

ORDINANCE NO. 3561

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING, AND LAND USE AND AMENDING ORDINANCE 2740 AS AMENDED, THE KIRKLAND ZONING ORDINANCE (FILE NO. IV-96-8).

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 3, 1996, and bearing Kirkland Department of Planning and Community Development File No. IV-96-8; and

WHEREAS, prior to making said recommendation, the Planning Commission, following notice thereof as required by RCW 35A.63.070, on September 12, 1996, held a public hearing on the amendment proposals and considered the comments received at said hearing; and

WHEREAS, pursuant to the State Environmental Policies Act there has accompanied the legislative proposal and recommendation through the entire consideration process, a 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.

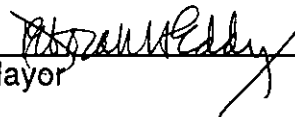
Section 3. To the extent the subject matter of this ordinance, pursuant to Ordinance 2001, is subject to the disapproval jurisdiction of the Houghton Community Council, this ordinance shall become effective within the Houghton

Community Municipal Corporation only upon approval of the Houghton Community Council or the failure of said Community Council to disapprove this ordinance within 60 days of the date of the passage of this ordinance.

Section 4. Except as provided in 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 17 day of December, 1996

SIGNED IN AUTHENTICATION thereof this 17th day of December, 1996.




Mayor

Attest:



Deputy City Clerk

Approved as to Form:



City Attorney

WORD-96-8.JUN/NC:rk

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 PLA 17C	Section 60.90.c1		
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE						HEIGHT OF STRUCTURE	
		FRONT	SIDE	REAR							SPECIAL REGULATIONS		
Detached Dwelling Units	None	5,000 7,200 sq. ft.	20'	5' each side. See Spec. Reg. #2	10'	70% 80%	30' above average building elevation	E	A	2.0 per dwelling unit.	<ol style="list-style-type: none"> 1. This use is permitted only if land in PLA 17C is developed in similar orientation to uses in PLA 17A, with access to Slator only. 2. 1. For this use, only one dwelling unit may be on each lot regardless of the size of the lot. 3. 2. On corner lots, only one front yard must be a minimum of 20 feet. All other front yards shall be regulated as a side yard (minimum five-foot yard). The applicant may select which front yard meet the 20-foot requirement. 4. 3. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 5. 4. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property 5. Site design should provide for the continuation of a bicycle and pedestrian path which generally follows the alignment of 120th Avenue NE and connects to NE 90th Street. 6. Development in part of this zone may be limited by Chapter 90, regarding development near wetlands and streams. In addition, the site must be designed to concentrate development away from, and to minimize impact on the wetlands and stream. The following specific standards also apply: <ol style="list-style-type: none"> a. During and after construction, substantial setbacks and protective measures should be provided around all streams and wetlands, and b. Whenever possible, viewpoints and interpretive information around streams and wetlands should be developed. Such improvements shall only be permitted if protection of the natural features can be reasonably assured. 		
Attached or Stacked Dwelling Units	Process IIA Chapter 150	5,000 3,600 sq. ft. per unit	20'	5'	10'	70% 80%	30' above average building elevation	D	A	1.7 per unit (see Spec. Reg. #4 #12).	<ol style="list-style-type: none"> 1. This use is permitted only if land in PLA 17C is developed in similar orientation to uses in PLA 17A, with access to Slator only. 2. 1. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 3. 2. If the subject property contains four or more units, then it must contain at least 200 sq. ft. per unit of common recreational open space useable for many activities. This required common recreational open space must have the following minimum dimensions: <ol style="list-style-type: none"> a. For 4 to 20 units, the open space must be in one or more pieces each having at least 800 sq. ft. and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 sq. ft. per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area. The common recreational open space requirements may be waived if the City determines that preservation of environmentally sensitive areas provides a superior open space function. 		

REGULATIONS CONTINUED ON NEXT PAGE

NOTES

- 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.

