department of Planning and Community Development File No. IIB-IV-92-64; and

WHEREAS, prior to making said recommendation, the Planning Commission, following notice thereof as required by RCW 35A.63.070, on March 4, April 8, May 13, June 17, July 7, and July 28, 1993, held public hearings on the amendment proposals and considered the comments received at said hearings; and

WHEREAS, pursuant to the State Environmental Policies Act there has accompanied the legislative proposal and recommendation through the entire consideration process, a 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 14th day of December, 1993.


SIGNED IN AUTHENTICATION thereof this 14th day of December, 1993.

  
\_\_\_\_\_  
Mayor

Attest:

  
\_\_\_\_\_  
City Clerk

Approved as to Form:

  
\_\_\_\_\_  
City Attorney

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75. Bearing Capacity - The ability of a soil to support a structure, as measured in pounds per square foot.
80. Bond - A written certificate guaranteeing to pay up to a specified amount of money if specified work is not performed; or any similar mechanism whereby the City has recourse to an identified fund from which to secure performance of specified work.
85. Buffer - Any structural, earth or vegetative form that is located along a boundary for the purpose of minimizing visual and noise impacts. Buffers may include but are not limited to; berms, high shrubs, dense stands of trees, trellises and fences.
90. Building - A roofed structure used for or intended for human occupancy.
95. Building Mounted - All of the following: wall mounted signs, marquee signs, under marquee signs and projecting signs.
100. Building Official - "Building Official", as that term is defined in the Uniform Building Code as adopted in Title 21, Kirkland Municipal Code.
- 101. Bulk Commodities - Unpackaged articles, except those to be used for human consumption, that are bought and sold at a retail level.**
105. Bulkhead - A wall or embankment used for retaining earth.
108. Center Identification Sign - A type of building or ground mounted sign which identifies the name of a development containing more than one office, retail, institutional, or industrial use or tenant and which does not identify any individual use or tenant.
110. Certificate of Occupancy - "Certificate of Occupancy", as that term is defined in the Uniform Building Code as adopted in Title 21, Kirkland Municipal Code.
115. Changing Message Center - An electronically controlled public service time and temperature sign where copy changes are shown on the same lamp bank.
120. Church - An establishment, the principal purpose of which is religious worship, and for which the principal building or other structure contains the sanctuary or principal place of worship, and which includes related accessory uses.
125. City Manager - The chief administrative official of the City.
126. Class A Streams - As defined in Chapter 90 of this Code.
127. Class B Streams - As defined in Chapter 90 of this Code.
128. Class C Streams - As defined in Chapter 90 of this Code.
130. Clustered Development - The grouping or attaching of buildings in such a manner as to achieve larger aggregations of open space than would normally be possible from lot by lot development at a given density.

645. Pedestrian Orientation - Pertaining to facilities which encourage pedestrian movement and are designed and oriented toward use by pedestrians.
647. Pedestrian-Oriented Street - Every street within or abutting the CBD-1 zone or CBD-2 zone, except First Avenue South and First Street South, **and those streets designated in the Design Regulations for the JBD.**
650. Person - Any individual, partnership, association, corporation, unit of government or any other legal entity.
655. Planning Department - The Department of Community Development of the City of Kirkland.
660. Planning Director - The Director of the Department of Community Development of the City of Kirkland or the acting Director of that department.
665. Planning Official - The Director of the Department of Community Development or his/her designee.
670. Pole Sign - Any ground mounted sign that does not meet the definitions of monument or pedestal signs and which is composed of two chief elements: the sign face and the sign pole or pylon which connects the sign face to the ground.
675. Political Sign - A sign advertising a candidate for public office, a political party or a particular voting preference during a recognized election period.
680. Portable Outdoor Sign - An outdoor sign that is not permanently attached to the ground or a structure.
685. Primary Vehicular Access - The major street from which the majority of vehicles enter the subject property.
690. Private Advertising Sign - A sign announcing an event, use or condition of personal concern to the sign user such as but not limited to "garage sale" or "lost dog".
695. Private Club - An association of persons organized for some common purpose, but not including groups organized primarily to render a service which is customarily carried on as a business.
700. Private Notice Sign - A sign announcing a restriction on a type of action on the subject property, such as but not limited to; "no trespassing" or "no dumping".
710. Private Traffic Direction Sign - A sign on private property which provides information for vehicular movement while on the property.
715. Projecting Sign - A sign, other than a wall mounted or marquee sign, which is attached to and projects from a structure or building face.
720. Property Line - Those lines enclosing a lot and those lines defining a recorded vehicular access easement. The following are categories of property lines:

Width of Driving AisleDepth of Turnaround Space

24' or less	6'
25'	5'
26'	4'
27'	3'
28'	2'
29'	1'
30'	0'

105.65 Parking Area Design - Compact Car Spaces

The applicant may develop and designate up to 50% of the number of parking spaces for compact cars.

105.70 Parking Area Design - Parking Designed for the Handicapped

The applicant shall design the parking area using standards set forth in Chapter 75 of the Uniform Building Code regarding parking for handicapped persons.

105.75 Parking Area Design - Landscaping

1. General - Except as specified in paragraph 2 of this section, the applicant shall arrange the spaces so that there are no more than 8 contiguous spaces in each row of spaces. An island or peninsula of the same dimensions as the adjacent parking stalls must separate adjacent groups of spaces from one another and each row of spaces from any adjacent driveway which runs perpendicular to the row. This island or peninsula must be surrounded by a 6" high vertical curb and must be landscaped with at least one deciduous tree, 2" in diameter as measured using the standards of the American Association of Nurserymen or a coniferous tree 5' in height.
2. Exception - The requirements of paragraph 1 of this section do not apply to any parking area that--
  - a. Is within the CBD zone; or
  - b. Is within or under a building; or
  - c. Contains less than 14 parking spaces; or
  - d. Is within the JBD zone and requires JBD design regulation compliance.

105.77 Parking Area Design - Curbing

All parking areas and driveways, for uses other than detached dwelling units must be surrounded by a 6" high vertical concrete curb.

105.80 Parking Area Design - Buffering

1. General - Except as specified in paragraph 2 of this section, the applicant shall buffer all parking areas and driveways from the right-of-way and from adjacent property with a 5-foot wide strip along the perimeter of the parking areas and driveways planted as follows:

- a. One row of trees, 2" in diameter as measured using the standards of the American Association of Nurserymen, planted 30 feet on center along the entire length of the strip. No more than 25% of the required trees may be deciduous.
  - b. Ground cover planted to attain a coverage of at least 60% of the strip area within 2 years.
2. Exception - The requirements of paragraph 1 of this section do not apply to any parking area that--
- a. Is within the CBD zone; or
  - b. Is within or under a building; or
  - c. Serves detached dwelling units exclusively; or
  - d. Is a shared parking area serving two or more adjacent uses, or
  - e. Is within the JBD zone and requires JBD design regulation compliance.
3. Overlapping Requirements - If buffering is required under Chapter 95 of this Code and by this Section, the applicant shall utilize the more stringent buffering requirement.
4. Significant Natural Vegetation
- a. General - The applicant may use significant natural vegetation to meet all or part of the requirements of paragraph 1 of this Section.
  - b. Protection Techniques - The applicant shall use the protection techniques described in Chapter 95 of this Code to ensure the protection of significant natural vegetation.
  - c. Supplement - The City may require the applicant to plant trees and shrubs according to the requirements of paragraph 1 of this Section to supplement the retained significant natural vegetation in order to provide a buffer at least as efficient as the required standard.

105.85 Parking Area Design - Dedication

The City may require the applicant to dedicate development rights, air space, or an open space easement to the City in order to ensure the preservation of significant natural vegetation or planted materials.

105.90 Parking Area Design - Plant Choice

The provisions of Chapter 95 of this Code regarding plant choice apply to the landscaping and buffering required in this Chapter.

105.95 Parking Area Design - Traffic Control Devices

If the parking area serves a use other than a detached dwelling unit, the applicant shall clearly delineate parking spaces, traffic direction, and entrance and exitways. The City may require other traffic control devices necessary to ensure the safe and efficient flow of traffic.

- 1) A reasonable effort is made to minimize radio tower and antenna structure visibility from adjacent properties, while still permitting effective operation; and
- 2) The radio tower and antenna structure does not extend higher than reasonably necessary to operate effectively; and
- 3) The radio tower and antenna structure does not physically interfere with nearby utility lines.

Notice of filing application for building or other permit to construct a radio tower and/or antenna, shall be given in the manner required by Section 145.30 as to each such application which shows the proposed tower and/or antenna to either exceed the maximum allowable height for the zone in which it is located, or be within 20 feet of an electrical power or telecommunication utility line.

Any person believing a radio tower or antenna structure does not comply with the foregoing, may request in writing a determination of compliance from the Planning Director, providing such request is filed with the City and a copy delivered to the permit applicant within 14 days of the date of publication of the notice of filing. The Planning Director shall make such determination utilizing Process I described in Chapter 145 of this Code. In making his determination, the Planning Director shall take into consideration the strong federal interest in promoting amateur communications and the rules adopted by the Federal Communications Commission in support of that interest to regulate the amateur service (47 CFR Part 97 and FCC PRB-1).

115.60.2

- d. CBD and JBD Zones - In the CBD and JBD zones, if the structure has a peaked roof, the peak may extend 5 feet above the height limit. The slope of the roof must be equal to or greater than 3 feet vertical to 12 feet horizontal.

115.65

Home Occupations and Other Accessory Components of Residential Uses

1. General - The regulations of this Section apply to every residential use within the City.
2. Purpose - The purpose of this section is to allow commercial occupations incidental to residential uses to be located in residences while guaranteeing all residents freedom from excessive noise, excessive traffic, nuisance, fire hazard, and other possible effects of commercial uses being conducted in residential neighborhoods.
3. Home Occupation - A Home Occupation may be conducted subject to the following regulations:
  - a. A Home Occupation is permitted if it--
    - 1) Is carried on exclusively by a family member who resides in the dwelling unit; and
    - 2) Has no outside storage, exterior indication, or outside activity; and
    - 3) Uses no heavy equipment, power tools or power sources not common to a residence; and



## CHAPTER 142 - ADMINISTRATIVE DESIGN REVIEW

142.05	User Guide
142.10	Proposal Requiring Approval Through Process I, IIA, IIB, or III
142.15	Development Activities Requiring A.D.R. Approval
142.20	Timing
142.25	Pre-Design Conference
142.30	Application
142.35	Decision
142.40	Requests for Reconsideration and Appeals
142.45	Design Departure
142.50	Modifications
142.55	Lapse of Approval
142.60	Bonds

142.05 User Guide

Various places in this Code indicate that certain developments, activities, or uses are permitted only if they are approved through Administrative Design Review or A.D.R. This chapter describes A.D.R.

142.10 Proposal Requiring Approval Through Process I, IIA, IIB, or III

For proposals that require approval through both A.D.R. and Process I, IIA, IIB, or III, the Planning Official may determine that the A.D.R. decision be reviewed concurrently with the Process I, IIA, IIB, or III decision if this will result in more efficient decision making.

However, modifications to existing permits which required approval through Process I, IIA, IIB, or III under an earlier code, may be processed through A.D.R. if A.D.R. would be the required process under this code.

142.15 Development Activities Requiring A.D.R. Approval

1. All development activities subject to Sections 50.65.6.b, e, and f **and Sections 52.50.6.b, e, and f** need not be reviewed through A.D.R., but shall comply with these sections.
2. The following development activities are subject to A.D.R. unless subsection 142.15.3 applies:
  - a. The development of an undeveloped site.
  - b. The addition of new floor area to an existing building.
  - c. A change to the exterior appearance of over 25% of a facade visible from a street or park.
3. The following activities are not subject to A.D.R.:
  - a. Any activity which does not require a Building Permit.
  - b. Any activity on the exterior of a building of which the total cost or fair market value, whichever is higher, does not exceed \$10,000.

- 3) An alteration to any structure, the cost of which exceeds 50% of the replacement cost of the structure.

7. Non-Conforming Height, Setbacks and View Corridors

Any structural alteration of a roof or exterior wall which does not comply with height, setback or view corridor standards will require that the nonconforming height, setback or view corridor be brought into conformance. Excepted from this section are the repair or maintenance of structural members.

162.35.8. CBD and JBD Design Regulations

- a. The provisions of this subsection 162.35.8 regulate under what circumstances nonconformance with the CBD and JBD Design Regulations of Section 50.65 and Section 52.50 of this Code must be corrected. Compliance with CBD and JBD Design Regulations is only required when A.D.R. is required pursuant to Chapter 142 of this Code. However, the City encourages voluntary compliance with the Design Regulations even for projects which do not require A.D.R. approval.
- b. If the applicant proposes to modify a building or site (or portions thereof) that does not conform to the design regulations, then the non-conforming elements on or within the building or site (or portion thereof) must be brought into conformance to the greatest extent feasible, as determined by the City, depending on the scope of the project.

