ORDINANCE NO. 3852

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING, AND LAND USE AND AMENDING TITLE 23 OF THE KIRKLAND MUNICPAL CODE; AMENDING PORTIONS OF THE FOLLOWING CHAPTERS OF ORDINANCE 3719 AS AMENDED, THE KIRKLAND ZONING CODE: CHAPTER 5 - DEFINITIONS; CHAPTER 25 - PR ZONES; CHAPTER 30 - WD II ZONES; CHAPTER 50 - CBD-1 ZONES; CHAPTER 60 - PLA 11 ZONES; CHAPTER 95 -LANDSCAPING; CHAPTER 105 - PARKING; CHAPTER 110 - REQUIRED PUBLIC IMPROVEMENTS; CHAPTER 115 - MISCELLANEOUS STANDARDS; CHAPTER 130 - REZONES; CHAPTER 145 - PROCESS I; CHAPTER 150 - PROCESS IIA; CHAPTER 152 - PROCESS IIB; CHAPTER 155 - PROCESS III; CHAPTER 180 -PLATES; AND FURTHER AMENDING PORTIONS OF THE KIRKLAND ZONING CODE REVISING THE PROCESS FOR REVIEW OF PARK MASTER PLANS, REMOVING INCORRECT REGULATIONS FOR ASSISTED LIVING FACILITY USES. CHANGING ALL PROCESS III REVIEWS TO PROCESS IIB, AND CLARIFYING PROVISIONS FOR DAY-CARE FACILITIES, DAY-CARE HOMES, FAMILY DAY-CARE HOMES, AND MINI-SCHOOL OR MINI-DAY-CARE USES (FILE NO. IV-01-52).

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 3719 as amended, all as set forth in that certain report and recommendation of the Planning Commission dated July 29, 2002 and bearing Kirkland Department of Planning and Community Development File No. IV-01-52; and

WHEREAS, pursuant to the City of Kirkland's Concurrency Management System, KMC Title 25, this action is exempt from the concurrency management process; and

WHEREAS, prior to making said recommendation, the Planning Commission, following notice thereof as required by RCW 35A.63.070, on June 27, 2002, 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 report and recommendation of the Planning Commission and the comments from the Houghton Community Council.

NOW, THEREFORE, the City Council of the City of Kirkland do ordain as follows:

<u>Section 1.</u> The following specified sections of the text of Ordinance 3719 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.

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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.

Section 5. A complete copy of this ordinance, shall be certified by the City Clerk, who shall then forward the certified copy to the King County Department of Assessments.

PASSED by majority vote of the Kirkland City Council in regular, open meeting this 6th day of August 2002.

Mayor Attest: itv Clerk Approved as to Form:

SIGNED IN AUTHENTICATION thereof this 6th day of August , 2002.

City Attorney

ATTACHMENT A

Chapter 5 - Definitions (Note: Only definitions for which changes are proposed are included below. All other definitions in Chapter 5 of the Kirkland Zoning Code remain unchanged).

5.10 <u>Definitions</u>

The following definitions apply throughout this code unless, from the context, another meaning is clearly intended:

- .020 <u>Adjoining</u> Property that touches or is directly across a street, other than a primary arterial, from the subject property. For the purposes of <u>applying the regulations that limit the height</u> and horizontal length of facade adjoining a low density zone, regulations that limit the height only apply within an area 100 feet of and parallel to the boundary line of a low density zone, any portion of a structure which is more than 100 feet from a low density zone or which is not located along a common lot-line with a low density zone is not considered to be adjoining that zone (see as shown on Plate 18).
- .045 <u>Average Building Elevation</u> The average elevation of the topography, prior to any development activity, at the center of all exterior walls of a building or structure, including decks and porches, unless the deck or porch has no walls at or below the deck level and no roof above the deck or porch, and including cantilevered portions of a building which enclose interior space. <u>When a building or structure contains townhouses or other attached, but otherwise independent building units, the average building elevation calculations are calculated separately for each unit.</u>

Formula: Average Building Elevation = (Midpoint Elevation) x (Length of Wall Segment) + (<u>Mid-Point Elevation</u>) x (Length of Segment) (Length of Segment) + (Length of Segment)

(See Plate 17)

- -193 <u>Day Care Home</u> A day care operation with no more than six attendees at any one time, not including immediate family members who reside in the center or employees of the day-care center. For all other zones, see day care operation.
- .194 <u>Day-Care Operation</u> The temporary care of persons <u>for periods of less than twenty-four</u> <u>hours per day</u> in a residence or structure on a regular recurring basis for pay or other valuable consideration, including but not limited to the furnishing of shelter, sustenance, supervision, education or other supportive services.
- .300 Family An individual or two or more persons of not more than four degrees of affinity or consanguinity and including persons under legal guardianship, or a group of not more than five persons who are not related by four or loss degrees of affinity or consanguinity. One or more persons (but not more than five unrelated persons) living together as a single housekeeping unit. For purposes of this definition and not withstanding any other provision of this Code, persons with familial status within the meaning of Title 42 United States Code, Section 3602(k) and persons with handicaps within the meaning of Title 42 United States Code, Section 3602(h) and RCW 35A.63.240 will not be counted as unrelated persons, "Adult family homes", as defined by RCW 70.128.175, shall be included within this definition of "family". Facilities housing individuals who are incarcerated as the result of a conviction or other court order shall not be included within this definition of "family".

- .385 Hotel or Motel A single building or group of buildings containing individual sleeping units intended for transient occupancy A facility providing lodging and related services for a charge, typically for a period of one month or less. Hotel or Motel shall include inns, residence or extended stay hotels, other similar facilities, and all businesses subject to collection and payment of the tax levied by Chapter 67.28 RCW or City Code. Hotel or Motel does not include Accessory Dwelling Unit, Assisted Living Facility, Bed and Breakfast House, Convalescent Center, Dwelling Unit, Nursing Home, Residential Use, or Special Needs Housing.
- .528 <u>Mini-School</u> A school operation with seven to <u>no more than</u> 12 attendees at any one time, not including immediate family members who reside in the school or employees of the minischool.
- .720 <u>Property Line</u> Those lines enclosing a lot and those lines defining a recorded vehicular access easement. The following are categories of property lines:
 - 1. <u>Front property line</u> is any property line that is adjacent to a street or vehicular access easement or tract more than 21 feet in width, except when said vehicular access easement or tract:
 - a. is is located entirely on an adjacent lot or lots and does not serve the subject property, or
 - b. Encompasses a hammerhead turnaround required by the Fire Department, whether or not it is located on or serves the subject property.

Neither the Burlington Northern, I-405, nor SR-520 rights-of-way shall be considered front property lines.

- 2. <u>Rear property line</u> is any property line that is farther from and essentially parallel to a front property line except on a lot which contains two or more front property lines; or any property line that is adjacent to a street, alley or vehicular access easement or tract easement 21 feet or less in width, except when said vehicular access easement or tract serves only one lot, or is located entirely on an adjacent lot or lots and does not serve the subject property; or any property line that is adjacent to a vehicular access easement or tract easement or tract which encompasses a hammerhead turnaround required by the Fire Department.
- 3. <u>Side property line</u> (no change)
- .785 <u>Residential Zone</u> The following zones: RS 35; RSX 35; RS 12.5; RSX 12.5, RS 8.5; RSX 8.5; RS 7.2; RSX 7.2; RS 5.0; RSX 5.0; RM 5.0; RM 3.6; RM 2.4; RM 1.8; WD I; WD II; WD III: PLA 2: <u>PLA 3B</u>; PLA 5A, D, E: PLA 6A, C, D, E, F, H, I, J, K; PLA 7A, B, C: PLA 9: PLA 15B; and PLA 16; and PLA 17A.
- .917 Structured Play Area An area designed, constructed, and intended for active recreation and/or congregation of users and/or observers. Structured play areas include, but are not limited to: tot lots, climber toys, swingsets, hard-surfaced playgrounds, sport courts, swimming pools, baseball infields, viewing stands or bleachers, and similar facilities. Structured play areas do not include baseball outfields, passive recreation areas, lawns, or similar areas.
- .960 <u>Use Zone</u> The zoning designations on the Zoning Map as follows:
 - RS 35 BC PLA 6C

RSX 35	BCX	PLA 6D PLA 6E
RS 12.5	000 4	
RSX 12.5	CBD 1	PLA 6F
RS 8.5	CBD 2	PLA 6G
RSX 8.5	CBD 3	PLA 6H
RS 7.2	CBD 4	PLA 61
RS 5.0	CBD 5	PLA 6J
RSX 5.0	CBD 6	PLA 6K
	CBD 7	PLA 7A
<u>RM 5.0</u>	CBD 8	PLA 7B
RM 3.6		PLA 7C
RM 2.4	JBD 1	PLA 8
RM 1.8	JBD 2	PLA 9
	JBD 3	PLA 10A
WDI	JBD 4	PLA 10B
WDII	JBD 5	PLA 10C
WD III	JBD 6	PLA 11
		PLA 12
PR 8.5	LIT	PLA 13A
PR 5.0	ILC	PLA 13B
PR 3.6	PLA 1	PLA 15A
PR 2.4	PLA 2	PLA 15B
PR 1.8	PLA 3A	PLA 16
1.1.1.0		PLA 17A
PO		PLA 17B
. •	PLA 5B	PLA 17C
FCI	PLA 5C	
FCII	PLC 5D	þ
FCIII	PLA 5E	•
	PLA 6A	
BN	PLA 6B	
Pul 4		

Chapter 25 - PR Zones

- 25.05 <u>See attachment A</u> (revises General Regulations to acknowledge existence of PR 8.5 zones).
- 25.10 <u>See attachment A</u> (revises Use Zone Chart to acknowledge existence of PR 8.5 zones, and to correct required minimum lot sizes for all PR zones affects 25.10.010, .020, .040, .050, .090, .100, .110, and .120).

Chapter 30 - WD II Zones

30.25.010 <u>See Attachment B</u> – (revises Use Zone Chart to correct yard designation in Special Regulation No. 3 from "front" to "opposite".

Chapter 50 - CBD-1 Zones

- 50.12.030 <u>See Attachment C</u> (revises Use Zone Chart to change allowable height from 2 to 4 stories above abutting right-of-way to 2 to 5 stories above abutting right-of-way).
- 50.12.040, .050, .090, .110, .120 See Attachment C (revises Use Zone Chart to correct allowable height information).