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	PLA 17C
		FRONT	SIDE	REAR								
Attached or Stacked Dwelling Units (continued)										<p>4. If any portion of a structure is adjoining a low density zone or low density use in PLA 17A, then:</p> <p>a. A building bulk maximum will apply as follows: either:</p> <p>(1) The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</p> <p>(2) The horizontal length of any facade of that portion of the structure which is parallel to it boundary of the low density zone shall not exceed 50 feet in width.</p> <p>b. A significant buffer shall be required around all proposed structures and parking areas. This buffer should take the form of up to a 25-foot wide landscaped area OR a lesser dimensional area furnished with screening walls, fences, berms, or dense stands of trees, but in no case be less than 10 feet.</p> <p>c. A solid screening wall or fence shall be required between any portion of a parking area which is closer than 40 feet to a low density use, low density zone, or the right-of-way of NE 97th Street. Such wall or fence shall be in addition to the landscape materials required by Chapter 95 of this Code.</p> <p>See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.</p> <p>5. If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation.</p> <p>6. Building placement and landscape plans should provide views of Forbes Lake from adjacent right-of-way, particularly I-405.</p> <p>7. 3. Site design should provide for the continuation of a bicycle and pedestrian path which generally follows the alignment of 120th Avenue NE Slater Avenue NE and NE 92nd Street and connects to NE 90th Street.</p> <p>8. No vehicular connection through this cubarea to NE 90th Street is permitted.</p> <p>9. Adjacent to I-405, on-site improvements, such as berms, landscaping, acoustic walls, and/or other improvements to minimize visual and noise impacts should be included in site design.</p> <p>10. During and after construction, substantial setbacks and protective measures should be provided around streams and wetlands.</p> <p>11. Viewpoints and interpretive information around streams and wetlands should be provided where possible. These features shall be permitted only where protection of natural features can be reasonably assured.</p> <p>or</p> <p>12. 4. If the subject property contains eight more units, then the parking area shall also include a designated location and facilities to serve on-site residents as they wash or otherwise service their personal vehicles. These facilities shall be so located, improved, and furnished to prevent surface water contaminants, such as detergents, oils, and debris, from entering the lake or wetlands.</p> <p>5. Development in part of this zone may be limited by Chapter 90, regarding development near wetlands and streams. In addition, the site must be designed to concentrate development away from, and to minimize impact on the wetlands and stream. The following specific standards also apply:</p> <p>a. During and after construction, substantial setbacks and protective measures should be provided around all streams and wetlands, and</p>		

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REGULATIONS CONTINUED 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.

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 PLA 17C	Section 60.90.c3	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE						HEIGHT OF STRUCTURE
		FRONT	SIDE	REAR					SPECIAL REGULATIONS			
Attached or Stacked Dwelling Units (continued) A retail establishment selling groceries or related items.	None	7,200 sq. ft.	20'	10' on each side	10'	80% (see Spc. Reg. #7)	20' above average building elevation	B	0	N/A	<p>b. Whenever possible, viewpoints and interpretive information around streams and wetlands should be developed. Such improvements shall only be permitted if protection of the natural features can be reasonably assured.</p> <p>6. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p> <p>7. Adjacent to NE 90th Street and existing institutional parking lots, the property must include a landscaping and a fence or screen wall which provide screening for this use.</p> <p>1. This use is permitted only if land in PLA 17C is developed in similar orientation to uses in PLA 17B with access to NE 90th Street only.</p> <p>2. No new retail floor area shall be permitted.</p> <p>3. Accessory parking for retail uses with a lot size of at least 35,000 square feet abutting the south side of the NE 90th Street right-of-way, is a permitted use.</p> <p>4. All vehicular access must be from NE 90th Street.</p> <p>5. Developments with frontage on 120th Avenue NE should provide for the continuation of a bridge/pedestrian path that generally follows the alignment of 120th Avenue NE and connects to NE 90th Street.</p> <p>6. Development near wetlands must comply with the requirements of Chapter 90, as well as the following specific standards:</p> <p>a. During and after construction, substantial setbacks and protective measures should be provided around all streams and wetlands, and</p> <p>b. Whenever possible, viewpoints and interpretive information around streams and wetlands should be developed. Such improvements shall only be permitted if protection of the natural features can be reasonably assured.</p> <p>7. Lot coverage for structured parking facilities may not exceed 60%.</p> <p>8. If any portion of a structure is adjoining a low density zone or low density use in PLA 17A, then:</p> <p>a. A building bulk maximum will apply as follows—either:</p> <p>(1) The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</p> <p>(2) The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</p> <p>b. A significant buffer shall be required around all proposed structures and parking areas. This buffer should take the form of up to a 25-foot wide landscaped area OR a lesser dimensioned area furnished with screening walls, fences, berms, or dense strands of trees, but in no case be less than 10 feet.</p> <p>c. A solid screening wall or fence shall be required between any portion of a parking area which is closer than 40 feet to a low density use, low density zone, or the right-of-way of NE 97th Street. Such wall or fence shall be in addition to the landscape materials required by Chapter 95 of this Code.</p> <p>See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.</p>	