If the design regulation that the portion of the building or site does not comply with contains alternatives for compliance, not all of which involve the portion of the building or site that will be modified, then the remodel must be brought into conformance to the greatest extent feasible, as determined by the City, depending on the scope of the project.

9. Any Other Non-Conformance

If any non-conformance exists on the subject property, other than as specifically listed in the prior paragraphs of this Section, these must be brought into conformance if:

- a. The applicant is making any alteration or change or doing any other work in a consecutive 12 month period to an improvement that is non-conforming or houses, supports or is supported by the non-conformance, and the cost of the alteration, change or other work exceeds 50% of the replacement cost of that improvement; or
- b. The use on the subject property is changed and this Code establishes more stringent or different standards or requirements for the non-conforming aspect of the new use than this Code establishes for the former use.

162.40 Additional Provision if a Quasi-Judicial Decision is Required



If a development activity on the subject property is being decided upon using either Process I, IIA, IIB or III, described in Chapters 145, 150, 152 and 155 respectively, the City shall in such process consider the degree of non-conformance, its relationship to the proposed development activity, and pursuant to the relevant provisions of this Chapter, may require that the applicant correct any nonconformance that exists on the subject property.

**DIRECTIONS:** FIRST, read down to find use... THEN, across for REGULATIONS

**USE ZONE CHART**

**Zone**  
JBD 1

**Section**  
52.10.a

**USE**  
  
**REGULATIONS**  


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

**SPECIAL REGULATIONS**

Vehicle Service Station  
(See Special Regulation #2)

A.D.R. Chapter 142

22,500 sq. ft.

0'  
See Spec. Reg. #3

0'  
See Spec. Reg. #3

0'  
See Spec. Reg. #3

80%

30' above average building elevation

A

E  
See Spec. Reg. #5

See Section 105.25

1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter.
2. May not be more than two vehicle service stations at any intersection.
3. Gas pump islands must be setback at least 20 feet from all property lines. Canopies and covers over gas pump islands may not be closer than 10 feet to any property line. See the Section in Chapter 115 entitled "Outdoor Use, Activity and Storage" for further regulations.
4. Building height and placement and other site design features should seek to provide for a view corridor from 98th Avenue NE through the subject property towards Lake Washington.
5. See Chapters 100 and 162 for information about non-conforming signs. Section 162.35 describes when non-conforming signs must be brought into conformance or removed.
6. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.

ZC-JBD1A/12-6-93

**FOOTNOTES**

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

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**115A.1**

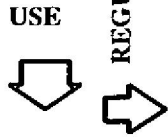
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**DIRECTIONS:** FIRST, read down to find use... THEN, across for REGULATIONS

**USE ZONE CHART**

**Zone**  
JBD 1

**Section**  
52.10.b



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

**SPECIAL REGULATIONS**

Automotive Service Center (see Special Regulation #2)

A.D.R. Chapter 142

None 0' 0' 0'

80%

30' above average building elevation

A

E See Spec. Reg. #8

1 per each 250 sq. ft. of gross floor area (see Spec. Regulation #4)

1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter.
2. This use specifically excludes new or used automobile sales or rentals.
3. No openings (i.e. doors, windows which open, etc.) shall be permitted in any facade of the building adjoining a residential use. Windows are permitted if they are triple-paned and unable to be opened.
4. Ten (10) percent of the required parking spaces on site must have a minimum dimension of 10-feet wide by 30-feet long for motor home/travel trailer use.
5. Storage of used parts and tires must be conducted entirely within an enclosed structure. See also the section in Chapter 115 entitled "Outdoor Use, Activity and Storage" for additional regulations.
6. Prior to occupancy of the structure, documentation must be provided and stamped by a licensed professional verifying that the expected noise to be emanating from the site adjoining to any residential use complies with the standards set forth in Washington Administrative Code Section 173.60.040(1) for a Class B source property and a Class A receiving property.
7. Building height and placement and other site design features should seek to provide for a view corridor from 98th Avenue NE through the subject property towards Lake Washington.
8. See Chapters 100 and 162 for information about non-conforming signs. Section 162.35 describes when non-conforming signs must be brought into conformance or removed.
9. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.

ZC-JBD1A/12-6-93

**FOOTNOTES**

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

2078-0

**DIRECTIONS:** FIRST, read down to find use... THEN, across for REGULATIONS

**USE ZONE CHART**

**Zone**

JBD 1

**Section**

52.10.c

USE



REGULATIONS

REQUIRED REVIEW PROCESS

LOT SIZE

MINIMUMS

REQUIRED YARDS

FRONT

SIDE

REAR

MAXIMUMS

LOT COVERAGE

HEIGHT OF STRUCTURE

LANDSCAPE CATEGORY

SIGN CATEGORY

REQUIRED PARKING SPACES

**SPECIAL REGULATIONS**

Retail Establishment providing Boat Sales, Service, or Repair (see Special Regulation #2)

A.D.R. Chapter 142

None

0'

0'

0'

80%

30' above average building elevation

A

E See Spec. Reg. #6

See Section 105.25

1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter.
2. Boat rental and used boat sales are allowed as part of this use.
3. Storage of parts must be conducted entirely within an enclosed structure.
4. Outdoor boat parking and storage areas must be buffered as required for a parking area per design regulations section 50.4.d and e. See also the section in Chapter 115 entitled "Outdoor Activity and Storage" for further regulations.
5. Building height and placement and other site design features should seek to provide for a view corridor from 98th Avenue NE through the subject property towards Lake Washington.
6. See Chapters 100 and 162 for information about non-conforming signs. Section 162.35 describes when non-conforming signs must be brought into conformance or removed.
7. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.

ZC-JBD1A/12-7-93

**FOOTNOTES**

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

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**115A.3**

0078-0

**DIRECTIONS:** FIRST, read down to find use... THEN, across for REGULATIONS

**USE ZONE CHART**

**Zone**  
JBD 1

**Section**  
52.10.d

**USE**  
REGULATIONS

REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	
	LOT SIZE	REQUIRED YARDS			LOT COVERAGE				HEIGHT OF STRUCTURE
		FRONT	SIDE	REAR					
A.D.R. Chapter 142	None	0'	0'	0'	80%	30' above average elevation	D	E See Spec. Reg. #3	1 per each 100 sq. ft. of gross floor area

**SPECIAL REGULATIONS**

1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter.
2. Building height and placement and other site design features should seek to provide for a view corridor from 98th Avenue NE through the subject property towards Lake Washington.
3. See Chapters 100 and 162 for information about non-conforming signs. Section 162.35 describes when non-conforming signs must be brought into conformance or removed.
4. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.

ZC-JBD1A/12-7-93

**FOOTNOTES**

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

2078-0

**DIRECTIONS:** FIRST, read down to find use... THEN, across for REGULATIONS

**USE ZONE CHART**

**Zone**  
JBD 1

**Section**  
52.10.e

USE REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE
			FRONT	SIDE	REAR						
Fast Food Restaurant	A.D.R. Chapter 142	None	0'	0'	0'	80%	30' above average elevation	D See Spec. Reg. #4	E See Spec. Reg. #6	1 per each 80 sq. ft. of gross floor area	<ol style="list-style-type: none"> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter.</li> <li>Must provide one outdoor waste receptacle for every eight parking stalls.</li> <li>Drive-in and drive-through facilities are permitted only if these facilities do not compromise the pedestrian orientation of the development. The location and specific design of the facilities requires Planning Official approval.</li> <li>Landscape category B will be required if the use includes drive-through facilities.</li> <li>Building height and placement and other site design features should seek to provide for a view corridor from 98th Avenue NE through the subject property towards Lake Washington.</li> <li>See Chapters 100 and 162 for information about non-conforming signs. Section 162.35 describes when non-conforming signs must be brought into conformance or removed.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> </ol>

ZC-JBD1A/12-7-93

**FOOTNOTES**

For other information about parking and parking areas, see Chapter 105.  
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 For details of what may exceed this height limit, see Chapter 115.  
 For details regarding required yards, see Chapter 115.

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**115A.5**

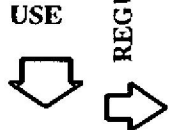
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**DIRECTIONS:** FIRST, read down to find use... THEN, across for REGULATIONS

**USE ZONE CHART**

**Zone**  
JBD 1

**Section**  
52.10.f



**REQUIRED REVIEW PROCESS**

**MINIMUMS**  
**REQUIRED YARDS**  
FRONT SIDE REAR

**MAXIMUMS**  
LOT COVERAGE HEIGHT OF STRUCTURE

**LANDSCAPE CATEGORY**

**SIGN CATEGORY**

**REQUIRED PARKING SPACES**

**SPECIAL REGULATIONS**

A retail establishment providing entertainment, recreational, or cultural activities

A.D.R. Chapter 142

None

0'

0'

0'

80%

30' above average building elevation

D

E See Spec. Reg. #3

See Section 105.25

1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter.
2. Building height and placement and other site design features should seek to provide for a view corridor from 98th Avenue NE through the subject property towards Lake Washington.
3. See Chapters 100 and 162 for information about non-conforming signs. Section 162.35 describes when non-conforming signs must be brought into conformance or removed.
4. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.

ZC-JBD1A/12-7-93

**FOOTNOTES**

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

2078-0



USE ↓	REGULATIONS ↑	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART	
		REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	Zone JBD 1	Section 52.10.g	
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE						HEIGHT OF STRUCTURE
												SPECIAL REGULATIONS	
Any retail establishment other than those specifically listed in this zone, selling goods or providing services, including banking and related financial services (see Special Regulations #2 and #6)	A.D.R. Chapter 142	None	0'	0'	0'	80%	30' above average building elevation	D See Spec. Reg. #4	E See Spec. Reg. #8	1 per each 300 sq. ft. of gross floor area	<ol style="list-style-type: none"> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter.</li> <li>The following uses are not permitted in this zone:               <ol style="list-style-type: none"> <li>Retail establishments providing storage services unless accessory to another permitted use.</li> <li>Automobile sales and/or rental facilities.</li> <li>Outdoor storage of bulk commodities, except in the following circumstances:                   <ol style="list-style-type: none"> <li>If the square footage of the storage area is less than 20 percent of the total square footage of the retail structure, or;</li> <li>If the commodities represent growing stock in connection with horticultural nurseries, whether the stock is in open ground, pots, or containers.</li> </ol> </li> <li>Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses.</li> </ol> </li> <li>Drive-in and drive-through facilities are permitted only if these facilities do not compromise the pedestrian orientation of the development. The location and specific design of the facilities requires Planning Official approval.</li> <li>Landscape Category B will be required if the use includes drive-through facilities.</li> <li>Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:               <ol style="list-style-type: none"> <li>The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premise.</li> <li>The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.</li> </ol> </li> <li>A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if:               <ol style="list-style-type: none"> <li>The seating and associated circulation area does not exceed more than 10 percent of the gross floor area of the use, and</li> <li>It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.</li> </ol> </li> <li>Building height and placement and other site design features should seek to provide for a view corridor from 98th Avenue NE through the subject property towards Lake Washington.</li> <li>See Chapters 100 and 162 for information about non-conforming signs. Section 162.35 describes when non-conforming signs must be brought into conformance or removed.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> </ol>		

ZC-JBD1A/12-7-93

FOOTNOTES

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



**DIRECTIONS:** FIRST, read down to find use... THEN, across for REGULATIONS

**USE ZONE CHART**

<b>Zone</b> JBD 1	<b>Section</b> 52.10.i
----------------------	---------------------------

**REGULATIONS**

**USE**

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

**SPECIAL REGULATIONS**

Attached or Stacked Dwelling Unit (see Special Regulation #2)	A.D.R. Chapter 142	None	0'	0'	0'	80%	30' above average building elevation	D	A See Spec. Reg. #6	1.7 per unit	<ol style="list-style-type: none"> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter.</li> <li>This use may not be located on the ground floor of a structure within 120 feet of 98th Avenue NE, NE 120th Place, or Juanita Drive NE.</li> <li>The development must be designed to limit potential impacts from surrounding commercial uses on residents of the subject property.</li> <li>Building height and placement and other site design features should seek to provide for a view corridor from 98th Avenue NE through the subject property towards Lake Washington.</li> <li>Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.</li> <li>See Chapters 100 and 162 for information about non-conforming signs. Section 162.35 describes when non-conforming signs must be brought into conformance or removed.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> </ol>
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ZC-JBD1A/12-7-93

