ORDINANCE NO. 3605

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-97-62).

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 November 24, 1997, and bearing Kirkland Department of Planning and Community Development File No. VI-97-62; and

WHEREAS, prior to making said recommendation, the Planning Commission, following notice thereof as required by RCW 35A.63.070, on October 9, 1997, held a public hearing on the amendment proposals and considered the comments received at said hearing; and

WHEREAS, pursuant to the State Environmental Policies Act there has accompanied the legislative proposal and recommendation through the entire consideration process, a final determination of nonsignificance, including supporting environmental documents, issued by the responsible official pursuant to WAC 197-11-340 and WAC 197-11-390; and

WHEREAS, in regular public meeting the City Council considered the environmental documents received from the responsible official, together with the report and recommendation of the Planning Commission.

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

<u>Section 1.</u> Zoning text amended: The following specified sections of the text of Ordinance 2740 as amended, the Kirkland Zoning Ordinance, be and they hereby are amended to read as follows:

As set forth in Attachment A which by this reference is incorporated herein.

Section 2. This ordinance repeals Section 2 of Ordinance No. 3577, which stated that "Detached structures shall not be permitted with a RS 35 or the PLA 16 zone until January 31, 1998, under authority of this section of this ordinance."

<u>Section 3.</u> If any section, subsection, sentence, clause, phrase, part or portion of this ordinance, including those parts adopted by reference, is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such

decision shall not affect the validity of the remaining portions of this ordinance.

<u>Section 4.</u> 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.

PASSED by majority vote of the Kirkland City Council in regular, open meeting this <u>2nd</u> day of <u>December</u>, 1997.

SIGNED IN AUTHENTICATION THEREOF on this <u>2nd</u> day of <u>December</u>, 1997.

Julit Ed.

Attest:

Deputy City Clerk

Approved as to Form:

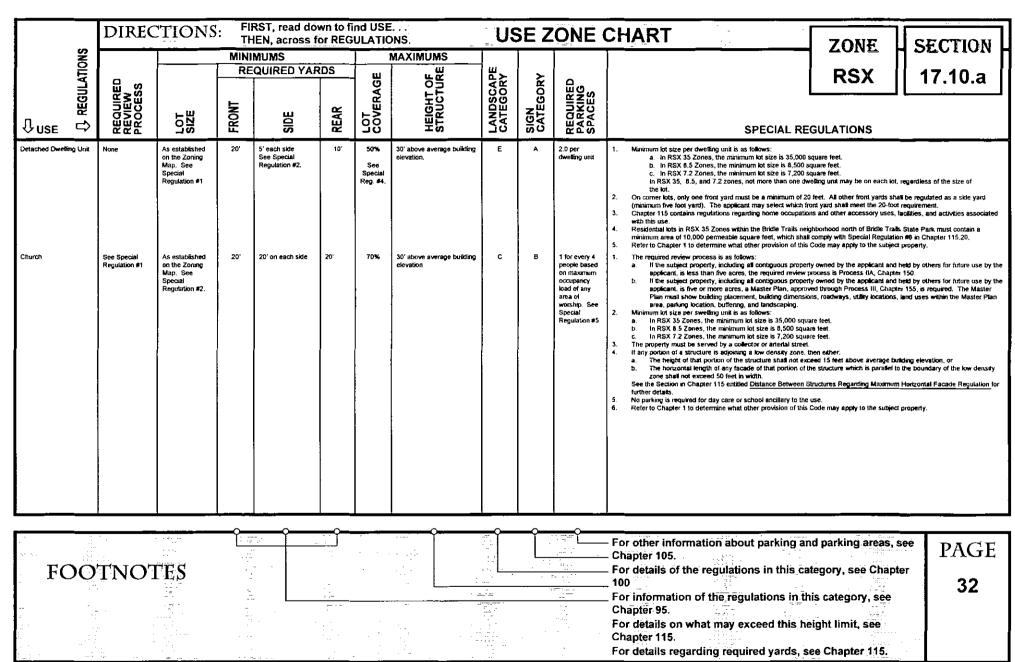
City Attorney



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	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT		REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	CATEGORY REQUIRED PARKING SPACES	RS 15.10.a	
Detached Dwelling Unit	None See Special Regulation #4	As established on the Zoning Map. See Special Regulation #1 As established on the Zoning Map. See Special Regulation #1.	20'	5', but 2 side yards must equal at least 15 feet. 20' on each side	10" 20' on each side	50% See Specal Reg #3. 70%	25' above average building elevation. 25' above average building elevation	E	B	2.0 per dwelling unit	 Minimum tot size per dwelfing unit is as follows: In RS 35 Zones, the minimum tot size is 32,500 square feet. In RS 65 Zones, the minimum tot size is 7,200 square feet. In RS 5, 22 Zones, the minimum tot size is 5,000 square feet. In RS 5, 25 Zones, the minimum tot size is 5,000 square feet. In RS 5, 25, 5, 7, 2, and 5 Zones, the minimum tot size is 5,000 square feet. In RS 5, 12, 5, 5, 7, 2, and 5 Zones, not more than one dwelfing unit may be on each lot, regardless of the size of the lot. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use Residential lots in RS 35 Zones, the minimum tot size is 5,000 square feet. In RS 35 Zones, the minimum tot size is 3,500 square feet. In RS 35 Zones, the minimum tot size is 3,500 square feet. In RS 35 Zones, the minimum tot size is 3,500 square feet. In RS 35 Zones, the minimum tot size is 3,500 square feet. In RS 35 Zones, the minimum tot size is 3,500 square feet. In RS 35 Zones, the minimum tot size is 3,500 square feet. In RS 5 0 Zones, the minimum tot size is 3,000 square feet. The property must be served by a collector or attrial street. The height of that portion of the structure shall not exceed 15 feet allow average building elevation, or The height of that portion of the structure shall not exceed 15 feet allow average building elevation, or The height of that portion of the structure shall not exceed 15 feet allow average building elevation, or The height of that portion of the structure shall not exceed 15 feet allow average building elevation, or The height at portion of the structure shall not exceed 15 feet allowef	
FOO	TNO							<u> </u>			 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 on what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115. 	