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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

Zone PLA 17C	Section 60.90.c4
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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	REAR					

SPECIAL REGULATIONS

Business Park - See Special Regulation #1

Process HA Chapter 160

7,200 sq. ft.

80'

0'

0'

80%

If adjoining a low density zone other than R6X, then 25 feet above average building elevation. Otherwise, 20 feet.

A

Q

195-25

1. This use is permitted only if land in PLA-17C is developed in similar orientation to uses in PLA-17B, with access to NE 00th Street only.
 2. The following business park uses are permitted: Office, wholesale trade, wholesale printing or publishing, light assembly, manufacturing of small scale articles such as electrical equipment, manufacturing of scientific or photographic equipment, packaging of prepared materials, manufacturing of prepared materials, manufacturing of textiles or leather products from pre material, ancillary warehouse and other compatible uses if approved within the HA Permit are allowed.
 3. Development must be compatible in height, placement, and design with adjacent low density residential uses.
 4. The City may require revision of the building design, site plan, or landscaping plan in order to minimize noise and enhance the visual character of the area.
 5. Vehicular circulation on the subject property must be designed to mitigate traffic impacts. The City may require on- or off-site traffic control devices, roadway improvements, or limit development, if necessary, to further reduce traffic impacts.
 6. Outdoor storage is prohibited.
 7. The discharge of any substance which creates any impact detrimental to the environment or adjacent residents is not permitted.
 8. Development in part of this zone may be limited by Chapter 90, regarding development near wetlands. In addition, the site must be designed to concentrate development away from, and to minimize impact on, the wetlands. The following specific standards also apply:
 - a. During and after construction, substantial setbacks and protective measures should be provided around all streams and wetlands, and.
 - b. Whenever possible, viewpoints and interpretive information around streams and wetlands should be developed. Such improvements shall only be permitted if protection of the natural features can be reasonably secured.
 9. If any portion of a structure is adjoining a low density zone or low density use in PLA-17A, then:
 - a. A building bulk maximum will apply as follows: other:
 - (1) The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - (2) The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 - b. A significant buffer shall be required around all proposed structures and parking areas. This buffer should take the form of up to a 25-foot wide landscaped area OR a lesser dimensional area furnished with screening walls, fences, berms, or dense stands of trees, but in no case be less than 10 feet.
 - c. A solid screening wall or fence shall be required between any portion of a parking area which is closer than 40 feet to a low density use, low density zone, or the right-of-way of NE 07th Street. Such wall or fence shall be in addition to the landscape materials required by Chapter 95 of this Code.
- See the section in Chapter 116 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.

ZC-6090C/8-29-96

FOOTNOTES

- For other information about parking and parking areas, see Chapter 105.
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- For details regarding required yards, see Chapter 115.