**FOOTNOTES**

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

**PAGE**  
**115A.9**

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USE ↓ REGULATIONS ↑	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART		
	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	Zone	Section
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE					JBD 1	52.10.j
		FRONT	SIDE	REAR									
Church	A.D.R. Chapter 142	None	0'	0'	0'	80%	30' above average building elevation	D	B See Spec. Reg. #5	1 per every four people based on maximum occupancy load of any area of worship. See also Special Regulation #3.	<ol style="list-style-type: none"> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter.</li> <li>May include accessory living facilities for staff persons.</li> <li>No parking is required for day-care or school ancillary to the use.</li> <li>Building height and placement and other site design features should seek to provide for a view corridor from 98th Avenue NE through the subject property towards Lake Washington.</li> <li>See Chapters 100 and 162 for information about non-conforming signs. Section 162.35 describes when non-conforming signs must be brought into conformance or removed.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> </ol>		
Hotel or Motel	A.D.R. Chapter 142	None	0'	0'	0'	80%	30' above average building elevation.	D	E See Spec. Reg. #5	1 per each room. See also Special Regulation #3.	<ol style="list-style-type: none"> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter.</li> <li>May include ancillary meeting and convention facilities.</li> <li>Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis.</li> <li>Building height and placement and other site design features should seek to provide for a view corridor from 98th Avenue NE through the subject property towards Lake Washington.</li> <li>See Chapters 100 and 162 for information about non-conforming signs. Section 162.35 describes when non-conforming signs must be brought into conformance or removed.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> </ol>		

ZC-JBD1A/12-7-93

**FOOTNOTES**

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

2078-0

**DIRECTIONS:** FIRST, read down to find use... THEN, across for REGULATIONS

**USE ZONE CHART**

**Zone**  
JBD 1

**Section**  
52.10.k

USE ↓	REGULATIONS ↑	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE
				FRONT	SIDE	REAR						
Development containing two or more of the following uses: - Retail Establishments, including Restaurants, Taverns, and Fast Food Restaurants, - Office Uses - Stacked or Attached Dwelling Units (see Special Regulations #2 and #3)		If the development exceeds 30' above average elevation, then Process IIA, Chapter 150, and A.D.R., Chapter 142; otherwise A.D.R. Chapter 142	See Spec. Reg. #4	0'	0'	0'	80%	See Special Regulation #5	See Spec. Reg. #7	See Spec. Reg's #8 and #9	See Section 105.25	<ol style="list-style-type: none"> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter.</li> <li>A development which includes two or more of the uses specifically listed in this "use" column may also include one or more of the other uses allowed in this zone.</li> <li>The following uses are not permitted in this zone:               <ol style="list-style-type: none"> <li>Retail establishments providing storage services unless accessory to another permitted use.</li> <li>Automobile sales and/or rental facilities.</li> <li>Outdoor storage of bulk commodities, except in the following circumstances:                   <ol style="list-style-type: none"> <li>If the square footage of the storage area is less than 20 percent of the total square footage of the retail structure; or</li> <li>If the commodities represent growing stock in connection with horticultural nurseries, whether the stock is in open ground, pots, or containers.</li> </ol> </li> <li>Storage and operation of heavy equipment, except delivery vehicles associated with retail uses.</li> </ol> </li> <li>The minimum lot size for this use is 8 acres. Lot size requirements for this use do not require that the entire subject property be under one ownership, as long as the entire development is approved at one time as a master plan.</li> <li>The maximum height of structures on the subject property is as follows:               <ol style="list-style-type: none"> <li>If the subject property contains at least 11 acres:                   <ol style="list-style-type: none"> <li>On the northern portion of the site, structures may not exceed 78 feet above average building elevation; and</li> <li>On the southern portion of the site, structures may not exceed 30 feet above average building elevation.</li> </ol> </li> <li>If the subject property contains more than 8 acres, but less than 11 acres:                   <ol style="list-style-type: none"> <li>On the northern portion of the site, structures may not exceed 52 feet above average building elevation; and</li> <li>On the southern portion of the site, structures may not exceed 30 feet above average building elevation.</li> </ol> </li> </ol> </li> <li>Building height and placement and other site design features must maintain a view corridor from 98th Avenue NE through the subject property towards Lake Washington.</li> <li>Chapter 95 applies to the development of the subject property. The City will determine required buffers for the proposed development as part of the approval process based on the following:               <ol style="list-style-type: none"> <li>The buffering should integrate development of the subject property with compatible development on adjoining property to provide a unified appearance to the business district.</li> </ol> </li> </ol>

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REGULATIONS CONCLUDED ON NEXT PAGE

**FOOTNOTES**

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

**PAGE**  
**115A.11**

2078-0

**DIRECTIONS:** FIRST, read down to find use... THEN, across for REGULATIONS

**USE ZONE CHART**

**Zone**  
JBD 1

**Section**  
52.10.1

USE REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				
		LOT SIZE	FRONT	SIDE						
Development containing two or more of the following uses: - Retail Establishments, including Restaurants, Taverns, and Fast Food Restaurants, - Office Uses - Stacked or Attached Dwelling Units (continued)									<ol style="list-style-type: none"> <li>7. b. The buffering should provide some separation and visual relief for present or reasonably anticipated residential use on adjoining property.</li> <li>c. The buffering should provide a linkage to Juanita Beach Park, rather than a separation from the park.</li> <li>8. Any development approved under this provision must include a comprehensive design plan for all signs on the subject property.</li> <li>9. If the development contains restaurant, tavern, fast food restaurant, or retail use, then sign category E applies. Otherwise, sign category D applies.</li> <li>10. Drive-in and drive-through facilities are permitted only if these facilities do not compromise the pedestrian orientation of the development. The location and specific design of the facilities requires Planning Official approval.</li> <li>11. Restaurants, taverns, fast food restaurants, and retail establishments selling goods and services should be the predominate use on the ground floor of structures. Other permitted uses, including dwelling units, may be allowed on the ground floor of structure if this does not compromise the desired mixed use character of the development.</li> <li>12. The subject property must contain landscaped public open space in conjunction with a pedestrian path or series of pedestrian paths that link the East Ridge to the subject property and the subject property to Juanita Beach Park.</li> <li>13. The subject property must have access points from at least two public rights-of-way.</li> <li>14. Buildings exceeding 35 feet above average building elevation shall be permitted only if design techniques are used to minimize perceived building mass and achieve superior architectural and human scale from abutting rights-of-way and public open spaces. In meeting this requirement, buildings shall exceed the design requirements of Zoning Code Sections 52.50.5.a and b, and will normally include terracing of upper floors and modulation of front facades.</li> <li>15. The applicant shall comply with the Special Regulations established in this Chapter for the uses that are proposed to be included on the subject property unless the City determines that they conflict with regulations applicable to this use listing.</li> <li>16. The City may approve the proposed development only if it contains public amenities such as plazas, sculptures, fountains, water fountains, and pocket parks.</li> <li>17. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> </ol>	

ZC-JBD1A/12-7-93

**FOOTNOTES**

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

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**DIRECTIONS:** FIRST, read down to find use... THEN, across for REGULATIONS

**USE ZONE CHART**

**Zone**  
JBD 1

**Section**  
52.10.m

USE REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				
			FRONT	SIDE	REAR						
Private Lodge or Club	A.D.R. Chapter 142	None	0'	0'	0'	80%	30' above average building elevation	D	B See Spec. Reg. #3	1 per each 300 sq. ft. of gross floor area	<ol style="list-style-type: none"> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter.</li> <li>Building height and placement and other site design features should seek to provide for a view corridor from 98th Avenue NE through the subject property towards Lake Washington.</li> <li>See Chapters 100 and 162 for information about non-conforming signs. Section 162.35 describes when non-conforming signs must be brought into conformance or removed.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> </ol>

ZC-JBD1A/12-7-93

**FOOTNOTES**

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

**PAGE**  
**115A.13**

6078-0

**DIRECTIONS:** FIRST, read down to find use... THEN, across for REGULATIONS

**USE ZONE CHART**

**Zone**

JBD 1

**Section**

52.10.n

USE



REGULATIONS



REQUIRED REVIEW PROCESS

LOT SIZE

**MINIMUMS**

**REQUIRED YARDS**

FRONT

SIDE

REAR

**MAXIMUMS**

LOT COVERAGE

HEIGHT OF STRUCTURE

LANDSCAPE CATEGORY

SIGN CATEGORY

REQUIRED PARKING SPACES

**SPECIAL REGULATIONS**

School or Day-Care Center

A.D.R. Chapter 142

None

0'

0'

0'

80%

30' above average building elevation

D

B See Spec. Reg. #8

See Section 105.25

1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter.
2. A 6-foot high fence is required along all property lines adjacent to the outside play areas.
3. Structured play areas must be set back from all property lines as follows:
  - 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.
4. 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.
5. May include accessory living facilities for staff persons.
6. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 150, and 155).
7. Building height and placement and other site design features should seek to provide for a view corridor from 98th Avenue NE through the subject property towards Lake Washington.
8. See Chapters 100 and 162 for information about non-conforming signs. Section 162.35 describes when non-conforming signs must be brought into conformance or removed.
9. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.

ZC-JBD1A/12-7-93

**FOOTNOTES**

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

**PAGE**

**115A.14**

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**DIRECTIONS:** FIRST, read down to find use... THEN, across for REGULATIONS

**USE ZONE CHART**

**Zone**  
JBD 1

**Section**  
52.10.0

USE REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				
			FRONT	SIDE	REAR						
Mini-school or Mini-day-care (7 - 12 attendees) or Day-care home (6 or less attendees)	A.D.R. Chapter 142	None	0'	0'	0'	80%	30 feet above average building elevation	D	B See Spec. Reg. #9	See Section 105.25	<ol style="list-style-type: none"> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter.</li> <li>A 6-foot high fence is required along all property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.</li> <li>Structured play areas must be set back from all property lines by 5 feet.</li> <li>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.</li> <li>The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential use.</li> <li>May include accessory living facilities for staff persons.</li> <li>These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 150, and 155).</li> <li>Building height and placement and other site design features should seek to provide for a view corridor from 98th Avenue NE through the subject property towards Lake Washington.</li> <li>See Chapters 100 and 162 for information about non-conforming signs. Section 162.35 describes when non-conforming signs must be brought into conformance or removed.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> </ol>

ZC-JBD1A/12-7-93

**FOOTNOTES**

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

0-3402

**DIRECTIONS:** FIRST, read down to find use... THEN, across for REGULATIONS

**USE ZONE CHART**

**Zone**  
JBD 1

**Section**  
52.10.p

USE



REGULATIONS



REQUIRED  
REVIEW PROCESS

**MINIMUMS**  
**REQUIRED YARDS**

**MAXIMUMS**

LANDSCAPE  
CATEGORY

SIGN  
CATEGORY

REQUIRED  
PARKING SPACES

**SPECIAL REGULATIONS**

Convalescent  
Center or  
Nursing Home

A.D.R.  
Chapter  
142

None

0'

0'

0'

80%

30' above  
average  
building  
elevation

D

B  
See  
Spec.  
Reg.  
#3

1 for each  
bed

1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter.
2. Building height and placement and other site design features should seek to provide for a view corridor from 98th Avenue NE through the subject property towards Lake Washington.
3. See Chapters 100 and 162 for information about non-conforming signs. Section 162.35 describes when non-conforming signs must be brought into conformance or removed.
4. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.

ZC-JBC1A/12-7-93

**FOOTNOTES**

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

**PAGE**  
**115A.16**

0-8402

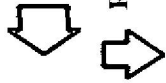
**DIRECTIONS:** FIRST, read down to find use... THEN, across for REGULATIONS

**USE ZONE CHART**

**Zone**  
JBD 1

**Section**  
52.10.q

USE



REGULATIONS

REQUIRED REVIEW PROCESS

**MINIMUMS**

**MAXIMUMS**

**REQUIRED YARDS**

LOT SIZE

FRONT

SIDE

REAR

LOT COVERAGE

HEIGHT OF STRUCTURE

LANDSCAPE CATEGORY

SIGN CATEGORY

REQUIRED PARKING SPACES

**SPECIAL REGULATIONS**

Public Utility, Government Facility, and Community Facility

A.D.R. Chapter 142

None

0'

0'

0'

80%

30' above average building elevation

D See Spec. Reg. #2

B See Spec. Reg. #4

See Section 105.25

1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter.
2. Landscape Category B or C may be required depending on the type of use on the subject property and the impacts associated with this use on nearby uses.
3. Building height and placement and other site design features should seek to provide for a view corridor from 98th Avenue NE through the subject property towards Lake Washington.
4. See Chapters 100 and 162 for information about non-conforming signs. Section 162.35 describes when non-conforming signs must be brought into conformance or removed.
5. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.

Public Transit Shelter

None

None

0'

0'

0'

100%

15' above average building elevation

---

See Spec. Reg. #2

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.