Chapter 60 - PLA 11 Zones

- 60.152.120 See Attachment E (revises Use Zone Chart to change required review process for Church use from Process IIA to None).
- 60.152.170 See Attachment E (revises Use Zone Chart to add School as a permitted use, and establishes School use regulations).

Chapter 95 - Landscaping

95.25 Buffering Standards

The chart in KZC 95.10 establishes which buffering standard applies in a particular case. The following subsections establish the specific requirement for each standard:

1.-7. (no change)

- 8. Subject Property Containing School If the subject property is occupied by a school, landscape buffers are not required along property lines adjacent to a street.
- 8. 9. (renumber; no change to text)

Chapter 105 - Parking

105.10 Vehicular Access Easement or Tract Standards

- 1. <u>Roadway Widths</u> For vehicular access easements or tracts, minimum standards for widths are established as follows:
 - a. For one to four detached dwelling units or one to two duplex structures served by an easement or tract: The minimum standard is 16 feet of unobstructed pavement in a 21-foot-wide easement or tract; provided, that when the Fire Department requires a hammerhead turnaround, the turnaround shall be placed in an easement or tract at least 25 feet in width. For easements or tracts less than 100 feet in length, the Public Works Department may reduce the standard to 10 feet of unobstructed pavement in a 15-foot-wide easement or tract if the easement <u>or tract</u> and abutting driveways are located to allow for safe ingress and egress.
 - b. d. (no change)
- 2. (no change)

105.20 Number of Spaces - Minimum

The number of parking spaces required for a use is the minimum required. The applicant shall provide at least that number of spaces, consistent with the provisions of this chapter.

The square footage of pedestrian, transit, and/or bicycle facilities, and/or garages or carports, on the subject property shall not be included in the gross floor area calculation used to determine required number of parking stalls. See also KZC 105.103(3)(c).

For residential uses, the City may require guest parking spaces in excess of the required parking spaces, up to a maximum additional 0.5 stall per dwelling unit, if there is inadequate guest parking on the subject property.

105.60 Parking Area Design - General

1. - 2. (no change)

3. Parking areas must be constructed so that car wheels are kept at least two feet from pedestrian and landscape areas; provided that parking areas may be constructed in a manner which allows vehicles to overhang a pedestrian or landscape area by up to 2' if the pedestrian or landscape area within the area of vehicle overhang is not required by this or any other Code.

4. - 5. (no change)

105.103.3 Modifications

- 1. 2. (no change)
- <u>Modifications</u> The Planning Official may require or grant a modification to required improvement requirements of in this chapter if the applicant demonstrates on submitted plans and/or in writing that the following criteria have been met for modifications to the applicable sections:
 - a.-b. (no change)
 - c. For a modification to KZC 105.20 and 105.45, a decrease in the required number of spaces may be granted if the number of spaces proposed is documented by an adequate and thorough parking <u>demand and utilization</u> study to be sufficient to fully serve the use. <u>The study shall be prepared by a licensed transportation engineer or other qualified professional, and shall analyze the operational characteristics of the proposed use which justify a parking reduction. The scope of the study shall be proposed by the transportation engineer and approved by the City traffic engineer. The study shall provide at least two days of data for morning, afternoon, and evening hours, or as otherwise approved or required by the City traffic engineer. Approval of a parking reduction shall be solely at the discretion of the City.</u>

A decrease in the minimum required number of spaces may be based in whole or part on the provision of <u>nationally accepted TDM (Transportation Demand Management)</u> measures. Data supporting the effectiveness of the TDM measures shall be provided as part of the parking demand and utilization study and approved by the City traffic engineer. pedestrian, transit, and/or bicycle facilities. These facilities are not included in the gross floor area square footage calculation used to determine required number of parking stalls and may include:

1) Bicycle-lockors, showers, and locker rooms in commercial buildings;

2) Transit-sholtors;

- 3) Public plazas and landscaped sitting areas; or
- 4)----Other-improvements-proposed-by-the applicant.

d. - h. (no change)

Chapter 110 - Required Public Improvements

110.22 <u>Neighborhood Access Street Designations</u>

When public improvements to a neighborhood access street are required or proposed, the Public Works Director will designate that right-of-way according to the following criteria:

<u>Street</u> Designation	Designation Criteria
R-20	 Provides access only to properties designated Low Density Residential in the Comprehensive Plan and/or those properties zoned RS 5.0, er RM 5.0, or RM 3.6.
	2 4. (no change)
R-24	 Provides access only to properties designated Low Density Residential in the Comprehensive Plan and/or those properties zoned RS 5.0, er RM 5.0, or RM 3.6.
	2 4. (no change)
R-28	(no change)

Chapter 115 - Miscellaneous Standards

Chapter Table of Contents, add: <u>115.138</u> Temporary Storage Containers

115.10 Accessory Uses, Facilities and Activities

1. - 4. (no change)

- 5. Family Day-Care Home Pursuant to Chapter 74.15 RCW, a family day-care home is a permitted accessory use in any residential or commercial zone which allows residential use. A family day-care home shall be subject to the following regulations:
 - a. The family day-care home is subject to the requirements established by the Washington State Department of Social and Health Services (DSHS) (WAC Title 388).
 - b. The family day-care provider shall be licensed by DSHS to operate a family daycare home.
 - c. A safe passenger loading area as certified by the DSHS licensor shall be provided.
 - d. The family day-care home shall comply with all applicable building, fire, safety, and health codes enforced by the City,
 - e. The family day-care home shall comply with all applicable use regulations of the Kirkland Zoning Code.
 - f. All signage shall conform with the applicable requirements of Chapter 100 KZC.
 - g. The City has the authority to limit the hours of operation to facilitate neighborhood compatibility.
 - h. Prior to receiving State licensing, the family day-care provider shall provide the City with proof of written notification informing immediately adjoining property

owners of the intent to locate and maintain the family day-care home. The notification shall:

- 1) Inform the notified parties that comments may be submitted to the State licensor;
- Provide contact information for submitting such comments to the licensor; and
- Include a statement that neighborhood dispute resolution pertaining to the proposed family day-care home is available from DSHS.

The proof of notification shall be in the form of a written affidavit containing;

- 1) The date and means of notification;
- A copy of the notification; and
- 3) A list of the parties to whom the notification was distributed.

115.25 Development Activity and Heavy Equipment Operation - Limitations On

- <u>General</u> It is a violation of this code to engage in any development activity or to operate any heavy equipment between the hours of 8:00 p.m. and before 7:00 a.m. or after 8:00 p.m., Monday through <u>Friday</u>, or before 9:00 a.m. or after 6:00 p.m. Saturday. No development activity or use of heavy equipment may occur on Sundays or on the following holidays: which are observed by the City. <u>New Year's Day</u>, <u>Memorial Day</u>, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.
- 2. a. <u>Exception</u> The Planning Official may grant written permission to engage in a development activity or to operate heavy equipment <u>outside of the hours</u> established by subsection (1) of this section between the hours of 8:00-p.m. and 7:00-a.m. on Monday through Saturday or 7:00-a.m. to 8:00-p.m. on Sundays or holidays which are observed by the City if this will not interfere with any residential use that is permitted in the zone in which it is located.
 - b. (no change)

115.80 Legal Building Site

- 1. <u>General</u> It is a violation of this code to erect any structure on or to use or occupy any lot or parcel unless that lot or parcel is a legal building site. A lot or parcel is a legal building site if it meets all of the following criteria:
 - a. It was created or segregated pursuant to all applicable laws, ordinances and regulations.
 - b. Except as specified in subsection (2) of this section, it meets the allowable minimum lot size established by this code.
 - c. It is either adjacent to, or has a recorded access easement legally-created means of access to, a street providing access to the lot or parcel, that moets the minimum requirements established under this code.
- 2. <u>Exception, Detached Dwelling Units</u> (no change)
- 115.115 Required Yards
 - 1. 4. (no change)

- 5. <u>Driveways and Parking Areas</u> Driveways and parking areas are not allowed in required yards except as follows:
 - a. Detached Dwelling Units
 - <u>General</u> Vehicles may be parked in the required front, rear and north property line yards if parked on a driveway and/or parking area. For the purpose of this section, vehicles are limited to those devices or contrivances which can carry or convey persons or objects and which are equipped as required by federal or state law for operation on public roads. A driveway and/or parking area shall not exceed 20 feet in width in any required front yard, and shall not be closer than five feet to any side property line (see Plate 14); provided;
 - a) That where access to a legally established lot is provided by a panhandle or vehicle access easement measuring less than 20 feet in width, a driveway not exceeding 10 feet in width, generally centered in the panhandle or access easement, shall be permitted (see Plate 14A); and
 - b) That any driveway which generally parallels a right-of-way or easement road shall be set back at least 5 feet from the right-of-way or easement, except for a 20-foot wide section where the driveway connects with the right-of-way or easement. Such driveway shall not have a width of more than 10 feet within the front or rear yard (see Plate 14B). Where more than one driveway is permitted within a front or rear yard, those driveways shall be separated by a landscape strip at least five feet in width.

2) - 3) (no change)

b. - e. (no change)

115.138 Temporary Storage Containers

The temporary outdoor use of storage, moving, shipping, or freight containers, including but not necessarily limited to ISO (International Shipping Organization) standard containers, is permitted in all zones if accessory to a permitted use. Containers shall be considered temporary if they do not require a building, electrical, plumbing, or mechanical permit, and are not secured, or required to be secured, to a permanent foundation. If the use of a temporary storage container is associated with the construction or remodel of a building, the container shall be removed prior to final inspection approval or issuance of a certificate of occupancy for the building. In all other cases, the container may remain on site for a period not to exceed fourteen (14) days.

Chapter 130 - Rezones

130.35 Quasijudicial Rezones - Application

In addition to the application materials required in Chapter <u>155</u> <u>152</u> KZC, the applicant shall submit a completed application on the form provided by the Planning Department, along with all the information listed on that form.