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USE ↓ REGULATIONS ↑	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART		Zone PLA 17C	Section 60.90.c5
	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										
Business Park See Special Regulation #1 (continued)											10. The number and size of signs shall be strictly limited. In addition, only wall and ground-mounted signs shall be permitted. 11. Loading areas and exterior lighting must be located away from residential areas. Exterior lighting may be limited through the review process. 12. Developments with frontage on 120th Avenue NE should provide for the continuation of a bicycle pedestrian path that generally follows the alignment of 120th Avenue NE and connects to NE Street. 13. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.			
Office Use	Process IIA Chapter 150	7,200 sq. ft.	20'	5', but 2-side yards must at least equal 15'	10'	80% 70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	D	If medical, dental, or veterinary office, then one per each 200 sq. ft. gross floor area. Otherwise one per each 300 sq. ft. of gross floor area.	1. This use is permitted only if land in PLA 17C is developed in similar orientation to uses in PLA 17B, with access to NE 99th Street only. 2. 1. Vehicular circulation on the subject property must be designed to mitigate traffic impacts. The City may require on- and off-site traffic control devices, roadway improvements, or limit development, if necessary, to further reduce traffic impacts. 2. Development in part of this zone may be limited by Chapter 90, regarding development near wetlands and streams. In addition, the site must be designed to concentrate development away from, and to minimize impact on the wetlands and stream. The following specific standards also apply: <ol style="list-style-type: none"> During and after construction, substantial setbacks and protective measures should be provided around all streams and wetlands, and Whenever possible, viewpoints and interpretive information around streams and wetlands should be developed. Such improvements shall only be permitted if protection of the natural features can be reasonably assured. 3. If any portion of a structure is adjoining a low density zone or low density use in PLA 17A, then: <ol style="list-style-type: none"> A building bulk maximum will apply as follows—either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. A significant buffer shall be required around all proposed structures and parking areas. The buffer should take the form of up to a 25-foot-wide landscaped area OR a lesser dimensional area furnished with screening walls, fences, berms, or dense stands of trees, but in no case be less than 10 feet. A solid screening wall or fence shall be required between any portion of a parking area which is closer than 40 feet to a low density use, or low density zone, or the right-of-way of NE 97th Street. Such wall or fence shall be in addition to the landscape materials required by Chapter 95 of this Code. See the section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.			

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REGULATIONS CONTINUED ON NEXT PAGE

- 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.

FOOTNOTES

USE ↓ REGULATIONS ↑	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART		SPECIAL REGULATIONS	
	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	Zone PLA 17C	Section 60.90.c6	SPECIAL REGULATIONS		
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE								HEIGHT OF STRUCTURE
		FRONT	SIDE	REAR										
Office Use (continued)													4. Ancillary assembly and manufacture of goods on the premise of this use are permitted only if: <ol style="list-style-type: none"> The ancillary assembled or manufactured goods are subordinate to and dependent on this use. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses. 5. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.	
Church	See Special Regulation #1. Process IIA	7,200 sq. ft.	20'	20' on each side	20'	80%	30' above average building elevation	C	B	1 for every 4 people based on maximum occupancy load of worship (see Special Reg. #4).		1. All vehicular access must be from NE 90th Street. 2. Vehicular circulation on the subject property must be designed to mitigate traffic impacts. The City may require on- and off-site traffic control devices, roadway improvements, or limit development, if necessary, to further reduce traffic impacts. 3. Development in part of this zone may be limited by Chapter 90, regarding development near wetlands and streams. In addition, the site must be designed to concentrate development away from, and to minimize impact on the wetlands and stream. The following specific standards also apply: <ol style="list-style-type: none"> During and after construction, substantial setbacks and protective measures should be provided around all streams and wetlands, and Whenever possible, viewpoints and interpretive information around streams and wetlands should be developed. Such improvements shall only be permitted if protection of the natural features can be reasonably assured. 		
Convalescent Center or Nursing Home	Process IIA	7,200 sq. ft.	20'	10' on each side	10'	80%	30' above average building elevation	C	B	One for each bed.		1. The required review process is as follows: <ol style="list-style-type: none"> If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process IIA, Chapter 150. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is five or more acres, a Master Plan, approved through Process III, Chapter 155, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and landscaping. 2. The property must be served by a collector or arterial street. 3. 4. If any portion of a structure is adjoining a low density zone or low density use in PLA 17A, then: <ol style="list-style-type: none"> A building bulk maximum will apply as follows—either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. A significant buffer shall be required around all proposed structures and parking areas. This buffer should take the form of up to a 25-foot-wide landscaped area OR a lesser dimensional area furnished with screening walls, fences, berms, or dense stands of trees, but in no case be less than 10 feet. 		