ZC-JBD1A/12-7-93

**FOOTNOTES**

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

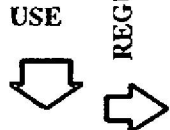
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**DIRECTIONS:** FIRST, read down to find use... THEN, across for REGULATIONS

**USE ZONE CHART**

**Zone**  
JBD 1

**Section**  
52.10.r



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

**SPECIAL REGULATIONS**

Public Parks	A.D.R. Chapter 142 and see Special Regulations #2 and #3	None	Will be determined on case-by-case basis			-	B	See Section 105.25	<ol style="list-style-type: none"> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 50 of this Chapter.</li> <li>Development and use of a park does not require a development permit under this Code if:               <ol style="list-style-type: none"> <li>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</li> <li>The proposed use and development:                   <ol style="list-style-type: none"> <li>will not involve lighting for outdoor nighttime activities; and</li> <li>will not involve the construction of any building of more than 4,000 square feet; and</li> <li>Will not involve the construction of more than 20 parking stalls; and</li> <li>Will not involve the development of any structured sports or activity areas.</li> </ol> </li> </ol> </li> <li>Any development or use of a park that does not meet the requirements of Special Regulation #2 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"> <li>Ease of access to the park.</li> <li>Character of the neighborhood.</li> <li>Size, nature, and topography of the subject property.</li> </ol> </li> <li>Building height and placement and other site design features should seek to provide for a view corridor from 98th Avenue NE through the subject property towards Lake Washington.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> </ol>
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ZC-JBD1B/12-7-93

**FOOTNOTES**

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

0-3402

## DESIGN REGULATIONS JUANITA BUSINESS DISTRICT

### Zoning Code Section 52.50 File IIB-IV-92-64

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52.50.1. Introduction

- a. General - This Section 52.50 establishes the design regulations that apply to development in the Juanita Business District (JBD). The remainder of this subsection 52.50.1 provides general information regarding the design regulations and their applicability in specific instances or to certain types of development in the JBD.
- b. Applicability - The provisions of this Section 52.50 apply to all new development within the JBD. The provisions of Chapter 142 and Chapter 162 of this Code regarding A.D.R. and Nonconformance establish which of the regulations of this Section 52.50 apply to developed sites within the JBD. Where provisions of this Section 52.50 conflict with provisions in any other section of the Code, this section prevails.
- c. A.D.R. Procedures - The City will use Chapter 142 of this Code to apply the regulations of this Section 52.50 to development activities that require A.D.R. approval. The City will use the Design Principles in the Comprehensive Plan to interpret how the regulations of this Section 52.50 apply to particular properties. In addition, the City shall determine, on a case-by-case basis as part of the A.D.R., whether particular regulations of this Section 52.50 apply in a particular instance, based on the policy basis for the regulation as stated in the Juanita Business District Plan Chapter of the Comprehensive Plan.
- d. Landscaping - Various places in this Section 52.50 require that landscaping be installed and maintained. The following provisions apply to the installation and maintenance of all landscaping installed under the provisions of this Section 52.50 unless otherwise specifically indicated:
  - 1) At the time of planting, deciduous trees must be 2" in diameter, as measured using the standard of the American Association of Nurserymen, and coniferous trees must be 5' in height at the time of planting.
  - 2) Shrubs must be 18" high at the time of planting.
  - 3) Drought-tolerant plants are encouraged.
  - 4) The City will review plant choice and specific plant location as part of the A.D.R. approval.
- e. Dedication - The City may require the applicant to dedicate development rights, air space, or an easement to the City to ensure compliance with any of the requirements of this Chapter.

52.50.2. Pedestrian-Oriented Elements - This subsection contains regulations which require various pedestrian-oriented elements on or adjacent to the subject property within the JBD.

- a. Installation of Sidewalks - The applicant shall install a sidewalk constructed of concrete or unit pavers, at least 10' in width, along the entire frontage of the subject property adjacent to each *pedestrian-oriented street*.

If the subject property abuts a street designated to contain a *major pedestrian way*, the applicant shall install a sidewalk constructed of concrete or unit pavers with a minimum width of 8'.

If the existing sidewalk is less than the required width, the difference may be made up with a public easement over private property. Buildings may cantilever over such easement areas, flush with the property line.

See Figure 52.50.2.A and B

- b. Through-Block Sidewalks - There will be a through-block sidewalk extending from the north end to the south end of JBD 1 of the Juanita Business District. Two through-block sidewalks, spaced far enough apart to provide maximum accessibility for the whole block, will also extend from the east side to the west side of JBD 1.

The alignment of these sidewalks will take into account proposed and existing buildings and to the extent possible, will extend along building fronts or property lines.

- 1) The applicant must install sidewalks that run generally north/south (or diagonally northeast/southwest) and east/west on the subject property. The sidewalks shall be located to provide a direct continuation of the existing or future through-block sidewalk on adjacent properties. When possible, the sidewalks shall be located to create view corridors and reinforce connections to Lake Washington. During the A.D.R. process, the Planning Department may determine that a through-block sidewalk is not required if a suitable sidewalk exists on adjacent properties.
- 2) Through-block sidewalks adjacent to the front of buildings must be 10 feet wide with a six-inch vertical curb, and paved with concrete or unit pavers. Sidewalks that are not adjacent to the front of buildings must have a minimum width of eight feet and be differentiated from underlying pavement with texture or material, unless otherwise determined through A.D.R.
- 3) The through-block sidewalks must have adequate lighting with increased illumination around building entrances and transit stops.
- 4) If parcels are developed in aggregate, then alternative solutions may be proposed.
- 5) Barriers which will limit pedestrian access between the subject property and adjacent properties are not permitted.

- c. Pedestrian Weather Protection - The applicant shall provide overhead weather protection, consistent with the following standards, along 100% of the front of the building.

- 1) The overhead weather protection may be composed of awnings, marquis, canopies or building overhangs;
- 2) It must cover at least 3' of the width of the adjacent walkway;

- 3) The lowest element of the overhead weather protection must be at least 8' above the ground immediately below it;
  - 4) The City will specifically review and approve the color, material and configuration of all overhead weather protection as part of the A.D.R. decision. See also Section 52.50.6.e., Lighting of Awnings.
- d. Building Frontage - All buildings must front on a right-of-way or through-block sidewalk.
- e. Access to Buildings - All buildings must have convenient access from the street sidewalk or the through-block sidewalk to the main building entrance.
- f. Blank Wall Treatment
- 1) Each wall or portion of a wall that is closer than 50' to any exterior property line of the subject property and is visible from any right-of-way, or is adjacent to a through-block sidewalk, must be screened or treated in at least one of the ways listed in subsection 52.50.f.3) of this Chapter if it meets the criteria for a blank wall under subsection 52.50.f.2) of this Chapter.
  - 2) A blank wall is any wall or portion of a wall that meets either of the following criteria:
    - a) A wall or portion of a wall with a surface area of at least 400 square feet having both a length and a width of at least 10' without a window, door, building modulation at least 1' in depth or other architectural feature.
    - b) Any wall or portion of a wall between 4' and 13' above ground level with a horizontal dimension longer than 15' without a window, door, building modulation at least 1' in depth or other architectural feature.

See Figure 52.50.2.C.
  - 3) At least one of the following techniques must be used to treat or screen blank walls:
    - a) By the installation of a vertical trellis with climbing vines or plant material in front of the blank wall.
    - b) By providing a landscaped planting bed at least 5' wide or a raised planter bed at least 2' high and 3' wide in front of the blank wall and planted with plant materials that will obscure or screen at least 50% of the blank wall within 2 years.
    - c) By providing artwork, such as mosaics, murals, sculptures or bas-relief on the blank wall.
    - d) By proposing alternative techniques as part of A.D.R.
  - 4) The provisions of this subsection 50.2.f. of this Chapter may be modified or eliminated as part of the A.D.R. decision if they conflict with the Uniform Building Code.
- g. Screening of Certain Areas - All loading areas, service areas, outdoor storage areas of more than 100 square feet, areas containing waste storage and disposal facilities or containers and similar areas must be:

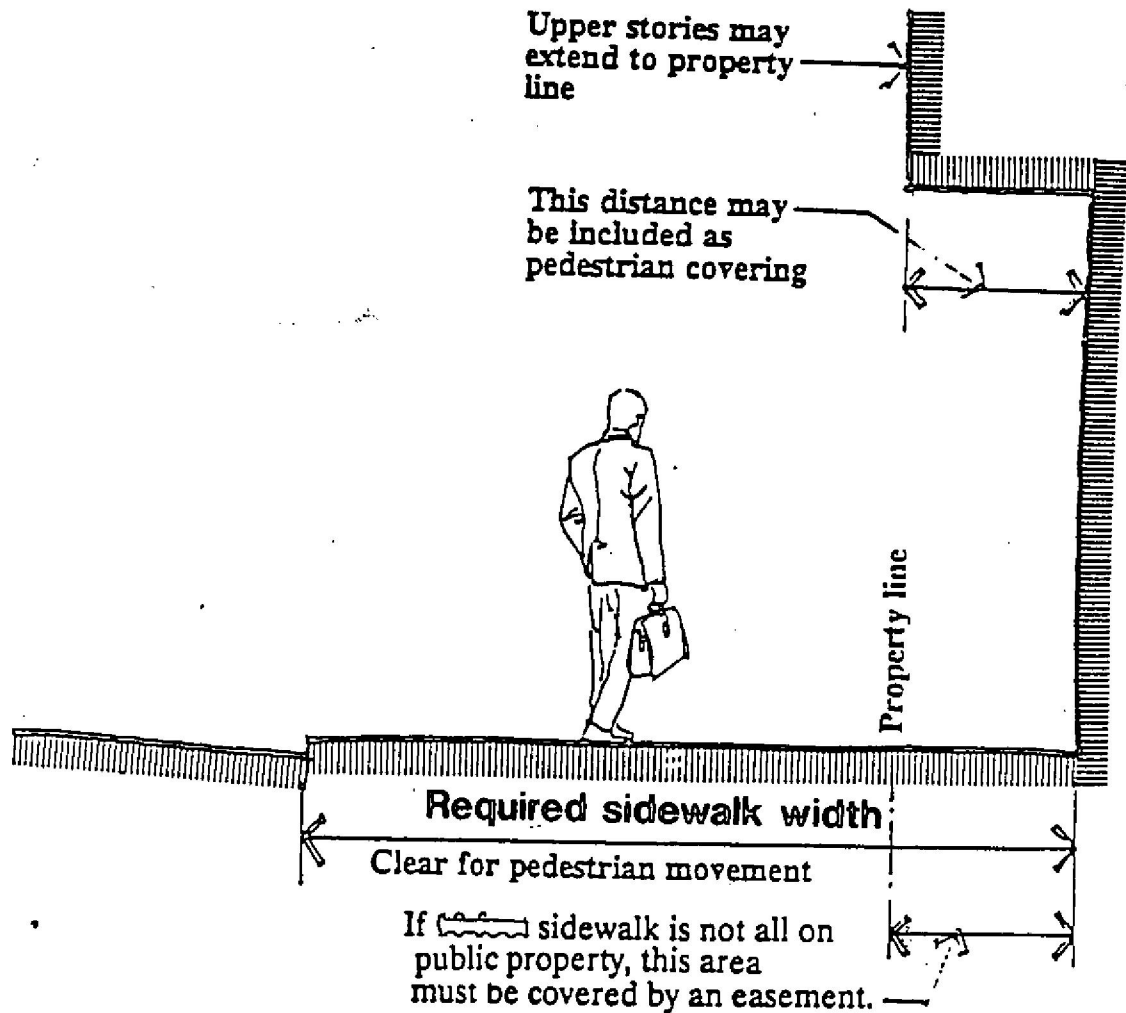


- 1) Located on the subject property so that they are not visible from any street, through-block sidewalk, or public park. If the City determines that this is not physically possible, then these areas must be screened from public view using a compact evergreen hedge, a solid wall or fence, or in a manner approved by the City as part of the A.D.R. decision.
- 2) Screened from on-site ground floor uses using a compact evergreen hedge, a solid wall or fence, or in a manner approved by the City as part of the A.D.R. decision.



