

ORDINANCE NO. 3480

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING, AND LAND USE AND RECONSIDERING ORDINANCE 3479 WHICH AMENDED ORDINANCE 2740 AS AMENDED, THE KIRKLAND ZONING ORDINANCE (FILE NO. IV-94-79), BY FURTHER AMENDING SECTION 115.65.6.e.

BE IT ORDAINED by the City Council of the City of Kirkland as follows:

Section 1. Ordinance 3479 is hereby reconsidered, and, in turn, Ordinance 2740 (as amended, the Kirkland Zoning Ordinance ((File No. IV-94-79))) is further amended. Section 115.65.6.e, is not only amended as provided by Ordinance 3479, but is also further amended as provided in this Ordinance.

Section 2. Zoning text amended: The following specified sections of text of Ordinance 115.65.6.e and Ordinance 2740 as amended, the Kirkland Zoning Ordinance, be and they hereby are amended to read as follows:

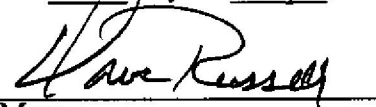
- e. Location. The accessory dwelling unit may be added to or included within the principal unit, or located in a detached structure, provided however that a detached structure may not be permitted within an RS 35 or the PLA 16 zone. Detached structures must conform with the setbacks, height restrictions, lot coverage and other applicable zoning regulations required for a principal dwelling unit in a single family residential zone.

In addition, detached ADUs must be located to the rear of the primary residence and situated so as to be clearly secondary and accessory to the principal residence from the street side; provided that, ADUs need not be located to the rear if they are to be located within above, or attached to a detached garage which was built prior to January 1, 1995, pursuant to a valid permit.

Detached accessory dwelling units may not exceed 800 square feet, and must also comply with paragraph 4 of this section.

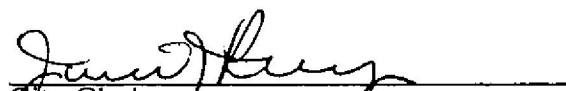
PASSED by majority vote of the Kirkland City Council in regular, open meeting this 5th day of July, 1995.

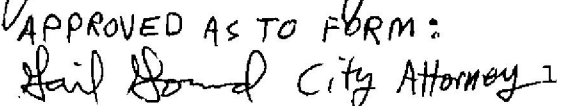
SIGNED IN AUTHENTICATION thereof this 5th day of July, 1995.



Mayor

Attest:



City Clerk
APPROVED AS TO FORM:


Neil Bond City Attorney 1