REGULATIONS CONTINUED ON NEXT PAGE

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

FOOTNOTES

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	PLA 17C	60.90.c7
FRONT	SIDE	REAR											
Church Convalescent Center or Nursing Home (continued)											<p>c. A solid screening wall or fence shall be required between any portion of a parking area which is closer than 40 feet to a low density use, or low density zone, or the right-of-way of NE 97th Street. Such wall or fence shall be in addition to the landscape materials required by Chapter 95 of this Code.</p> <p>See the section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.</p> <p>4. No parking is required for day care or school ancillary to the use.</p> <p>5. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</p> <p>6. No parking is required for day care or school ancillary to the use.</p> <p>7. Site design should provide for the continuation of a bicycle and pedestrian path which generally follows the alignment of 120th Avenue NE and connects to NE 90th Street.</p> <p>6. If developed with orientation to PLA 17A with access to Slater, no vehicular connection to NE 90th Street is permitted. If developed in orientation to PLA 17B, vehicular access must be from NE 90th Street only.</p> <p>7. During and after construction, substantial setbacks and protective measures should be provided around streams and wetlands.</p>		

C-6090C/9-6-96

FOOTNOTES

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USE REGULATIONS	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART		Zone PLA 17C	Section 60.90.c8
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS			
			FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE							
School or Day Care Center	None See Special Regulation #1	7,200 sq. ft.	If this use accommodates 50 or more students or children, then: 50' on each side	50' on each side	50'	80%	30' above average building elevation	D	B	Section 105.25	<ol style="list-style-type: none"> All vehicular access must be from NE 90th Street. Vehicular circulation on the subject property must be designed to mitigate traffic impacts. The City may require on- and off-site traffic control devices, roadway improvements, or limit development, if necessary, to further reduce traffic impacts. Development in part of this zone may be limited by Chapter 90, regarding development near streams. In addition, the site must be designed to concentrate development away from streams to minimize impact on the wetlands and stream. The following specific standards also apply: <ol style="list-style-type: none"> During and after construction, substantial setbacks and protective measures should be provided around all streams and wetlands, and Whenever possible, viewpoints and interpretive information around streams and wetlands should be developed. Such improvements shall only be permitted if protection of the natural features can be reasonably assured. If any portion of a structure is adjoining a low density zone or low density use in PLA 17A, then: <ol style="list-style-type: none"> A building bulk maximum will apply as follows—either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. A significant buffer shall be required around all proposed structures and parking areas. This buffer should take the form of up to a 25-foot wide landscaped area OR a lesser dimensioned area furnished with screening walls, fences, berms, or dense stands of trees, but in no case be less than 10 feet. A solid screening wall or fence shall be required between any portion of a parking area which is closer than 40 feet to a low density use or low density zone. Such wall or fence shall be in addition to the landscape materials required by Chapter 95 of this Code. See the section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. <ol style="list-style-type: none"> The required review process is as follows: <ol style="list-style-type: none"> If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant is less than five acres, the required review process is Process II, Chapter 150. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant is five or more acres, a Master Plan, approved through Process III, Chapter 155, is required. The Master Plan must show building placement, building dimension, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and landscaping. May locate on the subject property only if: <ol style="list-style-type: none"> It will serve the immediate neighborhood in which it is located; 			

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REGULATIONS CONTINUED 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.

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 PLA 17C	Section 60.90.c9	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE						HEIGHT OF STRUCTURE
		FRONT	SIDE	REAR					SPECIAL REGULATIONS			
School or Day Care Center (continued)										<ul style="list-style-type: none"> b. It will not be detrimental to the character of the neighborhood in which it is located; and c. The property is served by a collector or arterial street. 3. B. A 6-foot high fence is required only along the property lines adjacent to the outside play areas. 4. Hours of operation and maximum number of attendees at one time may be limited to reduce impacts on nearby residential uses. 5. L. Structured play areas must be set back from all property lines as follows: <ul style="list-style-type: none"> a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. c. Otherwise, 5 feet. 6. B. 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. 7. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 8. If any portion of a structure is adjoining a low density zone or low density use in PLA 17A, then: <ul style="list-style-type: none"> a. A building bulk maximum will apply as follows: either: <ul style="list-style-type: none"> (1) The height of that portion of the structure shall not exceed 15 feet above average building elevation, or (2) The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. b. A significant buffer shall be required around all proposed structures and parking areas. This buffer should take the form of up to a 25-foot wide landscaped area OR a lesser dimensional area furnished with screening walls, fences, berms, or dense stands of trees, but in no case be less than 10 feet. c. A solid screening wall or fence shall be required between any portion of a parking area which is closer than 40 feet to a low density use, low density zone, or the right of way of NE 90th Street. Such wall or fence shall be in addition to the landscape materials required by Chapter 05 of the Code. See the section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. 9. May include accessory living facilities for staff persons. 10. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 10. 11. These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-73). 11. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 12. If development with orientation to PLA 17A, no vehicular connection to NE 90th Street is permitted. If development in orientation to PLA 17B, vehicular access must be from NE 90th Street. 13. During and after construction, substantial setbacks and protective measures should be provided around streams and wetlands. 		