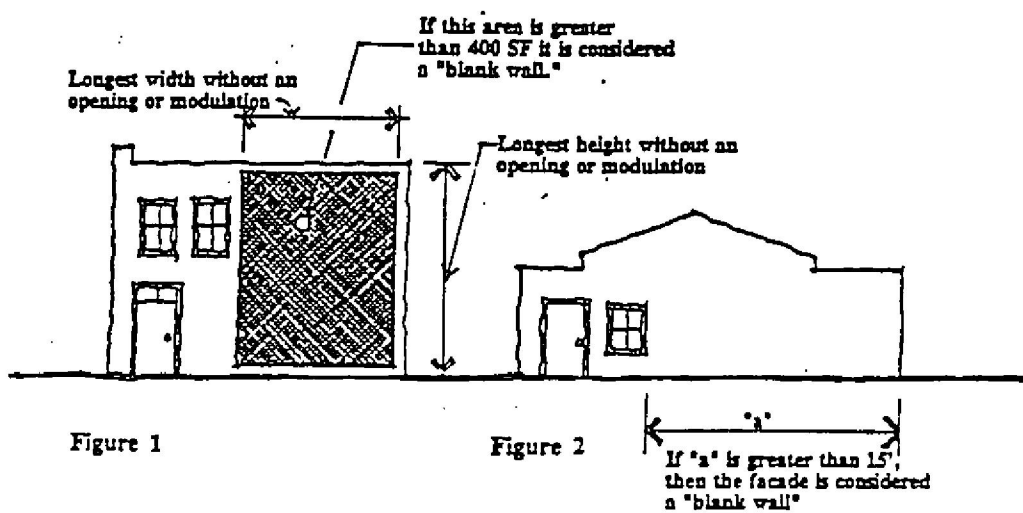
PEDESTRIAN ORIENTED STREET

MAJOR PEDESTRIAN WAY



**REQUIRED SIDEWALK ON PEDESTRIAN-ORIENTED STREETS  
AND MAJOR PEDESTRIAN WAYS**

**FIGURE 52.50.2.B**



Two Methods for Designating a Blank Wall

FIGURE 52.50.2.C

52.50.3. Entry Features

If the subject property includes an area designated for an entry feature in the Comprehensive Plan, the applicant shall provide the City with a publicly maintained easement or dedication of property for this purpose. The size of the entry feature area will be at least 100 square feet. The applicant shall propose and install landscaping for the area that will be reviewed by the City and decided upon as part of the Administrative Design Review for the proposed development.

52.50.4. Parking Area Location and Design - This subsection regulates the location and design of, access for and other features of parking areas within the JBD.

a. Parking Lot Entrances and Driveways - As part of A.D.R., the City may impose restrictions on the width, number and location of driveways to and from the subject property to improve vehicle circulation or public safety or to enhance pedestrian movement or desirable visual characteristics. Parking lot entrances and driveways must be shared between properties whenever possible.

b. Parking Lot Pedestrian and Vehicular Access

1) Any property adjacent to a right-of-way or park must have access to or contain a pedestrian walkway from the right-of-way or park to the main entrance of the building, or to a central location if the building has multiple entrances, even if this pathway must cross a parking lot. The pathway should meet the following standards, as applicable, as determined through A.D.R.:

- a) The walkway must be centrally located within the parking lot.
- b) It must be delineated by painted markings, distinctive pavement, or by being raised 6" above the parking lot pavement.
- c) It must be at least 5' wide.
- d) The walkway must be handicapped accessible.

See Figure 52.50.4.A.

2) All parking lots which contain more than 25,000 square feet of paved area, including access lanes and driveways, must include clearly identified pedestrian routes from the parking stalls to the main building entrance or central location.

3) In addition to the walkways required under subsections 50.4.b.1) and 50.4.b.2), the applicant must provide a sidewalk, plaza or platform with an area of at least 175 square feet at the main building entrance or central location. This area must be raised at least 6" above the parking lot surface and must be paved with concrete or unit pavers.

4) Convenient pedestrian and vehicular access must be provided on the subject property to adjacent properties. Barriers which will limit future pedestrian and vehicular access are not permitted.

c. Internal Parking Lot Landscaping - The following provisions apply to each parking lot or portion thereof containing more than 14 parking stalls within 100' of a street, through-block sidewalk, or public park. The provisions do not apply to parking lots that are not visible from a street, through-block sidewalk, or public park.

1) The parking lot must contain 25 square feet of landscape area per parking stall planted as follows:

- a) At least one tree for every 6 parking stalls.
- b) At least 1 shrub for every 20 square feet of landscaped area. Up to 50% of the shrubs may be deciduous.

- c) Ground cover shall be selected and planted to achieve 90% coverage within 2 years.
  - d) The location of the landscaping will be reviewed through A.D.R.
- 2) As part of the A.D.R., the City may require or permit a modification to the provision of subsection 50.4.c.1) of this Chapter to use existing vegetation for internal parking lot landscaping.

See Figure 52.50.4.B.

- d. Perimeter Parking Lot Landscaping - Each side of a parking lot which abuts a street, through-block sidewalk, or public park must be screened from that street, through-block sidewalk, or public park using one or a combination of the following methods:

- 1) By installation of a compact evergreen hedge or wall consistent with the following standards (as applicable):
  - a) The hedge or wall must extend at least 2'6" and not more than 3' above the ground directly below it.
  - b) The wall may be constructed of masonry or concrete, if consistent with the provisions of subsection 50.6.a.7)a) of this Chapter, or of wood if the design and materials match the building on the subject property.
  - c) If the street is a *pedestrian-oriented street*, the wall may also include a continuous trellis or grillwork, at least 5' in height above the ground, placed on top of or in front of the wall and planted with climbing vines consistent with subsection 50.1.d. of this Chapter. The trellis or grillwork may be constructed of masonry, steel, cast iron and/or wood. See Figure 52.50.4.C.
  - d) If the wall abuts a *pedestrian-oriented street*, the requirements of this paragraph may be fulfilled by providing pedestrian weather protection along at least 80% of the frontage of the subject property.
- 2) By providing a landscaped strip, consistent with subsection 50.1.d. of this Chapter, at least 5' wide planted as follows:
  - a) Trees planted 30' or closer on center.
  - b) At least one shrub for every 20 square feet of landscaped strip.
  - c) Ground cover selected and planted to achieve 90% coverage of the remaining landscaped strip within 2 years.

See Figure 52.50.4.D.

- 3) As part of A.D.R., the City may require or permit a modification to the provision of subsection 50.4.d)2) of this Chapter to use existing vegetation for perimeter parking lot landscaping.

- e. Perimeter Parking Lot Landscaping - Adjacent Properties - Each side of the perimeter of a parking lot which contains more than 14 parking stalls, which is within 10' of any adjacent property and which is not regulated under the provisions of subsection 50.4.d. of this Chapter, shall be screened using a combination of the following methods:

- 1) By installing a solid, continuous fence or wall at least 5' in height constructed of wood and/or masonry.
- 2) By installing a compact evergreen hedge designed to reach at least 5' in height.

As part of A.D.R., the City may require or permit a modification to the provision of this subsection 50.4.e. for any side of the parking lot which abuts or is connected to a parking lot on an adjacent property if the parking lots have internal vehicular or pedestrian connections.

f. Parking Garages

- 1) Each facade of a garage or a building containing ground floor parking that is within 10' of a *pedestrian-oriented street*, through-block sidewalk, or public park must be separated from the sidewalk or public park by one or a combination of the following methods:
  - a) By providing and maintaining a ground floor area of the garage or building extending along the entire facade of the garage or building (excluding vehicle access points) which is developed as and made available for pedestrian-oriented businesses. See Figure 52.50.4.E.
  - b) By treating the facade consistent with subsection 50.2.f.3).
- 2) Each side of a garage or building containing ground-floor parking, other than as regulated in subsection 50.4.f.1) of this Chapter, must either:
  - a) Be screened with a landscaped strip 10' in depth along the entire facade of the garage or building (excluding vehicle access points), consistent with subsection 50.1.d of this Chapter, and planted as follows:
    - o Trees planted 15' on-center or closer.
    - o At least one shrub for each 20 square feet of landscaped strip.
    - o Ground cover selected and planted to achieve 90% coverage within 2 years.

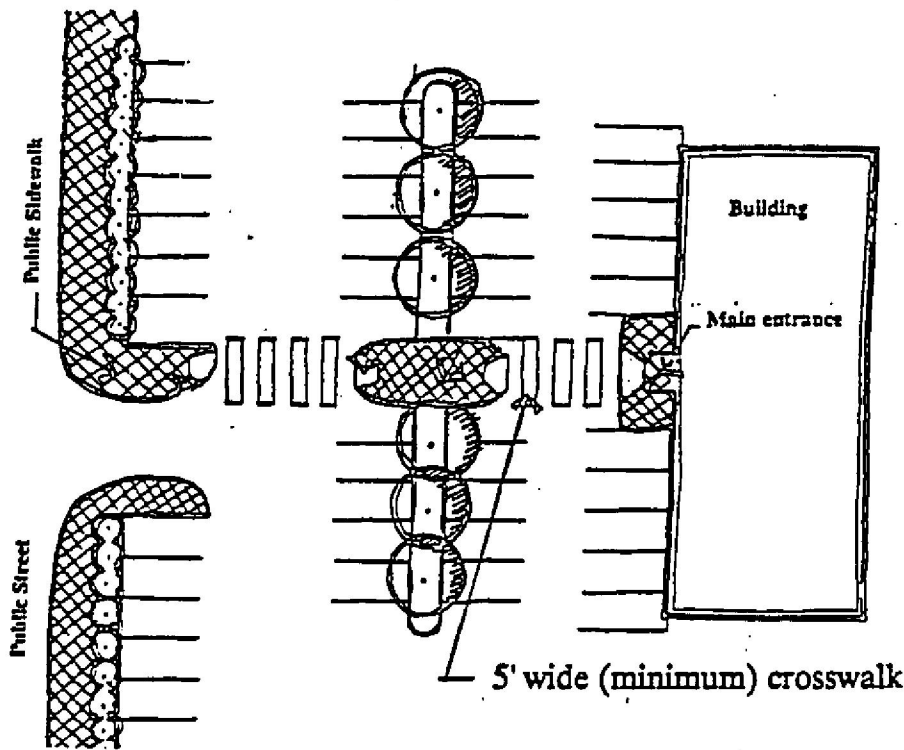
See Figure 52.50.4.F, or
  - b) Be treated consistent with subsection 50.2.f.3).
- 3) There must be architectural screening or other treatment of openings above the ground level for the facades of parking garages along *pedestrian-oriented streets*, or through-block sidewalks.
- 4) All parking garages and parking within a structure must contain designated pedestrian pathways, that do not use vehicle entrance or exit driveways, from the parking area to a public right-of-way.

g. Miscellaneous Parking Area Design Details

- 1) All parking areas must have adequate lighting. Lights in parking lots must be non-glare and must be mounted no more than 20' above the ground.

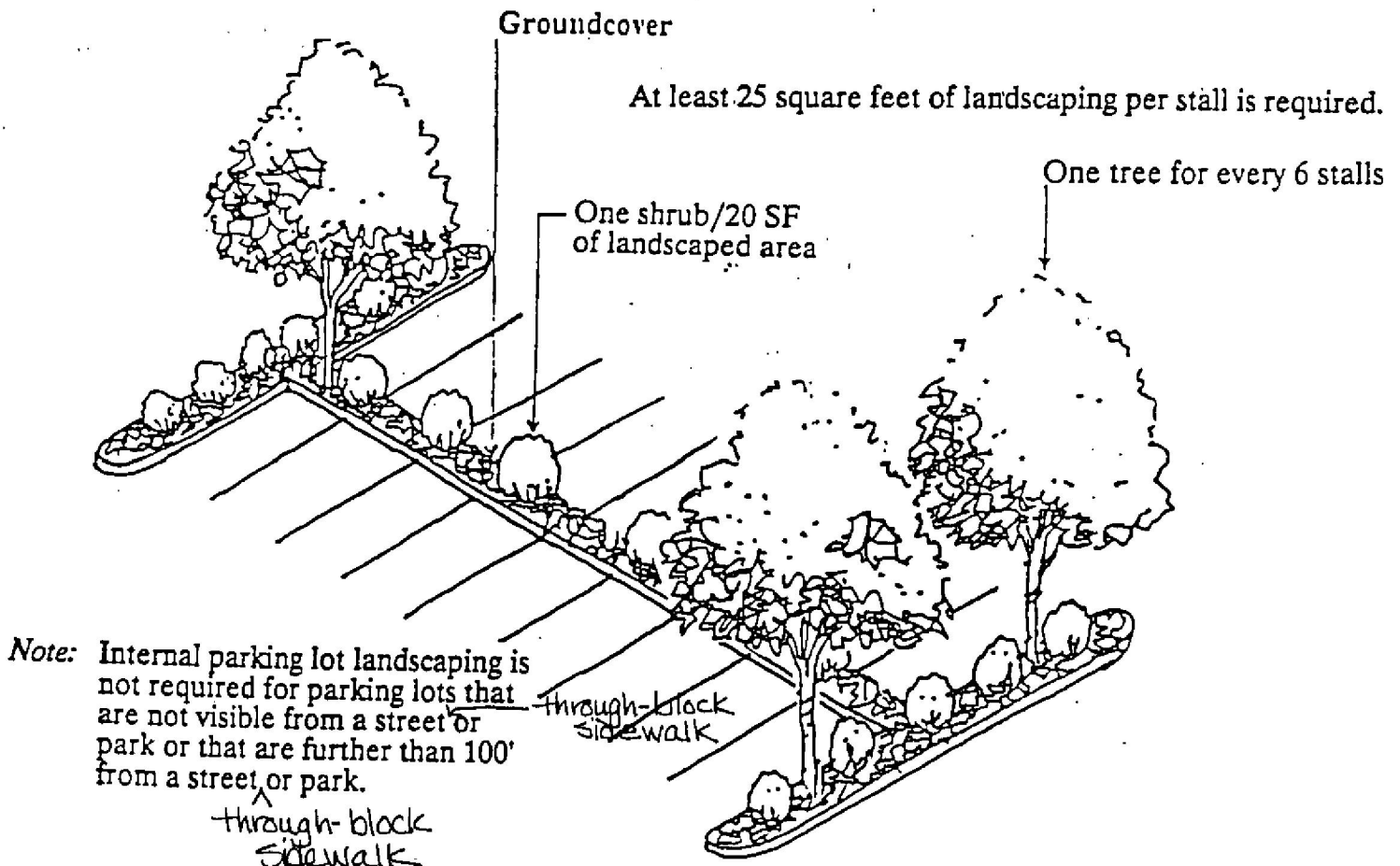


- 2) All landscape and pedestrian areas shall be protected from encroachment by parked cars. At a minimum, the parking area must be designed and constructed so that car wheels are kept at least 2' from landscape and pedestrian areas. Freestanding wheel-stop bumpers must be replaced or repaired if cracked or broken. See Figure 52.50.4.G.
- 3) No freestanding or wall-mounted signs for individual parking spaces are permitted to extend more than 3' above the ground. Provisions in the UBC for handicapped stalls supersede this requirement.
- 4) Moveable parking area equipment, such as barrels and sawhorses, may not be visible from a street when not in use. Parking areas and accessory components, areas and facilities must be well maintained and kept in a clean, neat and litter-free manner at all times.