130.45 Quasijudicial Nonproject Rezones - Criteria

The City may approve an application for a nonproject rezone only if it finds that:

- 1. The proposed rezone is consistent with the Comprehensive Plan; and
- 2. The proposed rezone bears a substantial relation to public health, safety, or welfare; and
- 3. The proposed rezone is in the best interest of the residents of Kirkland; and
- 4. The proposed rezone is appropriate because either:
 - a. Conditions in the immediate vicinity have so markedly changed since the property was given its present zoning and that under those changed conditions a rezone is within the public interest; or
 - b. The rezone will correct a zone classification or zone boundary that was inappropriate when established; or
 - c. The rezone is to place or remove an overlay zoning designation on the Zoning Map and the proposal meets the applicable designation criteria of Chapters 70 through 80 KZC:

provided, that a showing of changed conditions pursuant to 130,45.4 is not required if the rezone will implement the policies of the Comprehensive Plan.

Chapter 145 - Process I

Chapter Table of Contents, add: <u>145.18 Voiding of Application Due to Inactivity</u>

145.18 Voiding of Application Due to Inactivity

An application for a decision under this Chapter, for which approval has not yet been granted, may be canceled for inactivity if an applicant fails to respond to any Department's written request for revisions, corrections, or additional information within 60 days of the request. The Planning Official may extend the response period beyond 60 days if within that time period the applicant provides and subsequently adheres to an approved schedule with specific target dates for submitting the full revisions, corrections, or other information needed by the requesting Department.

Chapter 150 - Process IIA

Chapter Table of Contents, add: 150.18 Voiding of Application Due to Inactivity

150.18 Voiding of Application Due to Inactivity

An application for a decision under this Chapter, for which approval has not yet been granted, may be canceled for inactivity if an applicant fails to respond to any Department's written request for revisions, corrections, or additional information within 60 days of the request. The Planning Official may extend the response period beyond 60 days if within that time period the applicant provides and subsequently adheres to an approved schedule with specific target dates for submitting the full revisions, corrections, or other information needed by the requesting Department.

Chapter 152 - Process IIB

Chapter Table of Contents, add: 152.18 Voiding of Application Due to Inactivity

152.18 Voiding of Application Due to Inactivity

An application for a decision under this Chapter, for which approval has not yet been granted, may be canceled for inactivity if an applicant fails to respond to any Department's written request for revisions, corrections, or additional information within 60 days of the request. The Planning Official may extend the response period beyond 60 days if within that time period the applicant provides and subsequently adheres to an approved schedule with specific target dates for submitting the full revisions, corrections, or other information needed by the requesting Department.

Chapter 155 - Process III

Chapter Table of Contents, add: 155.18 Voiding of Application Due to Inactivity

155.18 Voiding of Application Due to Inactivity

An application for a decision under this Chapter, for which approval has not yet been granted, may be canceled for inactivity if an applicant fails to respond to any Department's written request for revisions, corrections, or additional information within 60 days of the request. The Planning Official may extend the response period beyond 60 days if within that time period the applicant provides and subsequently adheres to an approved schedule with specific target dates for submitting the full revisions, corrections, or other information needed by the requesting Department.

Chapter 180 - Plates

Chapter Table of Contents, add: <u>Plate 14A</u> <u>Driveway Setbacks on "Panhandle" Lots</u> and <u>Plate 14B</u> <u>Driveway Widths in Required Front and Rear Yards</u>

New Plate 14A - Driveway Setbacks on "Panhandle" Lots (See Attachment F)

New Plate 14B - Driveway Widths in Required Front and Rear Yards (See Attachment F)

Various Zoning Code Sections - Park Review Process

See Attachment G. Revises review process for Park uses, to remove requirement for review of a Master Plan through Process III, Chapter 155 KZC, and to establish a requirement for review of a Master Plan through a community review process to include City Council approval and, within the Houghton Community Municipal Corporation, Houghton Community Council approval/disapproval. Affects 15.10.090, 17.10.090, 20.10.120, 25.10.150, 27.10.130, 30.15.070, 30.25.050, 30.35.060, 35.10.130, 35.20.170, 35.30.130, 40.10.180, 45.10.190, 47.10.190, 52.12.190, 52.17.180, 52.22.090, 52.32.150, 52.42.140, 55.15.210, 57.15.290, 60.12.070, 60.17.060, 60.22.130, 60.27.080, 60.32.100, 60.42.120, 60.47.100, 60.52.100, 60.57.100, 60.62.130, 60.67.080, 60.77.070, 60.82.100, 60.87.160, 60.92.100, 60.97.100, 60.102.100, 60.107.100, 60.112.100, 60.117.110, 60.122.100, 60.127.150, 60.132.130, 60.137.100, 60.142.080, 60.147.080, 60.152.160, 60.157.040, 60.162.170, 60.167.130, 60.172.100, 60.177.080, 60.182.090, 60.187.120, 60.192.100, 60.197.100, and 65.15.010.

Various Zoning Code Sections - Assisted Living Facility Uses

<u>See Attachment H.</u> Revises Use Zone Charts in BN, BCX, JBD-1, and JBD-2 zones to eliminate incorrect Special Regulations referring to density allowance for Assisted Living Facility. Affects 40.10.140, 47.10,150, 52.12.160, and 52.17,150.

Various Zoning Code Sections - Process III Revisions

<u>See Attachment I.</u> Changes required review process to Process IIB for all uses currently requiring review through Process III. Affects 15.10.020, 15.10.030, 15.10.070, 15.10.080, 17.10.020, 17.10.030, 17.10.070, 17.10.080, 60.12.010, 60.12.020, 60.17.020, 60.22.070, 60.22.090, 60.65, 60.77.020, 60.77.030, 60.77.050, 60.77.060, 60.132.020, 60.132.030, 60.142.010, 60.154.010, 60.172.060, 60.172.070, 60.177.020, 60.182.010, 60.187.030, 60.187.040, 60.187.100, 60.187.110, 72.15, 72.30.2, 75.15, 75.35, and 75.47.2.

Various Zoning Code Sections - Day-Care Facility; Day-Care Home; Family Day-Care Home; and Mini-School or Mini-Day-Care Uses

See Attachment J. Revises Use Zone Charts in RS; RSX; RM; PR; PO; FCI, II, III; BN; BC; BCX; CBD-2; JBD-1, 2, 3, 4, 5, 6; LIT; ILC; PLA 2; PLA 3A; PLA 5A, B, C, D, E, PLA 6A, B, C, D, E, F, G, H, I, J, K; PLA 7A, B, C; PLA 8; PLA 9; PLA 10A, B, C; PLA 11; PLA 13A, B; PLA 15B; PLA 16; PLA 17A, B, C zones to remove unnecessary wording, remove use category and regulations for Family Day Care Home (proposed to be moved to Chapter 115), remove Day Care Home use category and regulations (replaced by Family Day Care Home), and corrects terminology. Affects 15.10.040, 15.10.050, 17.10.040, 17.10.050, 20.10.070, 25.10.100. 27.10.080, 35.10.100, 35.20.140, 35.30.100, 40.10.130, 45.10.140, 47.10.140, 50.17.050, 52.12.150, 52.17.140, 52.22.050, 52.27.120, 52.32.110, 52.42.100, 55.15.140, 57.15.250, 60.17.020, 60.22.080, 60.32.050, 60.35.070, 60.42.070, 60.47.050, 60.52.050, 60.57.050, 60.62.080, 60.67.040, 60.67.050, 60.72.050, 60.77.040, 60.82.050, 60.87.110, 60.92.050, 60.97.050, 60.102.050, 60.107.050, 60.112.050, 60.117.060, 60.122.050, 60.127.100, 60.132.080, 60.132.090, 60.137.070, 60.142.040, 60.147.040, 60.152.110, 60.162.120, 60.167.080, 60.177.050, 60.182.060, 60.187.050, 60.192.050, 60.197.070.

Attachments:

- A. PR 8.5 Revisions
- B. WD II Revisions
- C. CBD-1 Revisions
- D. (removed from packet)
- E. PLA 11 Revisions
- F. New Plates 14A and 14B
- G. Park Review Process Revisions
- H. Assisted Living Facility Density Revisions
- I. Process III Revisions
- J. Day-Care Operation and Mini-School Revisions
- K. (removed from packet)



CHAPTER 25 – PROFESSIONAL OFFICE RESIDENTIAL (PR) ZONES

25.05 User Guide. The charts in KZC 25.10 contain the basic zoning regulations that apply in each PR 5.0, PR 3.6, PR 2.4 and PR 1.8 zones of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.



Section 25.08 -- GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

- 1. Refer to Chapter 1 KZC to determine what other provisions of this Code may apply to the subject property.
- 2. If any portion of a structure is adjoining a low density zone, then either:
 - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - b. 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.

PR 8.5,

See KZC 115.30, Distance Between Structures Regarding Maximum Horizontal Facade Regulation, for further details.

3. The required yard of a structure abutting Lake Washington Boulevard or Lake St. S. must be increased two feet for each one foot that structure exceeds 25 feet above average building elevation (does not apply to Public Park uses). Section 20.10 Zone

2	SNO			MINIM	UMS		M	AXIMUMS				
Section 25.10		Required Review Process	Lot Size	(5)	REQUIRED YARDS (See Ch. 115)		Coverage	Height of	Landscape Category (See Ch. 95)	n Category e Ch. 100)	Required Parking Spaces	Special Regulations
ũ	° ⊂>			Front	Side	Rear	Lot C	Structure	ي د	Sign ((See	(See Ch. 105)	(See also General Regulations)
	Detached Dwelling Units Detached, Attached or Stacked Dwelling Units	B,50059 Ft. if PR B.5 Zone, B,50059. H. if PR B.5 Zone,	other- wise 3,600 sq. ft. 5,000 sq. ft. If PR 5,0 zone		5' but 2 side yards must equal at least 15'.	10'	70%	If adjoining a low densily zone other than RSX, then 25' above average build- ing elevation. Otherwise, 30' above average building elevation.	E D	A		 For this use, only one dwelling unit may be on each lot regardless for size. Chapter 115 KZC contains regulations regarding home occupation and other accessory uses, facilities and activities associated with tuse. In PR S.5 Zones, the minimum latare In PR S.5 Zones, the minimum latare In PR S.5 Zones, the minimum latare In PR S.5 Zones, the minimum latare per unit is as follows: Der unit is 8, 500 Sq. FT. Minimum amount of lot area per dwelling unit is as follows: Der unit is 8, 500 Sq. ft. The PR 3.6 zones, the minimum lot area per unit is 3,600 sq. ft. Certr. In PR 3.6 zones, the minimum lot area per unit is 2,400 sq. ft. Cert. In PR 1.8 zones, the minimum lot area per unit is 1,800 sq. ft. Chapter 115 KZC contains regulations regarding home occupation and other accessory uses, facilities and activities associated with use. If the subject property contains four or more units, then it must contract at least 200 sq. ft. per unit of common recreational space usable many activities. This required common recreational open space may activities. This required common recreational open space may activities at least 800 sq. ft. and having a length and width or least 25 feet. For 21 units or more, the open space must be in one or more plet having a length and width of at least 40 feet. The required common recreational open space must be in one or more plet having a length and width of at least 40 feet. The required common recreational open space must be in one or more plet 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 permanent outdoor furniture, pool, cooking facilities, playing eq ment, and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provision provide comparable recreational opportun