D-6090C/8-29-96

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.

FOOTNOTES

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

USE ZONE CHART

Zone
PLA 17C

Section
60.90.c10

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 Center (7-12 attendees) <hr/> Day-Care Home (6 attendees or less)	None Proceed to Chapter 145	None 7,200 sq ft	20'	5' but 2 side yards must equal at least 15'	10'	70% 80%	30' above average building elevation	D	B	See Section 105.25	<ol style="list-style-type: none"> 1. <u>May locate on the subject property only if-</u> <ol style="list-style-type: none"> a. <u>It will serve the immediate neighborhood in which it is located; or-</u> b. <u>It will not be detrimental to the character of the neighborhood in which it is located.</u> 1. <u>All vehicular access must be from NE 90th Street.</u> 2. <u>Vehicular circulation on the subject property must be designed to mitigate traffic impacts. It may require on and off-site traffic control devices, roadway improvements, or limit development necessary, to further reduce traffic impacts.</u> 3. <u>Development in part of this zone may be limited by Chapter 90, regarding development near wetlands and streams. In addition, the site must be designed to concentrate development away from, and to minimize impact on the wetlands and stream. The following specific standards also apply:</u> <ol style="list-style-type: none"> a. <u>During and after construction, substantial setbacks and protective measures should be provided around all streams and wetlands, and</u> b. <u>Whenever possible, viewpoints and interpretive information around streams and wetlands should be developed. Such improvements shall only be permitted if protection of the natural features can be reasonably assured.</u> 4. <u>If any portion of a structure is adjoining a low density zone or low density use in PLA 17A, then:</u> <ol style="list-style-type: none"> a. <u>A building bulk maximum will apply as follows--either:</u> <ol style="list-style-type: none"> (1) <u>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</u> (2) <u>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</u> b. <u>A significant buffer shall be required around all proposed structures and parking areas. This buffer should take the form of up to a 25-foot-wide landscaped area OR a lesser dimensional area furnished with screening walls, fences, berms, or dense stands of trees, but in no case be less than 10 feet.</u> c. <u>A solid screening wall or fence shall be required between any portion of a parking area which is closer than 40 feet to a low density use or low density zone. Such wall or fence shall be in addition to the landscape materials required by Chapter 95 of this Code.</u> <u>See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.</u> 5. <u>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</u> 6. <u>A 6-foot high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.</u> 7. <u>Hours of operation and the maximum number of attendees may be limited by the City to reduce impacts on nearby residential uses.</u> 7. <u>Structured play areas must be setback from all property lines by 5 feet.</u> 8. <u>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.</u>

REGULATIONS CONTINUED ON NEXT PAGE

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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.