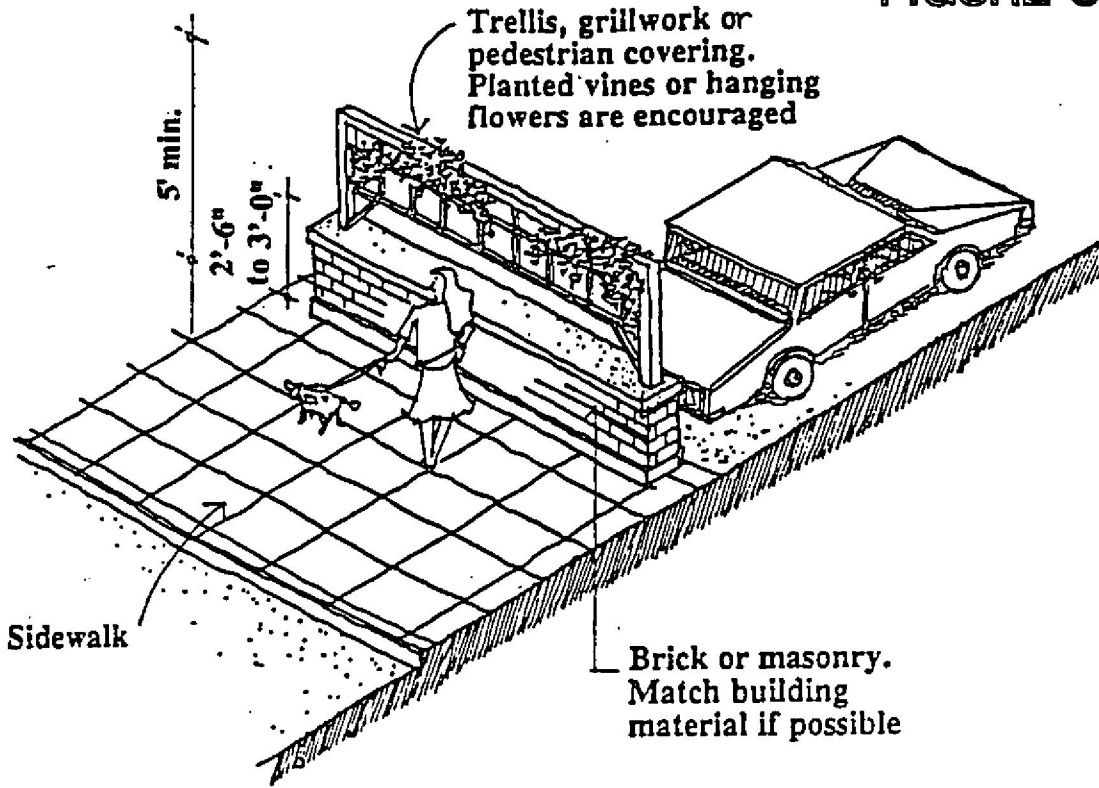
Pedestrian Walkway between Public Right-of-Way and Building

FIGURE 52.50.4.A

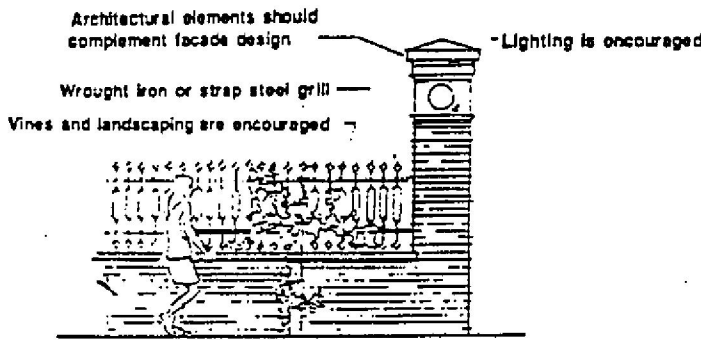


Internal Parking Lot Landscaping

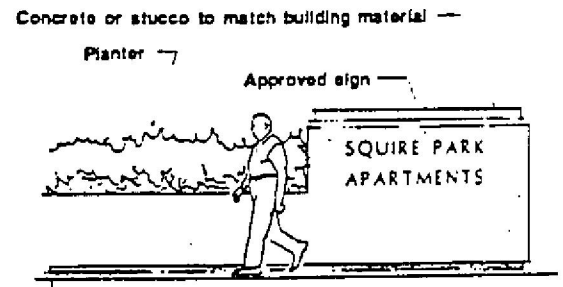
FIGURE 52.50.4.B



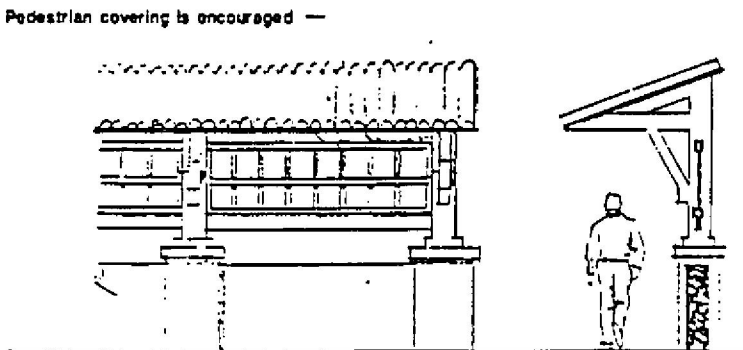
constructed screen wall option for perimeter landscaping