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Section 25.10

c. Site must be designed so that noise from this use will not be audible a. The ancillary assembled or manufactured goods are subordinate to a. May only treat small antimats on the subject property.
 b. Outside runs and other outside facilities for the animals are not peroff the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development per-Ancillary assembly and manufacture of goods on the premises of this b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from The following regutations apply to veterinary offices only (See also General Regulations) Special Regulations and dependent on this use. DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS use are permitted only if: other office uses. mit appfication. mitted. N, per each 300 sq. (See Ch. 105) per each 200 sq. If Medical, Dental or Veterinary t. of gross floor office, then ane ft. of gross floor Otherwise one Parking Required Spaces area. area. Sign Category (See Ch. 100) ۵ Category Category Landscape ο If adjoining a low other than RSX, then 25' above above average Height of Structure average build-Otherwise, 30' ing elevation. densily zone MAXIMUMS elevation. building Lot Coverage 70% **REQUIRED YARDS** Rear è (See Ch. 115) must equal at least 15'. Side 5' but 2 yards MINIMUMS side Front Ś Lot Size None Required Process Review None **EGULATIONS** ן ן Office Uses USE 030 Section 25.10

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anna Sirata				0~3852
FIRST, read down to find useTHEN, across for REGULATIONS	In DR 8.5 Zones, the minimum	lot area per unit is 8,500 sq. f.T.	opecial regulations) (See also General Regulations)	 A veterinary office is nol permitted in any development containing dwelling units. Minimum amount of lot area per dwelling unit is as follows: b. a. In PR 5.0 zones, the minimum lot area per unit is 5,000 square leat. b. a. In PR 3.6 zones, the minimum lot area per unit is 5,000 square leat. c. b. In PR 3.6 zones, the minimum lot area per unit is 5,000 square leat. d. a. In PR 3.6 zones, the minimum lot area per unit is 5,000 square leat. d. b. In PR 3.6 zones, the minimum lot area per unit is 5,000 square leat. d. e. In PR 1.8 zones, the minimum lot area per unit is 5,000 square leat. d. e. In PR 1.8 zones, the minimum lot area per unit is 5,000 square leat. d. e. In PR 3.4 zones, the minimum lot area per unit is 1,800 square leat. d. ft the subject property contains regulatons regarding home occupations and other accessory uses, facilities and activities associated with this use. d. ft the subject property contains four or more units, then it must contain use. d. ft the subject property contains four or more units in the access must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces having at least 800 sq. tt. and having a length and width of at least 20 feet. The required common spen space. The City shall determine the take outdoor provide comparable recreational open space must be in one or more pieces having a length and width of at least 40 feet. The required common open space that is reduced to pen space to the comparable recreational pen space. 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 open space that is reduced to ben space that is reduced to ben space. The city shall determine the these outdoor provides on the number of residents that the nequired common open
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eTHE		Required Parking Snores	See Ch. 105	105.25. 105.25.
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wn to		se Ch. 95) ategory ndscape		υ
ad do				
S: FIRST, re	MAXIMUMS	Height of	Structure	It adjoining a low density zone other than RSX, then 25' above average build- ing elevation. building elevation.
DIRECTIONS:	Ň	overage	רסי כ	20%
DIRE(S)	Rear	ò
	SW	REQUIRED YARDS (See Ch. 115)	Side	5' but 2 side must at least 15'.
	SMUMINIM	REQUII (See	Front	50 50
÷,	~	Lot Size	<u> </u>	3,600 sq. It. with B residen- sity as estab- ling Map. See Spe- cial Reg- ulation 2.
	Required Review Process			erox
S	inoi		· 仓 >	Development Containing Stacked or Unlts and Office Uses. See Special Regutation 1.
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	ONS: FIRST, read down to tind useTHEN, across for REGULATIONS		Special Regulations	(See also General Regulations)			 May not be located above the ground floor of a structure. Gross floor area cannot exceed 3,000 square feet. 		 No parking is required for day-care or school ancillary to this use.
	useTHEN, acr		Required Parking Spaces	(See Ch. 105)	1 per each 100 sq. fl. floor area.		1 per each 300 sq. fl. floor area.		1 for every tour people based on maximum occu- pancy toad of any area of wor- ship. See Spec. Reg. 1.
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-	downita		category Sategory Sategory		£			υ	
	IS: FIRST, read	MAXIMUMS	Height of	oraciare	If adjoining a low density zone other than RSX, then 25' above average build-	ing elevation. Otherwise, 30'	above average building etevation.		
		Σ	аретауо	רסי כ	%02	-			
	DIRECTI		(ARDS 115)	Rear	10'		·	20′	
		SMUMINIM	REQUIRED YARDS (See ୯h. 115)	Side	5' but 2 side yards must equal	at least 15'.	10' on each side	20' on each	8
		MINIM	REOI (S	Front	20,				
			Lot Size		7,200 sq. 11.		56		
	i.		Required Review Process		Process I, #7,200 sq. Chapter 145 ft. KZC.	850059	Ft. 1F PR B. 5 Zone, otherw		
	5	5NOI		① ·	.050 Restaurant or Tavern		060 Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, or Shoe Repair Stop	Funeral Home or Mortuary	.080 Church
		01.	ection 25.	S	.050		.060	.070	080.

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		DIRECTIONS FIRST, read down to find useTHEN, across for REGULATIONS													
	S S					DIR			down I	o find	useTHEN, ac	ross for REGULATIONS			
19	N N N		ļ	MININ	NUMS		N	IAXIMUMS		-					
Section 25.10		Required Review Process	Lot Size	10	REQUIRED YARDS (See Ch. 115)		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations			
				Front	Side	Rear	Lot		ມ <u>ິ</u> ທິ	lis S	(See Ch. 105)	(See also General Regulations)			
	School or Day- Care Center	low density zone, then Process I, Chapter 145 KZC. Otherwise, None B;5009 if PRE zon e; othervi	n (- FT. >-5 uise	modate dents of 50' If this u modate dents of 20' Otherw	use can au e 50 or mo or childrer 50' on each side use can ac a 13 to 49 or children 20' on each side vise: 5' but 2 side yards must equal at least 15'.	ore stu- 1, then: 50' ccom- stu- 1, then: 20'	70%	II adjoining a low density zone other than RSX, then 25' above average build- ing elevation. Otherwise, 30' above average building elevation.	D	В		 A six-foot high fence is required only along the property lines adjacent to the outside play areas. Hours of operation may be limited to reduce Impacts on nearby ' dential uses. Structured play areas must be setback from all property lines as fol- lows: 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, five feet. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading area 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 nearby residential uses. May include accessory living facilities for staff persons. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. These uses are subject to the requirements established by the Depart- ment of Social and Health Services (WAC Title 388). 			
	Mini-school or mini-day-care (7- 12 attendees) or Day-Care Home (6 or less attend- ees)		3,600 sq. 11. 9, ft. ,200 ; f 2011e, 1, ft. -0 therw		5' but 2 side yards must equal at least 15'.	10'			Е			 A six-foot high fence is required along the property lines adjacent " the outside play areas for mini-schools and mini-day-care cente only. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines by five feet. An on-sile passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses. May include accessory living factilities for staff persons. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 			

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25.10		ATIONS			MININ	IUMS		M	IAXIMUMS				
Section 25			Required Review Process	Lot Size			115)	Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.110	Assisted Facility	•	None 0 59, Ft 3.5 201 0 59. F 7.2 201 7.2 201 5.0 20 erwist	3,600 sq. 11. 1 <i>F</i> <i>F</i> <i>IF</i> <i>T</i> <i>IF</i> <i>T</i> , <i>IF</i> <i>T</i> , <i>IF</i> <i>ne</i> ,	20'	5' but 2 side yards must equal at least 15'			If adjoining a low density zone other than RSX, then 25' above average build- Ing elevation. Otherwise, 30' above average building elevation.	Ð	A	living unit.	 A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. Through Pro- cess IB, Chapter 152 KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the property may be approved if the follow- ing criteria are met: Project is of superior design, and Project will not create impacts that are substantially different than would be created by a permitted multifarmily development. The assisted living facility shall provide usable recreation space of at least 100 square feet per unit, in the aggregate, for both assisted living units and independent dwelling units, with a minimum of 50 square feet of usable recreation space per unit located outside. Chapter 115 KZC con.ains regulations regarding home occupatir and other accessory uses, facilities, and activities associated witf. use.