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	Section	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE				HEIGHT OF STRUCTURE	PLA 17C	60.90.c11
			FRONT	SIDE	REAR						SPECIAL REGULATIONS	
Mini-School or Mini-Day Care Center (7-12 attendees) Day-Care Home (6 attendees or less) (continued)											6- 9. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 7- 10. May include accessory living facilities for staff persons. 8- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 9- 11. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73). 10- No vehicular connection through this subarea to NE 90th Street is permitted. This use must be oriented to PLA 17A, with access to Slater only. 11- During and after construction, substantial setbacks and protective measures should be provided around streams and wetlands.	
Golf Course See Spec. Reg. # 2 and 3	Process II-A Chapter 150	1 acre	60'	50' on each side	80'	80%	30' above average building elevation	Ø	Ø	See Section 105.25	1- Site design must minimize adverse impacts on surrounding residential neighborhoods. 2- May not include miniature golf. 3- The following accessory uses are specifically permitted as part of this use: a- Equipment storage facilities. b- Retail sales and rental of golf equipment and accessories. c- A restaurant. 4- If any portion of a structure is adjoining a low density zone or low density use in PLA 17A, then: a- A building bulk maximum will apply as follows: either: (1) The height of that portion of the structure shall not exceed 15 feet above average building elevation, or (2) The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. b- A significant buffer shall be required around all proposed structures and parking areas. This buffer should take the form of up to a 25-foot wide landscaped area OR a lesser dimensional area furnished with screening walls, fences, berms, or dense stands of trees, but in no case be less than 10 feet. c- A solid screening wall or fence shall be required between any portion of a parking area closer than 40 feet to a low density use, low density zone, or the right-of-way of NE 97th Street. Such wall or fence shall be in addition to the landscape materials required by Chapter 95 of this Code. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Façade Regulation" for further details. 5- If developed with orientation to PLA 17A with access to Slater, no vehicular connection to NE 90th Street is permitted. If developed in orientation to PLA 17B, vehicular access must be from NE 90th Street only. 6- During and after construction, substantial setbacks and protective measures should be provided around streams and wetlands. 7- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.	
Convalescent Center or Nursing Home	Process II-A Chapter 150	7,200 sq. ft.	20'	10' on each side	10'	80%	30' above average building elevation	Ø	Ø	1 for each bed		

XC/B-30-96

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.



USE ↓ REGULATIONS ↑	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART		Zone PLA 17C	Section 60.90.c12
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS			
			FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE							
Public Utility	Process IIA, Chapter 150. See Special Regulation #2-	None	20'	20' on each side	20'	80%	30' above average building elevation.	A	B	See Section 105.25	<ol style="list-style-type: none"> 1. All vehicular access must be from NE 90th Street. 2. Outdoor uses are not permitted. 3. Development in part of this zone may be limited by Chapter 90, regarding development near wetlands and streams. In addition, the site must be designed to concentrate development away from, and to minimize impact on the wetlands and stream. The following specific standards also apply. <ol style="list-style-type: none"> a. During and after construction, substantial setbacks and protective measures should be provided around streams and wetlands. b. Whenever possible, viewpoints and interpretive information around streams and wetlands should be developed. Such improvements shall only be permitted if protection of the natural features can be reasonably assured. 			
Government Facility or Community Facility	Process IIA, Chapter 150. See Special Regulation #2-	None	20'	10' on each side	10'	80%	30' above average building elevation	C See Special Reg. #6	B	See Section 105.25	<ol style="list-style-type: none"> 4. If any portion of a structure is adjoining a low density zone or low density use in PLA 17A, then: <ol style="list-style-type: none"> a. A building bulk maximum will apply as follows—either: <ol style="list-style-type: none"> (1) The height of that portion of the structure shall not exceed 15 feet above average building elevation, or (2) The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. b. A significant buffer shall be required around all proposed structures and parking areas. This buffer should take the form of up to a 25-foot wide landscaped area or a lesser dimensioned area furnished with screening walls, fences, berms, or dense stands of trees, but in no case be less than 10 feet. c. A solid screening wall or fence shall be required between any portion of a parking area which is closer than 40 feet to a low density use, or low density zone, or the right-of-way of NE 97th Street. Such wall or fence shall be in addition to the landscape materials required by Chapter 95 of this Code. <p>See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulations" for further details.</p> <ol style="list-style-type: none"> 2. The required review process is as follows: <ol style="list-style-type: none"> a. If the subject property, including all contiguous property owned by the applicant and held for future use by the applicant, is less than five acres, the required review process is Proc Chapter 150. b. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is five or more acres, a Master Plan, approved through Process III, Chapter 155, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and landscaping. 3. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 4. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses. 			

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REGULATIONS CONTINUED 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.

USE  REGULATIONS 	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART		Zone	Section
	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS			PLA 17C	60.90.c13
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE							HEIGHT OF STRUCTURE	
		FRONT	SIDE	REAR										
Public Utility Government Facility or Community Facility (continued) Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation	---	See Spec. Reg. #2	None	6. If developed with orientation to PLA 17A with access to Slater, no vehicular connection to NE 90th Street is permitted. If developed in orientation to PLA 17B, vehicular access must be from NE 90th Street only. 6. During and after construction, substantial setbacks and protective measures should be provided around streams and wetlands. 1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. 2. May install transit route and information signs and markers. 3. If developed with orientation to PLA 17A with access to Slater, no vehicular connection to NE 90th Street is permitted. If developed in orientation to PLA 17B, vehicular access must be from NE 90th Street only. 4. <u>3.</u> During and after construction substantial setbacks and protective measures should be provided around streams and wetlands.			