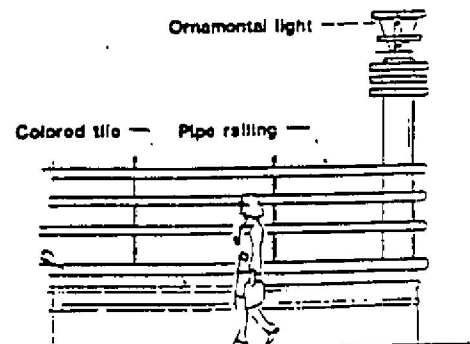
Traditional



Contemporary



Mission Style with Canopy

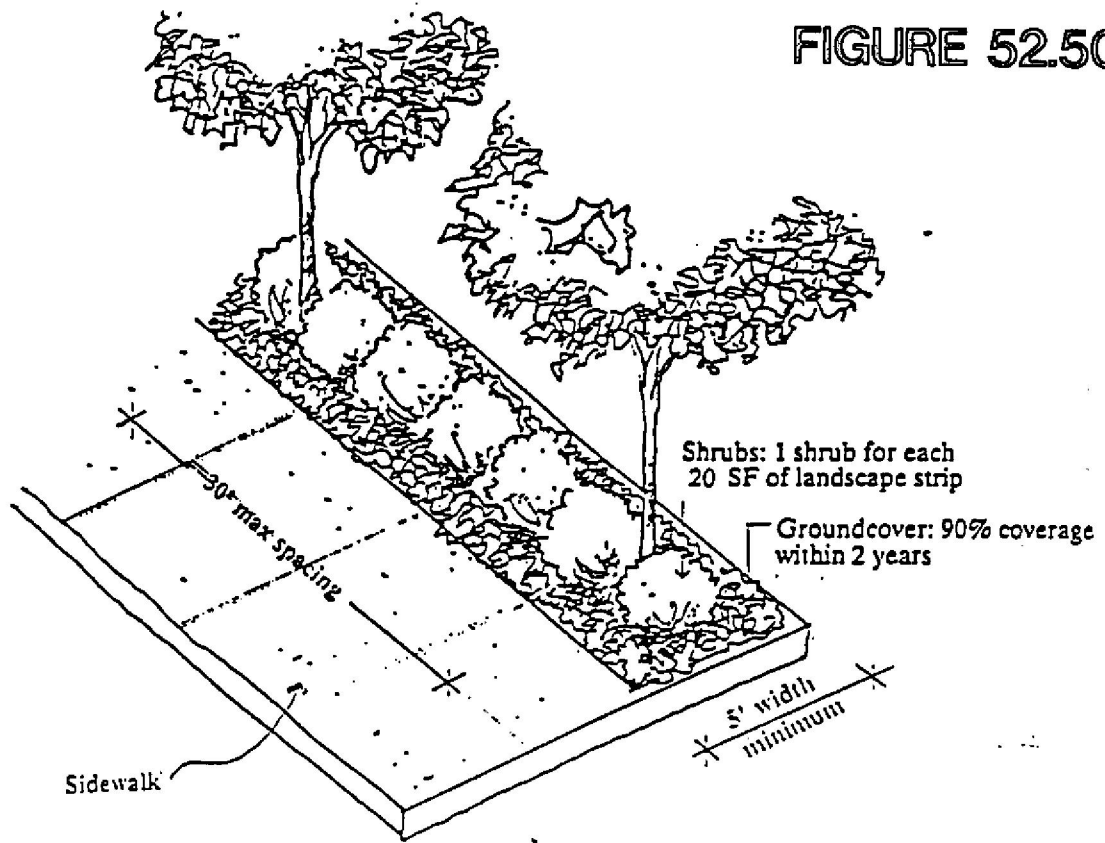


Deco-Moderne Style

Examples of Various Screen Wall Designs Showing a Range of Options

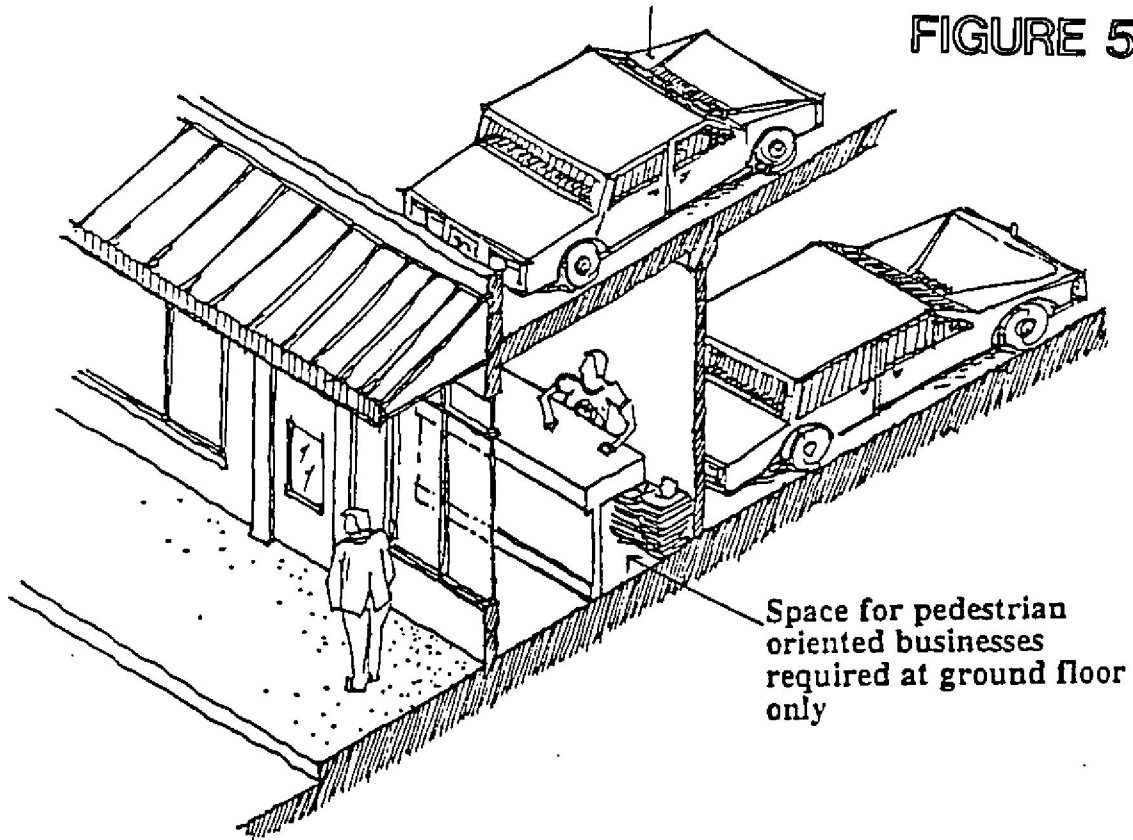
FIGURE 52.50.4.D

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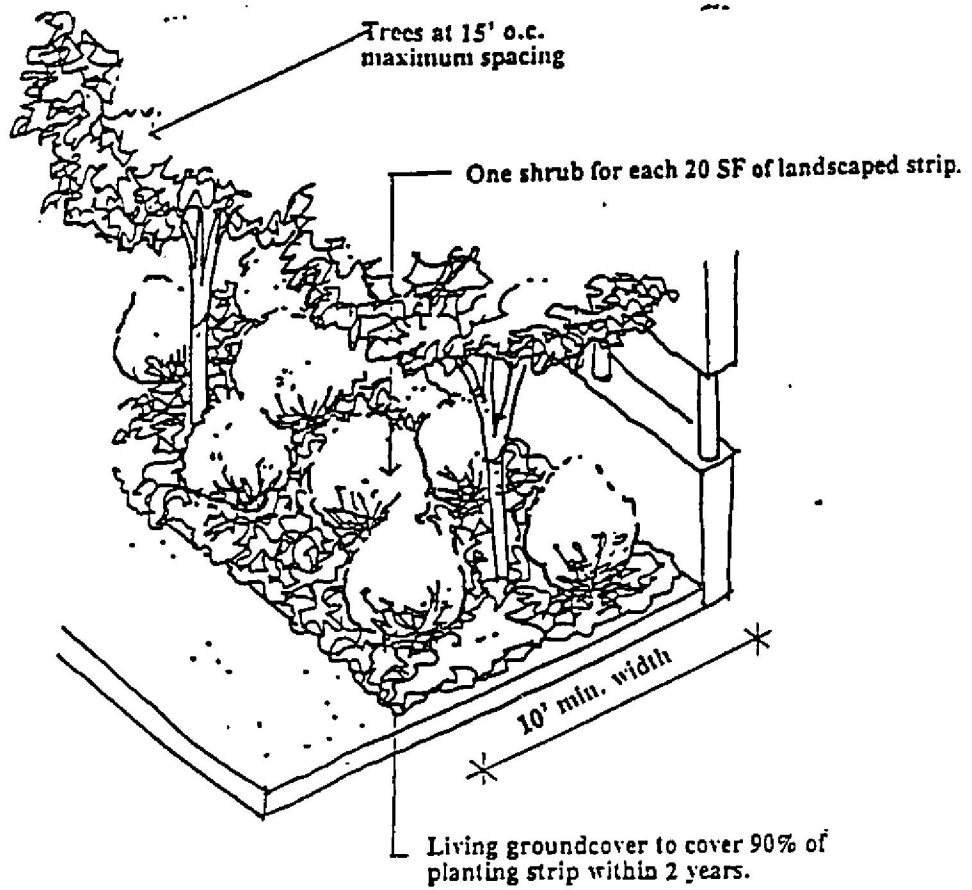


Shrub and Trees Option for Perimeter Parking Lot Landscaping

FIGURE 52.50.4.E

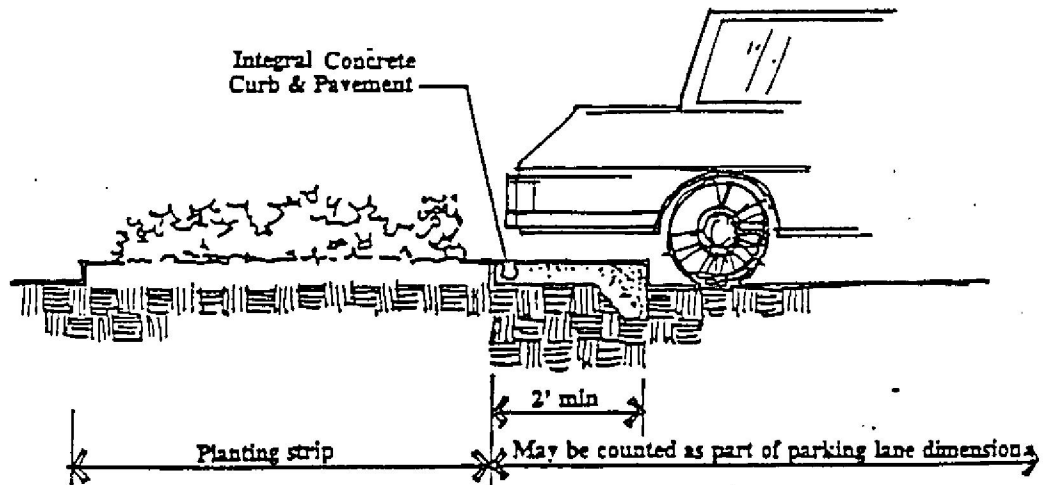


Providing space for pedestrian oriented business along parking garage frontage facing pedestrian oriented street



*Note:* Space for pedestrian-oriented business or open space, or facade treatment may be substituted for landscaping.

Minimum Landscaping Standards for Parking Garages **FIGURE 52.50.4.F**



*Note:* This method is preferable to freestanding wheel-stop bumpers because it will not catch debris and is more durable.

Extended Curb used to Protect Landscape Strip

**FIGURE 52.50.4.G**

52.50.5. Scalea. Achieving Human Scale1) General

- a) Except as provided in subsection 50.5.a.1)b) of this Chapter, the applicant shall use at least **one** of the elements or techniques listed in subsection 50.5.a.2) of this Chapter in the design and construction of each facade of a one-story building *facing a street or through-block sidewalk*, and at least two of the elements or techniques for a two-story building facing a street or through-block sidewalk.
- b) The applicant shall use at least **three** of the elements or techniques listed in subsection 50.5.a.2) of this Chapter in the design and construction of any facade of a building *facing a street or through-block sidewalk*, if:
  - i. The facade has a height of 3 or more stories; or
  - ii. The facade is more than 100' long.

2) Techniques to Achieve Human Scale - The techniques to be used in the design and construction of building facades under subsection 50.5.a.1) of this Chapter are listed below. As an alternative, the applicant may propose other techniques, elements or methods which provide human scale to the building and are consistent with the applicable design principles in the Comprehensive Plan.

- a) On each story above the ground floor, provide balconies or decks, at least 6' wide and 6' deep.
- b) On each story above the ground floor, provide bay windows that extends out at least 1', measured horizontally, from each facade of the building.
- c) Provide at least 150 square feet of pedestrian-oriented space between the sidewalk and the front of each facade.
- d) Provide at least 1/2 of the window area above the ground floor of each facade consistent with all of the following criteria:
  - i. The windows must have glazed areas with dimensions less than 5' by 7'. See Figure 52.50.5.A.
  - ii. The windows must be surrounded by trim, molding and/or sill at least 2" wide. See Figure 52.50.5.A.
  - iii. Individual window units must be separated from adjacent window units by at least 6" of siding or other exterior finish material of the building.
- e) Provide at least 1/2 of the window area above the ground floor of each facade facing a street or public park in panes with dimensions less than 2' by 3' and with individual panes separated by window mullions. See Figure 52.50.5.B.
- f) Provide a hipped or gable roof which covers at least 1/2 of the building footprint and has a slope equal to or greater than 3' vertical to 12' horizontal.

- g) If the main entrance of the building is on the facade of the building facing a street, through-block sidewalk, or public park, provide a covered porch or entry on the subject property at the building's main entrance. Pedestrian weather protection required under subsection 50.2.c. of this Chapter may not be used to meet this requirement unless the required pedestrian weather protection covers an area at least 15' long by 15' wide and is available for outdoor display or outdoor vendors or contains pedestrian-oriented improvements or amenities beyond what is otherwise required.
  - h) Provide one or more stories above the ground floor setback at least 6' from the ground floor facade facing the street or through-block sidewalk.
- b. Techniques to Achieve Architectural Scale - The applicant shall use at least **two** of the following elements and features in the design and construction of all buildings in the JBD that are 3 or more stories or have a building footprint of more than 10,000 square feet. As an alternative, the applicant may propose slight variations from the required dimensions noted in the following techniques, or other methods to comply with the requirements of this subsection 50.5.b. The City may approve the proposal if it is consistent with the Juanita Business District Plan Chapter of the Comprehensive Plan.
- 1) All stories above the second story must be set back at least 10' from the ground floor facade along at least 2 facades of the building.
  - 2) On all building facades, which are visible from a street or public park, provide horizontal modulation consistent with all of the following standards:
    - a) The **maximum** allowable horizontal dimension of the facade between modulations is 100';
    - b) The **minimum** depth of each modulation, except balconies, is 10'; and
    - c) The **minimum** width of each modulation, except balconies, is 15'.
  - 3) On all building facades which are visible from a street or public park, provide balconies which are consistent with the following standards:
    - a) Balconies must be placed on at least every other floor above the ground floor.
    - b) The **maximum** distance between balconies, measured horizontally, is 100';
    - c) The **minimum** amount of floor area for each balcony is 100 square feet; and
  - 4) Provide vertical modulation of the roof line of all facades of the building adjoining a street or public park. For buildings with flat, gabled, hipped or similar roofs, the maximum length of any continuous roof line, with a slope of less than 3' vertical to 12' horizontal, is 50' without being modulated. If modulation is necessary, at least one of the following methods must be used:
    - a) The height of the visible roof line must change at least 8' if the adjacent roof segments are less than 50' in length.
    - b) The height of the visible roof line must change at least 12' if the adjacent roof segments are greater than 50' in length.

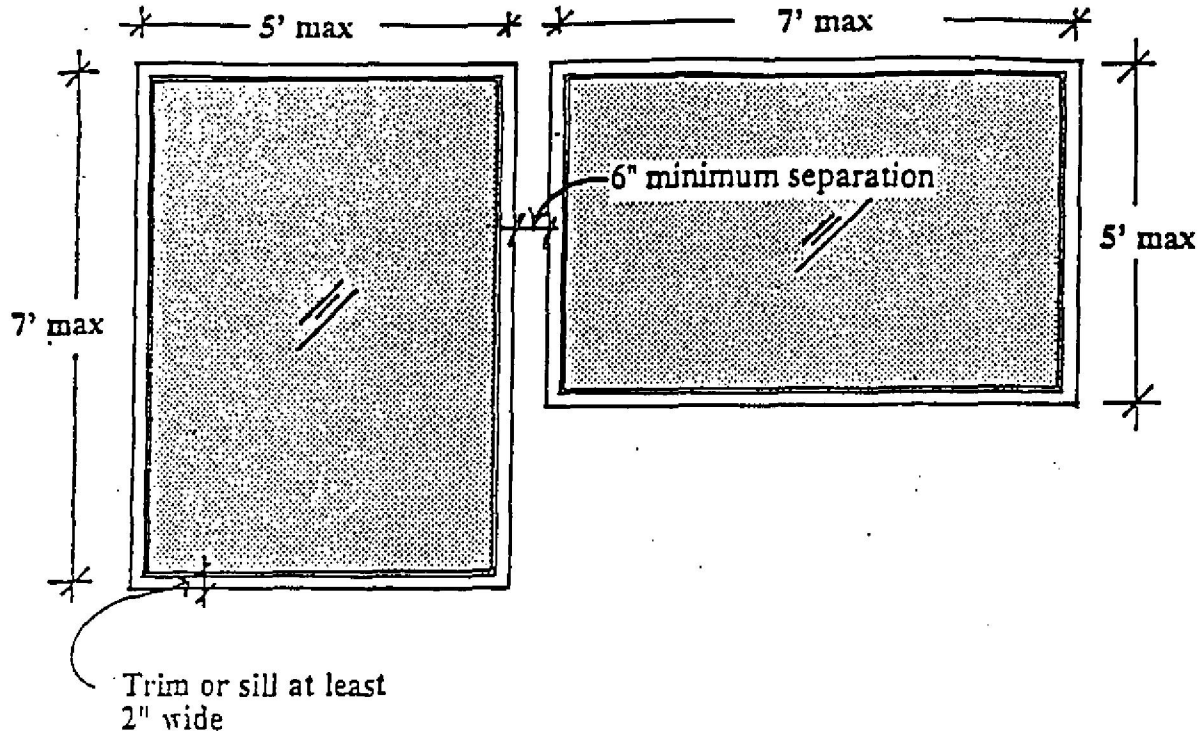
- c) The length of a sloped or gabled roof line segment must be at least 20'. The minimum slope of the roof segment is 3' vertical to 12' horizontal.