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[: ``	2. 1947	DIR	ECTIO	NS: FIRST, read	downit	o find	useTHEN, ac	rossiforiREGULATIONS				
25.10	SNOI	[MINIM	IUMS		M	IAXIMUMS	ł							
Section 25.		Required Review Process	Lot Size	REQUIRED YARDS (See Ch. 115)			Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations				
S				Front	Side	Rear	Lot 0	Structure	<u>.</u>	Sig (Se	(See Ch. 105)					
.120		Chapter 145 KZC.		20'	10' on each side	10'	70%	If adjoining a low density zone other than RSX, then 25' above	C	В	1 for each bed.	 If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the ty uses. 				
.130	Public Utility	8,500 sq, fT, !A PR 8,5 otherw	B1300 sq, FT, 1.F PK B05	ы, есе sq, ft, if PR 8, 5	8,500 sq, fT, if PR Bc5	8,500 sq, fT, if PR Bc5	None		20' on each side	20'		average build- ing elevation. Otherwise, 30' above average	A	-	See KZC 105.25.	
.140	Government Facility Community Facility	otheru	13e	Side		10'		building elevation.			· · ·	 Site design must minimize adverse impacts on surrounding residential neighborhoods. 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. 				
.150	Public Park	See Special Regulations 1 and 2.		Will be	determin	ted on ca	ase∙by-c	ase basis.	-			 Development and use of a park does not require a development permit under this Code II: 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 The proposed use and development will not involve: Lighting for outdoor nighttime activities; and The construction of any building of more than 4,000 square feet; and				

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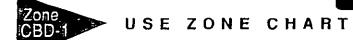
	FIRST, read down to find useTHEN, across for REGULATIONS			See also General Regulations)	 No situcture, other than a moorage structure, may be waterward of the high waterfine. For the regulations regarding moorage, see the Moorage fisting in this zone. For this use, only one dwelling until may be on each lof regardless of lot size. If dwelling units exist on properly that abuls the subject property to the north and solut, the required high waterline yard is the average of the distance of existing legally-constructed structures from the high waterline on these two abutting properties. If, because of abut- ting properties, the required high waterline yard is threased, the required front yard may be decreased to the average of the existing front yards on the properties abutting the subject property to the north and south. If either the north property line yard or the south property line yard is also the front yard of the subject property, it will be regulated as a front yard. The dimensions of any required yard, other than as specifically listed, will use the setback from the north property fine by a distance equal to or greater than the height of that portion of the structure above the north property line minus five feet. (See Plate 22). On corner tols with two required front yards for the two adjoining propertier fronting the same street as the front yard to be reduced. The at cant may select which front yard will be reduced (see Plate 24). Chapter 115 KZC contains regulations regarding home occupa- tions and other accessory uses, facilities and activities associated with this use. 	0-3852
	THEN, across		<u> </u>	See Ch. 105)	2.0 per unit. opposite	
	use		r Category (001 .100)	ngi2 92)	<	
	o find		ategory ategory ndscape	95) 0 81	ш	!
	read down 1	MAXIMUMS		Structure	25' above building elevation.	
4 A R	-IRST	MA	overage	5 107	20%	
E C	DIRECTIONS: I		SO	High Water Line	The greater of: a. 15: or b. 15: or the aver- cel depth, 5, and 6.	
Z O N	DIRE	SM	REQUIRED YARDS (See Ch. 115)	South Property Line	ulations 3, 6	
USEZ		SMUMINIM	REQUI	Front Property Line	20' 5' 5' The greater of: a. 15% of the aver- age par- cel depth See Special Regulations 3, 4, 5, and 6.	·
			Lot Size	I	12,500 sq. ft.	
X0D X0D			Required Review Process		arco X	
Section 30.25	SN	1017	ב אבפטרא ה	 ≎	Detached Dwelling Unit	
Secti		52	.05 noitoe	, PS	010. 010.	B

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(Revised 2/02)

Section 50.12

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Section 50.1		Required Review Process			REQUIRED YARDS (See Ch. 115)		Coverage	Height of Structure	Landscape Category (See Ch. 95)	ខូច	Required Parking Spaces	Special Regulations
0				Front	Side	Rear	Let		<u>س</u> ۔ ا	Sign (See	(See Ch. 105)	(See also General Regulations)
.010	Restaurant or Tavern	D.R., Chapter 142 KZC	None	0	0	0	100%	2 to 4 sto- ries above each abut- ting right-of-	D	E	One per each 125 sq. fl. of gross floor area. See KZC 50.60.	
.020	Any Retail Estab- lishment, other than those specifically listed, limited or pro- hibited in this Zone, selling goods or pro- viding services, including banking and related finan- cial services							way.			One per each 350 sq. ft. of gross floor area. See KZC 50.60.	 The following uses are not permitted in this zone: a. Vehicle service stations. b. Vehicle and/or boat sale, repair, service or rental. c. Drive-in facilities and drive-through facilities. Ancillary assembly and manufacture of goods on the premises of this use are permitted only it: a. The assembled manufactured goods are directly related to and dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembled.
.030	Hotel or Motel							1			One for each room. See Spe- cial Regulation 3 and KZC 50.60.	 bly or manufacturing activities must be no different from other retail uses. 3. The parking requirement for hotel or motel use does not include parking requirements for ancillary meetings and convention facilities. Additional parking requirements for ancillary uses shall be determined on a case-by-
	Entertainment, Cut- tural and/or Recre- ational Facility							2to4 stories above			See KZC 50.60 and 105.25.	case basis.
	Fast Food Restaurant							each abutting right.of	way.		One per each 100 sq. fl. of gross floor area. See KZC 50.60.	1. Drive-in facilities and drive-through facilities are not permitted in this

2 to 5 stories above each abutting rightof-way.

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Section 50.12 CBD-1 Section 50.12

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		Snecial Reculations	(See also General Regulations)	1. This use may be tocated on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth	between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would	compliance with the required dimension. 2. Ancilitary assembly and manufacture of goods on premises may be permil- ted as part of an office use it: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this office use; and b. The outward appearance and impacts of this office use with ancillary	assembly and manufacturing activities must be no different from other office uses. 3. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permit-	 c. Sile must be designed so that noise from this use will not be audith c. Sile must be designed so that noise from this use will not be audith c. Elite must be submitted with the D.R. and building permit applications. d. A veterinary office is not permitted if the subject property contains 	 dwelfing units. A six-fool high fence is required along all property lines adjacent to outside play areas. Structured olav areas must be setback from all property lines by at least 		number of alteraces and the extent of the abutung right-or-way improve- ments. 5. These uses are subject to the requirements established by the Depart- ment of Social and Health Services (WAC Title 388).
		Required Parking Snares	(Se	See KZC 50.60 and 105.25.	One per each 350 sq. ft. of gross floor area. See KZC 50.60.	1.7 per unit. See KZC 50.60.			See KZC 50.60 and 105.25.		
ية: 19	911 19 45 6	n Category (001 .dD se	eis Bis	æ	n	۲			æ		
		ee Ch. 95) Sategory Be Ch. 95)	s)) 7	۵	<u> </u>		, ,				
		Height of	ouncinie	2-4 stories above each	abulting right-of- way.	2-5 stories above each abutling right-of- way.			2-4 stones	above each	right-of-
		олегаде	רסי כ	100%							
		REQUIRED YARDS (See Ch. 115)	Rear	0	······································	· · · · · · · · · · · · · · · · · · ·					
,		QUIRED YAR (See Ch. 115)	Side	0							
	MINIMIMS	REQU (Se	Front	0							·
. *: #	े में स्व 1	Lot Size		None							
		Required Review Process		ter 142							
	SN		Û	Privale Club or Lodge	Office Use	Stacked or Attached Dwelfing Units			School, Day-care Center or Mini School or Day-care	Center	
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(Revised 2/02)

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Zone CBD-1
Section 50.12

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Alind use. THEN. acto Required Parking Spaces (See Ch. 105) (See Ch. 105	
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Kirkland Zoning Code 154

(Revised 2/02)

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Section 60.152

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USE ZONE CHART

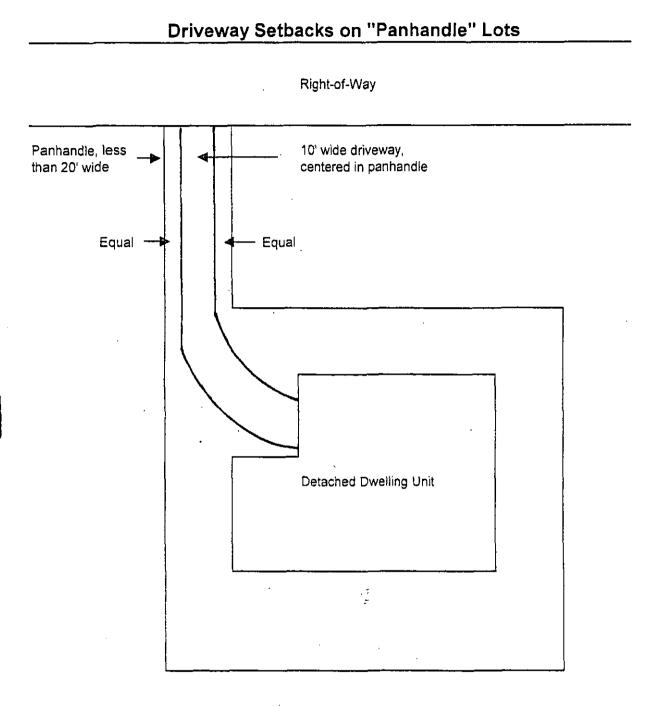
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152	· NO			MINI	NIMUMS			MAXIMUMS				
Section 60.152		Required Revlew Process	Lot Size		IRED \ e Ch. 1	(ARDS 115)	Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100).	Required Parking Spaces	Special Regulations
ŭ				Front	Side	Rear	Lot		200	Sig (Sé	(See Ch. 105)	
.110	Mini-day-care (7-12 atlendees) See Special Regulation 8.	Chapter 145 KZC, Process I.	35,000 sq. ft.	30′	0'	O '		If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 35' above average building elevation with a maximum of two stories, exclusive of park- ing levels.	D	B	See KZC 105.25.	 A six-toot high fence is required along the property lines adjacent to the outside play area for mini-schools and mini-day-care centers only. Hours of operation may be limited to reduce impacts in nearby residential uses. Structured play areas must be setback from all property lines by 5 feet. 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. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. May include accessory living factifities for staff persons. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; and b. The use is integrated into the design of the building.
.120	Church	Othapter 150 KZO, Prosesse HA. None.		20'					С		1 for every 4 people based on maximum occupancy load of any area of worship. See Special Regula- tion 2.	 May include accessory living facilities for staff persons. No parking is required for day-care or school ancillary to the use.
	ment providing	Chapter 145 KZC, Process I.							A	E	See KZC 105.25.	 May include accessory living facilities for staff persons. Outdoor storage must be located as far as possible from the adjoining residential zones and the treeway.
.140	Public Utility		None							B		1. Landscape Category A or B may be required depending on the type of use
	Government Facility or Community Facility	None					80%		C See Spec. Reg. 1.			on the subject property and the impacts associated with the use on the nearby uses.