1C6090C8/8-30-96

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.

USE REGULATIONS	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART		Zone PLA 17C	Section 60.90.c14
	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										
Public Park	See Special Regulations #1 and #2	None	Will be determined on case-by-case basis			---	B	See Section 105.25	<ol style="list-style-type: none"> 1. Development and use of a park does not require a development permit under this Code if: <ol style="list-style-type: none"> a. A master plan for that park has been approved by the City and the proposed development and use is consistent with the master plan; or b. The proposed use and development: <ol style="list-style-type: none"> 1) Will not involve lighting for outdoor nighttime activities; and 2) Will not involve the construction of any building of more than 4,000 square feet; and 3) Will not involve the construction of more than 20 parking stalls; and 4) Will not involve the development of any structured sports or activity areas. 2. Any development or use of a park that does not meet the requirements of Special Regulation #1 must be approved through Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted: <ol style="list-style-type: none"> a. Ease of access to the park. b. Character of the neighborhood. c. Size, nature, and topography of the subject property. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 3. All vehicular access must be from NE 90th Street. 4. Development in part of this zone may be limited by Chapter 90, regarding development near wetlands and streams. In addition, the site must be designed to concentrate development away from, and to minimize impact on the wetlands and stream. The following specific standards also apply. <ol style="list-style-type: none"> a. During and after construction, substantial setbacks and protective measures should be provided around all streams and wetlands, and b. Whenever possible, viewpoints and interpretive information around streams and wetlands should be developed. Such improvements shall only be permitted if protection of the natural features can be reasonably assured. 5. To preserve the natural wetland system in this area, some active recreational uses may be prohibited. 6. If any portion of a structure is adjoining a low density zone or low density use in PLA17A, then: <ol style="list-style-type: none"> a. A building bulk maximum will apply as follows--either: <ol style="list-style-type: none"> (1) The height of that portion of the structure shall not exceed 15 feet above average building elevation, or (2) The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. b. A significant buffer shall be required around all proposed structures and parking areas. This buffer should take the form of up to a 25-foot wide landscaped area or a lesser dimensioned area furnished with screening walls, fences, berms, or dense stands of trees, but in no case be less than 10 feet. 					

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REGULATIONS CONTINUED 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.

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 PLA 17C	Section 60.90.c15	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE						HEIGHT OF STRUCTURE
		FRONT	SIDE	REAR					SPECIAL REGULATIONS			
Public Park (continued)										<p>c. A solid screening wall or fence shall be required between any portion of a parking area which is closer than 40 feet to a low density use, or low density zone, or the right-of-way of NE 97th Street. Such wall or fence shall be in addition to the landscape materials required by Chapter 95 of this Code.</p> <p>See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.</p> <p>7. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</p> <p>5. If developed with orientation to PLA 17A with access to Slater, no vehicular connection to NE 99th Street is permitted. If developed in orientation to PLA 17B, vehicular access must be from NE 99th Street only.</p> <p>6. During and after construction, substantial setbacks and protective measures should be provided around streams and wetlands.</p>		

C6090C8/9-5-96

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.

PUBLICATION SUMMARY OF ORDINANCE NO. 3561

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 IV-96-8).

Section 1. Revises the Planned Area 17 C Use Zone Charts to change the minimum lot size for single family uses from 7,200 to 5,000 square feet and for multifamily uses from 3,600 to 5,000 square feet, delete limited retail and business park uses, and make other changes to reflect the presence of environmentally sensitive areas.

Section 2. Provides a severability clause for the ordinance.

Section 3. Provides that the effective date of the ordinance is affected by the disapproval jurisdiction of the Houghton Community Council.

Section 4. 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 17th day of December, 1996.

I certify that the foregoing is a summary of Ordinance 3561 approved by the Kirkland City Council for summary publication.


Deputy City Clerk