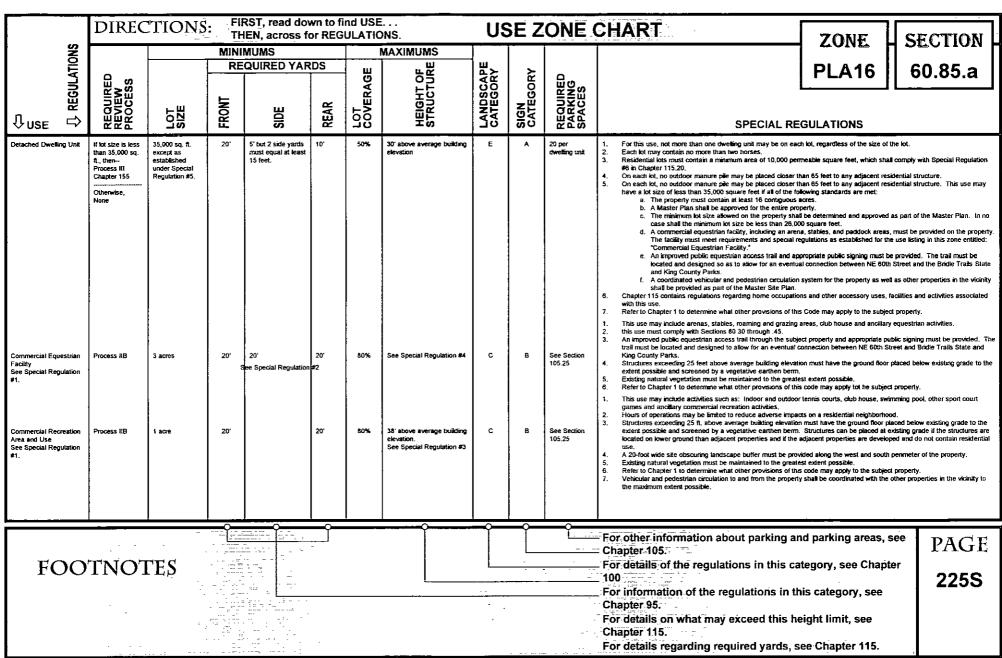
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		MAXIMUM	MINI	NUMS	
TYPE OF ANIMAL ↓ ⇔	Required Review Process	Number of Adult Animals	Lot Size	Setback	SPECIAL REGULATIONS
Large Domestic Animals	If lot size is less than 35,000 sq. ft., then Process i Chapter 145 Otherwise none	2 per 35,000 sq. ft. of lot area and 1 per each additional 17,500 sq. ft. of lot size is less than 35,000 sq. ft., then only 1 horse.	35,000 sq. ft. per dwelling unit May be less if approved through Chapter 145, Process I	Structures and pens used to house animals must be at least 40 from each property line subject to Special Regulation #1. Roaming, grazing areas and horse paddock areas must be at least 20' from each property line, subject to Special Regulation #1.	 If an abutting property owner files a signed and notarized statement in support of the request, the City may permit areas for roaming or grazing, horse paddock areas and structures or pens to extend into the property line in common with the abutting property, provided that the structure or pen complies with all other regulations pertaining to setback in that zone. The City may limit the number of animals allowed to less than the maximum considering - Proximity to dwelling units both on and off the subject property; and b. Lot size and isolation; and Compatibility with surrounding uses; and Potential noise impacts. The applicant must provide a suitable structure or pen to house the animals, and must maintain that structure or pen in a clean condition. No outdoor manure pile may be placed closer than a point equidistant to any adjacent residential structure. For residential lots containing one or more horses other than those regulated below in Special Regulation No. 6, each lot must contain an area of at least 14, 500 sq. ft, capable of being used as a horse paddock area and configured in a contiguous and useable manner to accommodate the feed storage and manure pile for two horses. This area must be exclusive of any structures, including storage sheds, barns, residential units and carports. Direct access to this area must be available for trucks to deliver feed and pick up manure from an alley, easement, or an adjacent right-of-way across a side yard of the lot. The following regulations apply to residential lots in RS 35 and RSX 35 Zones within the Bridle Trails neighborhood north of Bridle Trails State Park and to all residential lots in PLA 16 which are not part of a recorded Master Plan: Bart the Bridle Trails neighborhood north of Bridle Trails State Park and to all aresidential lots in PLA 16 which are not p