USE ZONE CHART

Section 60.152

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152	NO	ļ		MINIMUMS		MAXIMUMS				
Section 60.152		Required Review Process	Lot Size	REQUIRED YARDS (See Ch. 115) Front Side Rear	Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.160	Public Park	See Spe- cial Regu- lations 1 and 2.	None	Will be determined on	L case-by	-case basis.		в	See KZC 105.25.	 Development and use of a park does not require a development permit under this Code II: A master plan for that park has been approved by the City and the posed development and use is consistent with the master plan; or The proposed use and development will not involve: Lighting for outdoor nightlime activities; and The construction of any building of more than 4,000 square feet; and The development of any structured sports or activity areas. Any development or use of a park that does not meet the requirements of Special Regulation 1 must be approved through the Process III, Chapter 155 KZC. The City will use the following factors in determining what facilities and uses will be permitted:
<u>.170</u>	<u>School or</u> <u>Day-Care</u> <u>Center</u>	None	<u>35,000</u> <u>şq. ft.</u>	If this use can accommodate 50 or more students or children, then: 50' 50' on 50' each side. If this use can accommodate 13 to 49 students or children, then: 20' 20' on 20' each side. Otherwise:	70%	35' above average building elevation.	<u>c</u>	<u>B</u>	<u>See KZC</u> <u>105.25</u>	 May locate on the subject property only if: a. It will not be materially detrimental to the character of the neighborhood in which it is located; or b. Site design minimizes adverse impacts on surrounding residential neighborhoods, c. The property is served by a collector or arterial street. A six-foot high fence along the side and rear property lines is require only along the property lines adjacent to the outside play areas. Hours of operation and maximum number of attendees at one time may be limited to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines as follows:
	Т			<u>20' 5' but 10'</u> <u>2 side</u> <u>yards</u> <u>must</u> <u>equal</u> <u>at least</u> <u>15'.</u>		, ,				 Induing the control of the control of

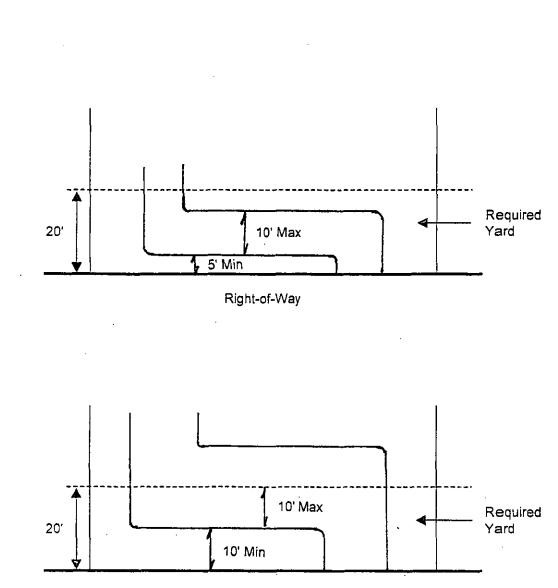
Plate 14A



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Plate 14B



Driveway Widths in Required Front and Rear Yards

Right-of-Way

APPENDIX G

File No. IV-01-52 - Zoning Code Amendments

Proposed Provisions for the Review of Park Master Plans

The following Special Regulations would apply to zones which exist in the Houghton Jurisdiction¹:

- 2 1. Except as provided for in Special Regulation 2 below, Aany development or use of a park that does not meet the requirements of Special Regulation 1 must be approved through the Process III, Chapter 155 KZC must occur consistent with a master plan. A master plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum:
 - a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. The required public hearing on a master plan proposed within the Houghton Community Municipal Corporation shall by conducted by the Houghton Community Council, which may be a joint hearing with the Parks Board;
 - b. The submittal of a written report on the proposed master plan from the Parks Board to the City Council, containing at least the following:
 - . A description of the proposal;
 - ii. An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies;
 - iii. An analysis of the consistency of the proposal with applicable development regulations, if any;
 - iv. A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act;
 - v. A summary and evaluation of issues raised and comments received on the proposed master plan; and
 - vi. A recommended action by the City Council,
 - c. City Council review and approval. The City Council shall approve the master plan by resolution only if it finds:
 - i. It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and
 - i. It is consistent with the public health, safety, and welfare.
 - iii. If the master plan is proposed within the Houghton Community Municipal Corporation, it shall become effective according to the procedure in KMC 2.12,040.

In addition to the features identified in KZC 5.10.505, the master plan shall identify the following:

a. Location, dimensions, and uses of all active and passive recreation areas.

- b. Potential users and hours of use.
- c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards.
- d. Landscaping.
- e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.

The City will use the following factors in determining what facilities and uses will be permitted: a. Ease of access to the park.

- b. Character of the neighborhood.
- c.- Size, nature, and topography of the subject property.

- 4 <u>2</u>. Development and use of a park does not require a development permit master plan under this Code if it will not involve any of the following:
 - a.— A-master-plan-for-that-park-has-been-approved-by-the-City and proposed development and use is consistent with the master plan; or
 - b. The proposed use and development:
 - 4 a) Will not involve ILighting for outdoor nighttime activities; and _
 - 2 b) Will not involve tThe construction of any building of more than 4,000 square feet; and .
 - 3 c) Will not involve tThe construction of more than 20 parking stalls; and .
 - 4 <u>d</u>)Will not involve t<u>The development of any structured sports or activity areas, other</u> <u>than minor recreational equipment including swingsets, climber toys, slides, single</u> <u>basketball hoops, and similar equipment</u>.
- ¹ RS, RM, PR, WD I, WD III, FC III, BC, PLA 1, PLA 2, PLA 3A, PLA 3B, PLA 15A, PLA 15B, and P. KZC 15.10.090, 20.10.120, 25.10.150, 30.15.070, 30.35.060, 35.30.130, 45.10.190, 60.12.070, 60.17.060, 60.22.130, 60.27.080, 60.172.100, 60.177.080, and 65.15.010.

The following Special Regulations would apply to zones which do not exist in the Houghton jurisdiction²:

- 2 1. Except as provided for in Special Regulation 2 below, Aany development or use of a park that does not meet the requirements of Special Regulation 1 must be approved through the Process III, Chapter 155 KZC must occur consistent with a master plan. A master plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum:
 - a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.
 - b. The submittal of a written report on the proposed master plan from the Parks Board to the City Council, containing at least the following:
 - i. A description of the proposal;
 - An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies;
 - iii. An analysis of the consistency of the proposal with applicable development regulations, if any;
 - iv. A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act;
 - v. A summary and evaluation of issues raised and comments received on the proposed master plan; and
 - vi. A recommended action by the City Council.
 - c. City Council review and approval. The City Council shall approve the master plan by resolution only if it finds:
 - i. It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and
 - ii. It is consistent with the public health, safety, and welfare.

In addition to the features identified in KZC 5.10.505, the master plan shall identify the following:

- a. Location, dimensions, and uses of all active and passive recreation areas.
- b. Potential users and hours of use.
- c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards.
- d. Landscaping.
- e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.

The City will use the following factors in determining what facilities and uses will be permitted: a. Ease of access to the park. b.---Character-of-the-neighborhood.

c. Size, nature, and topography of the subject property.

- 4 <u>2</u>. Development and use of a park does not require a development permit <u>master plan</u> under this Code if <u>it will not involve any of the following</u>:
 - a. A master plan for that-park has been approved by the City and proposed development and use is consistent with the master plan; or
 - b. The proposed use and development:

. .

- 4 a) Will not involve ILighting for outdoor nighttime activities; and .
- 2 b) Will not involve tThe construction of any building of more than 4,000 square feet; and .
- 3 c) Will not involve tThe construction of more than 20 parking stalls; and .
- 4 <u>d</u>)Will not involve t<u>The development of any structured sports or activity areas, other</u> than minor recreational equipment including swingsets, climber toys, slides, single basketball hoops, and similar equipment.
- ² RSX, PO, WD II, FC I, FC II, BN, BCX, JBD-1, JBD-2, JBD-3, JBD-5, JBD-6, LIT, ILC, PLA 5A, PLA 5C, PLA 5D, PLA 5E, PLA 6A, PLA 6B, PLA 6C, PLA 6D, PLA 6E, PLA 6F, PLA 6G, PLA 6H, PLA 6I, PLA 6J, PLA 6K, PLA 7A, PLA 7B, PLA 7C, PLA 8, PLA 9, PLA 10A, PLA 10B, PLA 10C, PLA 11, PLA 12, PLA 13A, PLA 13B, PLA 16, PLA 17A, PLA 17B, and PLA 17C. KZC 17.10.090, 27.10.130, 30.25.050, 35.10.130, 35.20.170, 40.10.180, 47.10.190, 52.12.190, 52.17.180, 52.22.090, 52.32.150, 52.42.140, 55.15.210, 57.15.290, 60.32.100, 60.42.120, 60.47.100, 60.52.100, 60.57.100, 60.62.130, 60.67.080, 60.72.100, 60.77.070, 60.82.100, 60.87.160, 60.92.100, 60.102.100, 60.107.100, 60.112.100, 60.117.110, 60.122.100, 60.127.150, 60.132.130, 60.137.100, 60.142.080, 60.147.080, 60.152.160, 60.157.040, 60.162.170, 60.167.130, 60.182.090, 60.187.120, 60.192.100, and 60.197.100.