See Figure 52.50.5.C.

- 5) Buildings with other roof forms, such as arched, gabled, vaulted, dormered or sawtooth must have a significant change in slope or significant change in roof line at least every 100'.

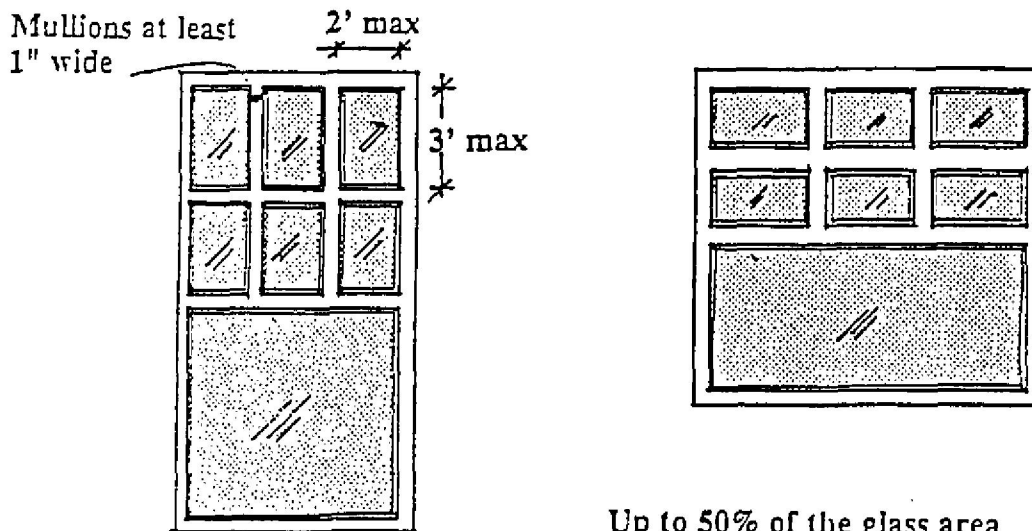


Note: the largest dimension may be horizontal or vertical



Dimensions For the Individual Windows Option to Meet the Human Scale Requirement

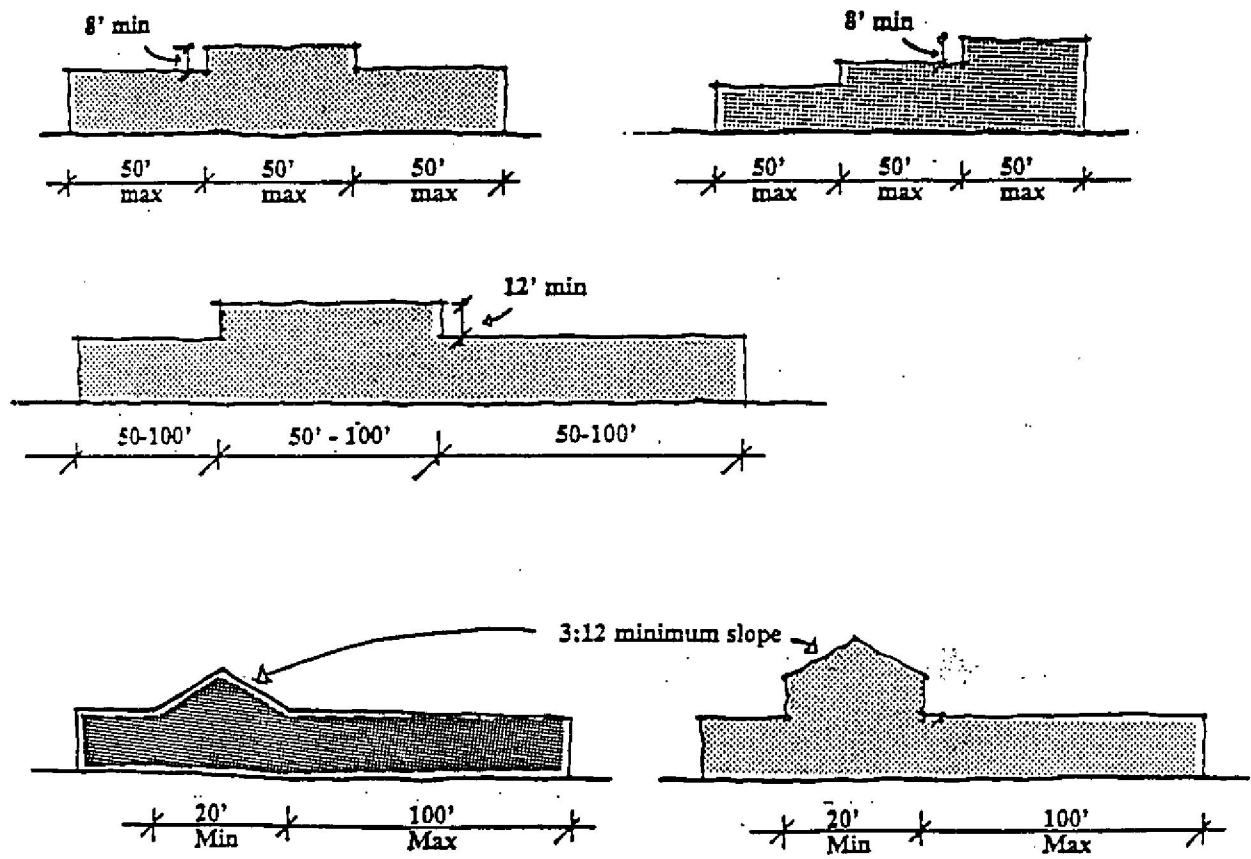
FIGURE 52.50.5.A



Up to 50% of the glass area may be composed of larger panes

Multiple Paned Fenestration Option to Meet the Human Scale Requirement

FIGURE 52.50.5.B



Flat Roof Modulation Options

FIGURE 52.50.5.C

52.50.6. Building Material, Color and Detail

- a. Required Elements - The applicant shall incorporate at least **three** of the following elements on each facade of a building that faces a street or through-block sidewalk. As an alternative, the applicant may propose other mechanisms for providing interesting visual detail to buildings, consistent with the Building Detail Principles in the Comprehensive Plan.
- 1) Decorative roof lines, including ornamental molding, frieze or other roof line devices visible from the ground. Linear features must be at least 8" wide, measured vertically.
  - 2) Decorative molding or framing details around all ground floor doors and windows. The molding or trim may have a traditional, contemporary, geometric or sculptural design.
  - 3) Decorative glazing on all ground floor doors and windows, including stained glass, crystal cut glass, etched glass or similar individualized and permanent treatment, but excluding single colored glass, opaque glass or plastic. On all ground floor windows, this decorative glazing must have a surface area of at least 30 square feet.
  - 4) Railings, grill work, landscape guards or other similar elements which include materials, design, configuration, embellishment or workmanship that exceeds the normal functional requirements for the element.
  - 5) Trellises or arbors having an area of at least 100 square feet and planted, consistent with the requirements of subsection 50.1.d. of this Chapter, to achieve at least 30% coverage of the trellis or arbor with plant material within three years.
  - 6) Decorative light fixture or fixtures, either one if one-of-a-kind or custom built or one every 30' along the facade of the building if not one-of-a-kind or custom built, that meet either of the following criteria:
    - a) Includes a diffuse, visible light source, such as a globe.
    - b) Contains a shade or mounting that includes some use of material, configuration, shape, embellishment or detail that exceeds the normal functional requirement for the shade or mounting.
  - 7) Use of any of the following decorative materials:
    - a) Any of the following decorative masonry elements:
      - i. Decorative masonry patterns, other than running bond pattern.
      - ii. Bricks, tile, stone, cast stone or other masonry units of at least two colors installed in layers or tiers to form a geometric pattern.
      - iii. Decorative bands of masonry, such as a soldier course of brick or multi-colored ceramic tile band, in conjunction with another exterior surface material.
    - b) Individualized wood patterns or continuous wood details, such as fancy butt shingles in a geometric pattern, decorative moldings, brackets, eave trim or lattice work.

- c) Ceramic tile, stone, glass blocks, camera glass or other similar materials incorporated into other compatible surface materials and used to form or create, or in conjunction with, a geometric pattern, distinctive shape, unusual surface treatment, special lighting or other decorative or textural element.
  - d) Other materials with decorative or textural qualities, as demonstrated by architectural drawings and material samples, approved by the City as part of A.D.R.
- 8) Decorative unit paving, including at least 50 square feet of multi-colored tile, paver blocks, brick or other paving material in a decorative pattern, installed in a pedestrian-circulation area adjacent to the facade.
- 9) Artwork in the form of a mosaic mural, bas-relief sculpture, light sculpture, water sculpture, fountain, free-standing sculpture, art in pavement, murals, graphics or other forms, either free standing in front of the facade or attached to the facade.
- b. Prohibited Materials - The following materials may not be used on any exterior surface which is visible from any area beyond the subject property:
- 1) Mirrored glass.
  - 2) Corrugated fiberglass.
  - 3) Chain link fencing, except for temporary purposes, such as during construction.
- c. Metal Siding - Corner and edge trim must be used to cover exposed edges of metal siding. If metal siding covers more than 25% of a building's facade, the following regulations apply:
- 1) The siding must have a matted finish.
  - 2) The siding must be in a neutral, earth tone or dulled color such as buff, grey, beige, tan, creme, white, barn-red, blue-grey, burgundy or ocher.
  - 3) The facade must have visible window and door trim painted or finished in a color which is complementary to the siding color.
- d. Concrete Block - Any concrete block, masonry unit or cinder block wall which is visible from a street or public park must contain one or more of the following features or elements:
- 1) Use of textured blocks with surfaces such as split faced or grooved.
  - 2) Use of colored mortar complementary to the color of the blocks.
  - 3) Use of other surface material such as bricks, glass blocks or tile as a significant feature of the wall.
- e. Lighting of Awnings - Translucent awnings shall not be back-lit. Lights directed downward mounted from internal awning frames are permitted. Lights mounted above awnings and directed downward are permitted.
- f. Certain Signs Prohibited - Signs with an internal light source and a sign face constructed of plastic or similar material are prohibited.

- g. Covering of Existing Facades - Existing brick or cast stone masonry facades may not be covered with metal siding, metal screening, plastic siding, fiberglass siding, plywood siding, or wood siding materials. Other existing facades may be covered if consistent with the provisions of this Subsection 50.6. As part of A.D.R.-for remodels, the City may require the removal of coverings.
- h. Building Cornerstone or Plaque - All commercial buildings designed for use by more than one tenant must have a building cornerstone or plaque, placed in a prominent location, consistent with the following standards:
- 1) Building cornerstones must be constructed in carved stone, cast stone, carved masonry, terra cotta or other vandal-resistant material.
  - 2) Building plaques must be mounted no lower than 2' and no higher than 10' above ground and must be made of bronze, brass, anodized aluminum, porcelain enamel covered steel or aluminum or other corrosion resistant material.
  - 3) Building cornerstones and plaques must indicate the name of the building and, if known, the date of construction and architect.
  - 4) Building cornerstones and plaques may include the owner's name and other historical information.

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. IIB-IV-92-64.

Section 1. Amends or adds to the following Chapters and Sections of the Zoning Code:

Table of Contents - Add Chapter 52 (JBD) Juanita Business District Zone

Chapter 5 - Definitions

5.10.101 Bulk Commodities

5.10.647 Pedestrian Oriented Street

Chapter 52 - (JBD) Juanita Business District Zone

52.10 Use Zone Charts

52.50 Design Regulations

Chapter 105 - Parking and Parking Areas, Vehicle and Pedestrian Access, and Related Improvements

105.75 Parking Area Design - Landscaping

105.80 Parking Area Design - Buffering

Chapter 115 - Miscellaneous Use Development and Performance Standards

115.60.2.d CBD and JBD Zones

Chapter 142 - Administrative Design Review

142.15 Development Activities Requiring A.D.R. Approval

Chapter 162 - Nonconformance


162.35.8 CBD and JBD Design Regulations

Section 2. If any section, subsection, sentence, clause, phrase, part or portion of this ordinance 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. Authorizes publication of the ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code and establishes the effective date as five days after publication of summary.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its regular meeting on the 14th day of December, 1993.

I certify that the foregoing is a summary of Ordinance  
3402 approved by the Kirkland City Council for summary  
publication.

  
City Clerk