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Zone BN	

Section 40.10

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USE ZONE CHART

S: FIRST, read down to find useTHEN, across for REGULATIONS		Smecial Herrifations	(See	 A six-foot high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day care centers only. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines by five feet. An on-sile passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improve- ments. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. May include accessory living facitities for slaft persons. These uses are subject to the requirements established by the Depart- ment of Social and Health Services (WAC Title 38B). 	 A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses. For density purposes, two assisted living units ahal consiltute one dwelling units allowed on the subject property. Throught Process IB, Chapter ing units allowed on the subject property. Through Process IB, Chapter 152 K20, up to 1 1/2 times the number of shaded dwelling units allowed on the subject property. Through Process IB, Chapter 152 K20, up to 1 1/2 times the number of shaded dwelling units allowed on the subject property. Through Process IB, Chapter 152 K20, up to 1 1/2 times the number of shaded dwelling units allowed on the subject property. Through Process the construction of the property of a stacked dwelling units allowed on the subject property. Through the formulation of the number of shaded dwelling units allowed on the subject property. Through the formulation of the number of stacked dwelling units allowed on the subject multilannity development—to the property is of suppley to a permitted multilannity development—to this use may not be located on the ground thoor of a structure. This use may not be located on the ground thoor of a structure. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 			
ind useTHEN,		Required Parking Snaces	(Se	See KZC 105.25.	1.7 per indepen- dent unit. 1 per assisted living unit.			
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adidowi		ee Ch. 95) Sategory andscape	s) > 7	٩	See			
	MAXIMUMS	Height of	orructure	Il adjoining a low density zone other than RSX, fiten 25' above average build- ing elevation. Otherwise, 30' above average building eleva- tion.	Same as those regulations for the ground floor use. See Spec. Reg. A. 3			
DIRECTION	W	overage.	רסי כ	80%				
D ìF		REQUIRED YARDS (See Ch. 115)	Rear	è .	regulation			
,	SWC	QUIRED YAR (See Ch. 115)	Side	5, but 2 side 7 yards must equal at least 15,	esoti su eso			
	MINIMUMS	REQU (Se	Front	50, 50	Same as those Spec. Reg. A.3			
d ,		Lot Size	<u> </u>	eno None	enon None			
		Required Review Process		euo	e10			
5	5NOI		Û	130 Mini-school or mini-day-care (7- 12 attendees) or Day-care home (5 or less attendees) or less attendees)	. 140 Assisted Living Facility See Spac. Reg			
L	01.	04 noitos	s	1:30				

Kirkland Zoning Code 133

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Section 47.10

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Section 47.10	REGULATIONS	Required Review Process	Lot Size		IRED Y e Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
ŭ	〕□>			Front	Side	Rear	Lot	Sindetaie	ی د ت	Sig Sig	(See Ch. 105)	(See also General Regulations)
.150	Assisted Living Facility See Spec. Reg. <i>M</i> . 3 .	None	None	Same a Spec. F	is those leg. 4 . 3	regutatio	ons for t	he ground floor us	e. See		fiving unit.	 A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. If a nursing home use is combined with an assisted living facility. If a nursing home use is combined with an assisted living facility. If a nursing home use is combined with an assisted living facility. If a nursing home use is combined with an assisted living facility. If a nursing home use is combined with an assisted living facility. If a nursing home use is combined with an assisted living facility. If a nursing home use is combined with an assisted living facility. If a nursing home use is combined with an assisted living facility. If a nursing home use is combined with an assisted living facility. If a nursing home use is combined with an assisted living facility. If a nursing home use is combined with an assisted living facility. If a nursing home use is combined with an assisted living facility. If a nursing home use is combined with an assisted living units able on all one-shall consiliute one- dwelling units allowed on the property may be approved if the following mathematic and met: Project will not ereate impacts that are oubstantially different than would be created by a permitted multifamily development. This use may not be located on the ground floor of a structure. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
.160	Convalescent Center or Nursing Home		i	20'	0'	D'		If adjoining a low density zone other than RSX,	С	6	1 for each bed.	 If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.
	Public Utility Government Facility Community Facility			2 	•			then 25' above average building elevation. Otherwise, 30' above average building eleva- tion.	A See Spec. Reg. 1.		See KZC 105.25.	 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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Section 52.12



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5	SNO		MINIMUMS		MINIMUMS				MINIMUMS				MA	MAXIMUMS				
Section 52.12		Required Review Process	Lot Size	1	IRED Y e Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations						
יטי י			ļ	Front	Side	Rear	Lot (Structure	<u>ی</u> د ا	Sig Sig	(See Ch. 105)	(See also General Regulations)						
.160	Assisted Living Facility See Special Regulation 3.	D.R., Chapter 142 KZC.	None	Ū'	O'	0'		30' above average building elevation.	D	A	-	 A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses. 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. The development must be designed to limit potential impacts from sur- rounding commercial uses on residents of the subject property. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. For density purposes, two assisted living units chall concilitate one dwelling- units allowed on the subject property. Through Process IID, Chapter 152- tZC, up to 1 1/2 times the number of stacked dwelling- units allowed on the subject property. Through Process IID, Chapter 152- tZC, up to 1 1/2 times the number of stacked dwelling units allowed on tho subject property may be oppraved if the following oritoria are motion- a. Project to al outporter design; and. Project will not create impacts that are substantially different than would observed by o permitted multifamily development 						
1	Convalescent Center or Nursing Home									В	1 for each bed.	 If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses. 						
.180	Public Utility, Government Facility, and Community Facility	•							D See Spec.' Reg. 1.		See KZC 105.25.	 Landscape Category B or C may be required depending on the type of use on the subject property and the impacts associated with the use on nearby uses. 						



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Section 52.17

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1	52.17 ATIONS				MINIMUMS			MAXIMUMS					
Section 52		HEGULATIONS	Required Review Process	Lot Size		VIRED Se Ch.	YARDS 115)	Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	n Category e Ch. 100)	Required Parking Spaces	Special Regulations
		\$			Front	Side	Rear	Lo Lo	Structure	ω Γ.Γ.	Sign (See	(See Ch. 105)	
	0 Assisted Liv Facility See Spec. F 3.	Reg.	D.A., Chapter 142 KZC.	None	0'	Ŭ'	O'	80%	26' above average building elevation.	D	A	1.7 per inde- pendent unit. 1 per assisted living unit.	 A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review pro- cess shall be the least intensive process between the two uses. This use may be located on the street level floor of a building only if there is an intervening storefront or office between this use and the abutting right-of-way. The development must be designed to limit potential impacts from sur- rounding commercial uses on residents of the subject property. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. For density purposes, two assisted fiving units shall constitute one dwell- ing units allowed on the subject property. Through Proceed IIB, Chepter 452 KZG; up to 1 1/2 times the number of placked dwelling units allowed on the subject property may be approved If the following ariteria are metted on the subject property may be approved If the following ariteria are metted on the subject property may be approved If the following ariteria are metted on the subject property may be approved If the following ariteria are metted on the subject property may be approved If the following ariteria are metted on the subject property may be approved If the following ariteria are metted on the subject property may be approved If the following ariteria are metted on the subject property and be approved If the following ariteria are metted on the subject property may be approved If the following ariteria are metted on the subject property may be approved If the following ariteria are metted.
1.16	Convalescer Center or Nursing Hom										В	1 for each bed.	 If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review pro- cess shall be the least intensive process between the two uses.
	Public Utility, Government Facility, and Community Facility	i ł								D See Spec. Reg. 1.		See KZC 105.25.	 Landscape Category B or C 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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Kirkland Zoning Code 252

Section 15.10

Zone RS



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Section 15.1	REGULATIONS	Required Review Process	Lot Size		JIRED Y/ ee Ch. 11		overage	Height of Structure	Landscape Category See Ch. 95)	5 g	Required Parking	
่ท้	J			Front	Side	Rear	U 5		Sei Car		Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
1			-				L				(000 011 100)	
.02	2 Church	-	As estab- lished on the Zon- ing Map. See Spectal Regula- tion 1.	20	20' on each side	20'		25' above average bullding elevation.	С			 Minimum lot size per dwelling unit is as follows: a. In RS 35 zones, the minimum lot size is 35,000 square feet. b. In RS 12.5 zones, the minimum lot size is 12,500 square feet. c. In RS 8.5 zones, the minimum lot size is 7,200 square feet. d. In RS 7.2 zones, the minimum lot size is 7,200 square feet. e. In RS 5.0 zones, the minimum lot size is 7,200 square feet. e. In RS 5.0 zones, the minimum lot size is 5,000 square feet. The property must be served by a collector or arterial street. The required review process is as follows: a. 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 acces, the required review process is Process IIA, Chapter 150 KZC; provided, however, that within the jurisdiction of the Houghton Municipal Corporation, the required review process is Process IIB, Chapter 152 KZC. 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 acces, a Master Plan, approved through Process II; Ohapter 153 KZC, Is required: The Master Plan must show building flacement, building dimensions, roadways, utility loca tions, land uses within the Master Plan area, parking location, builtering, and land scaping. No parking is required for day-care or school ancillary to the use.

Process II B, Chapter 152

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	RST, read down to find useTHEN, across for REGULATIONS		Required Parking	(2	 See KZC Minimum lot siz b. In RS 35 zor b. In RS 72 zor d. In RS 72 zor hoods. Aay locate on ta hoods. A stx-toorthigh ti property lines a difference impart d. In the subject and held by review proce 	
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A R	RST, re		ndscape	6.j		_
СН		MAXIMUMS	Height of Structure		25' above buliding elevation.	
ы И	IRECT		REQUIRED YARDS (See Ch. 115) (See Ch. 115) (Coverage front Side Rear		2 %02	
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ы S		SWN		Side	If this use can accommo- date 50 or more students or children, them: sido If this use can accommo- date 13 to 49 students or children, then: 20' 20' on 20' each side Otherwise: 20' 5' but 2 10' side Otherwise: 20' 5' but 2 10' side teet. feet.	
			REQL (Se	Front	If this use can date 50 or mor or chlidren, the sor 50° or each date 13 to 49 s chtildren, then: 20° 20° on 20° but 20° 5° but 20° 5° but 20° 5° but 20° 5° but 20° 5° but equal least teet.	
	in an		Lot Size		As estab- Ing Map. Special Regula- Iton 1.	
C TS D D	Required Review Process				Spectal Reguta- tion 10.	
Section 1.	St	чоц.	REGULA R		School or Center Center	
Sec		٥٢.	et noite	eS		

Kirkland Zoning Code 32

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(Revised 5/00)

Section 15.10

Zone RS

USE ZONE CHART

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section 15.10	AC AC REGULATIONS	Required Review Process	1.01		UIRED YA		Coverage	Height of Structure	ndscape ategory	Sign Category (See Ch. 100)	Required Parking	
',Ÿ	$\uparrow \Box$			Front	Side	Rear	Let C	Onderare	ရီဂန္တိ	Sigr (Se	Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.030	School or Day-Care											REGULATIONS CONTINUED FROM PREVIOUS PAGE
	Center (continued)			1	,			152			hapter -	 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 Placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buttering, and tandscaping. 11. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
	Mini-School or Mini-Day-Care Center	Chapter 145 KZC.	As estab- lished on the Zon- ing Map. See Special Regula- tion 1.		5' but 2 side yards must equal at least 15'.	10"	1	25' above average building elevation.	E	B See Spec. Reg. 8.		 Minimum lot size is as follows: a. In RS 35 zones, the minimum lot size is 35,000 square feet. b. In RS 12.5 zones, the minimum lot size is 12,500 square feet. c. In RS 8.5 zones, the minimum lot size is 8,500 square feet. d. In RS 7.2 zones, the minimum lot size is 8,500 square feet. e. In RS 5.0 zones, the minimum lot size is 5,000 square feet. e. In RS 5.0 zones, the minimum lot size is 5,000 square feet. e. In RS 5.0 zones, the minimum lot size is 5,000 square feet. e. In RS 5.0 zones, the minimum lot size is 5,000 square feet. May locate on the subject property if: a. It will not be materially detrimental to the character of the neighborhood in which it is located. b. Site design must minimize adverse impacts on surrounding residential neighborhoods. A six-foot high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only. Hours of operation and maximum number of attendees may be limited by the City to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines by five feet. An on-site passenger loading area may be required depending on the number of attendees and the extent of the ebutting right-of-way improvements. The location of parking and passenger loading areas shall be designated to reduce impacts on nearby residential uses. Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses.
	•••											May include accessory living facilities for staff persons. How the set of the requirements established by the Department of Social and Health Services (WAC Title 388).

Required Review Required Front Required (See Ch. 115) Required (See Ch. 115) Process Size Lot (See Ch. 115) Required (See Ch. 115) Required (See Ch. 115) Nome As estab- ing Azors State State State (See Ch. 115) Nome As estab- ing Azors State State Process (See Ch. 115) Nome As estab- ing Azors State State Process (See Ch. 105) State Special State State (Non 1. State (See Ch. 105) State (See Ch. 105) Nome State (See Ch. 105) State (See Ch. 105) A state (See Ch. 105) State (Non 1. State (See Ch. 105) State (See Ch. 105) State (See Ch. 105) State (See Ch. 105) State (See Ch. 105) State (See Ch. 105) State (See Ch. 105) State (See Ch. 105) State (See Ch. 105) State (See Ch. 105) State (See Ch. 105)	0	SNO			SMUMINIM	SMU	5	MAXI	DIRECTIONS: FIRS	ST, read	down	n to find use1	ST, read down to find useTHEN, across for REGULATIONS
Outclure Image: State in the image in th	r.er noite	UTAJUDEF	Required Review Process	Lot	REQU (Se	IRED YA se Ch. 11.	RDS 5)	verage	leight of	s CP: 62) liedoly idscape	Category Ch. 100)	Required Parking	
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See None 20' 20' on 20' 70% A R 1. Sit Special Hegula- Hegula- tion 2. Th Hegula $\frac{100}{20}$ on 10' $\frac{100}{20}$ $\frac{100}$	190 .	Golf Course	Process IIA, Chap- tier 150 KZC.	acte	1	50' on each side	20.	<u> </u>		<u> </u>			
lion 2. Itor a. side side Process II B, Chapter 153 3. La sud sud 3. La 3. La 3. La 3. La 3. La 3. La 3. La 3. La	0/0			enoN	1	20' an each sida		%0/		×			
hupter 152 3. La	080				· · · · · · · · · · · · · · · · · · ·	10' on each side	2	·······		See C Spec. Heg. 3.			
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Kirkland Zoning Code 34

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Section 17.10

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Zone RSX



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9		ATIONS			MINIM	UMS		MA	KIMUMS				
Section 17.			Required Review Process	Lot Size	(Se	JIRED Y ee Ch. 1		Coverage	Height of Structure	andscape Category ee Ch. 95)	in Category se Ch. 100)	Required Parking Spaces	Special Regulations
ימי					Front	Side	Rear	Lot	Silbçidie	ц, õ	Sign (See	(See Ch. 105)	· · ·
.020	Church		See Special Regulation 1.	As estab- lished on the Zon- ing Map. See Special Regula- tion 2.	20'	20' on each side	20'		30' above average building elevation.	c oce Ch		1 for every 4 people based on maximum occu- pancy load of worship. See Special Reg. 4. TIB, — er 152	 The required review process is as follows: a. 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 KZC. b. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is live or more acres, a Master Plan, approved through Process III, Chapter 156 KZC, is required. The Master Plan must show building placement, building dimensions, roadways, utility location, land uses within the Master Plan area, parking location, buttering, and tandscaping. Minimum lot size per dwelling unit is as follows: a. In RSX 35 zones, the minimum lot size is 8,500 square feet. b. In RSX 7.2 zones, the minimum lot size is 7,200 square feet. c. In RSX 7.2 zones, the minimum lot size is 7,200 square feet. The property must be served by a collector or arterial street. No parking is required for day-care or schoot ancillary to the use.

Section 17.10

Zone RSX



	1						DIRE	CTION	S: FIRST, r	ead dov	vn to fi	nd useTHEN,	across for REGULATIONS
2		SNOL			MINIM	UMS		MA	XIMUMS				
Section 17.10		REGULATIONS	Required Review Process	Lot Size	1 /50	RED Yee Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
0					Front	Side	Rear	Lot (<u>()</u> -[]	ĴS Ĵ	(See Ch. 105)	(See also General Regulations)
.030	School or Center		Regulation 1.	As estab- lished on the Zon- ing Map. See Special Regula- Ilon 2.	modate dents or 50' If this us modate dents or 20' Otherwi 20'	50 or m r childrei 50' on each side se can a 13 to 49 r childrei 20' on each side se:	ore stu- a, then: 50' ccom- stu- a, then:	70%	30' above average building elevation.	Pr	See Spec. Reg. 9.		 The required review process is as follows: 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 KZC. 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 IIA, Chapter

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USE ZONE CHART

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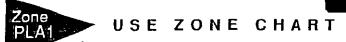
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.Vt noitce		Required Review Process	Lot Size	REQU (Sei	REQUIRED YARDS (See Ch. 115)	ARDS 15)	overage	Height of	ee Ch. 95) Sategory Sndscape	п Саtедогу е Сћ. 100)	Required Parking Snares	Snerlal Regulations
S	Ŷ		I <u></u>	Front	Side	Rear			 (S)		See Ch. 105)	(See also General Regulations)
020	Farmity Day-Care Home	anon	As estab- lished on the Zon- try Map. See Regula- Hion 1.	50	5' each side See Spec. Reg. 2	0	មិក ឆ ថ្ម រះប	30' above average building elevation.	ш -	A	unit. unit.	 Minimum fot size per dwelling until is as follows: In RSX 35 zones, the minimum lot size is 35,000 square feet. In RSX 7.2 zones, the minimum lot size is 8,500 square feet. In RSX 7.2 zones, the minimum lot size is 8,500 square feet. In RSX 7.2 zones, the minimum lot size is 7,200 square feet. 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 shall meet the 20-foot requirement. Family day-care provider must be licensed by the state to operate a family day-care home. A safe passenger loading area as certified by the state office of child care policy licensor shall be provided. These uses are subject to the requirements established by the Department of Social and Heatlih Services (WAC Tille 389).
090	Golf Course	Process IIA, Chapter 150 KZC.	1 асте	20	50' on each side	20,			<u>I</u>	صــــــــــــــــــــــــــــــــــــ	See K2C 105.25.	 Site design must minimize adverse impacts on surrounding residential neighborhoods. May not include miniature golf. The following accessory uses are specifically permitted as part of this use. Equipment storage facilities. Retail sales and rental of golf equipment and accessories.
070.	Public Utility	See Spectal Reg- ulation 2.	None	50.	20' on each side	50.	70% 70%	25' above average building	×	<u> </u>		 Site design must minimize adverse impacts on surrounding residential neighborhoods. The required review process is as follows:
080.	Government Facility Community Facility	······································		L <u>`</u>	each side	á T	Ð			st to	ШВ, - 157 -	 a. If the subject property, including all configuous 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 is Process in Chapter 150 KZC. b. If the subject property, including all configuous property owned by the applicant, is five or applicant and held by others for future use by the applicant, is five or more acres, a Masiler Plan, approved through Process 14. Chepter, 155 KZC, 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. Landscape Calegory A or B may be required depending on the type of the use on the subject property and the impacts associated with the use on the nearby uses.

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Kirkland Zoning Code 42 Section 60.12



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12	SNO			MINIM	IUMS	<u> </u>	M	AXIMUMS				· · · · · · · · · · · · · · · · · · ·
Section 60.12		Required Review Process	Lot Size	(Se	e Ch.		t Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Front	Side	Rear	Lo Lo			<i>w</i> ~	(Jee on. 105)	(See also General negulations)
.010	-	Il develop- ment is con- sistent with the master plan adopted in R-4203, then none. Otherwise, must amend the master plan using Process-III; Ohapter 155- KZC.				·		wed in Special Ri	egulations			 The master plan, approved by Resolution 4203, includes a site plan, which is on file with the City. That site plan is, by reference, incorporated as a part of this Code as it pertains to the location, configuration and nature of improvements in the PLA-1 zone. In addition to the site plan referenced above, the adopted master plan includes the following special regulations: Future development permits shall be reviewed by the Planning Director to ensure consistency with the master plan. The applicant shall indicate all site improvements and landscaping for the areas to be affected by construction which are proposed to accompany the construction of each facility. The Planning Director shall have the authority to require implementation of these related elements of the master plan at such time new facilities, structures or additions are being constructed. At the time of application for development of the married student housing information relating to the degree of cutting and filling necessitated shall be provided. Plans for stabilization of nearby slopes shall be included in this informations on the eastern portion of the campus will be disturbed, and what measures will be taken to insure that surrounding properties will not be adversely affected by alternate drainage palterns. A 30-foot-wide landscape buffer planted pursuant to the requirements of KZC 95.25(2) shall be provided around the campus perimeter, except along 108th Ave. NE, 114th Ave. NE, 1405, and between on-campus duplex housing and adjacent single-family sites or 1405. The buffer shall incorporate all existing significant trees and vegetation. Where fencing is proposed, it shall be wood, unless alternative fencing is nequested in writing by the adjacent neighbor and agreed to by the applicant. A 15-foot-wide landscape buffer planted pursuant to the requirements of KZC 95.25(2) shall be provided bet
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Kirkland Zoning Code 330

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USE ZONE CHART

· · · · · · · · · · · · · · · · · · ·	 Not more than one dwelling unit may be on each lot regardless of lot size. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
useTHEN, a Parking Spaces (See Ch. 105) See KZC 105.25. 7.	2.0 per unit.
ວັງດີດີດີດີດີດີດີດີດີດີດີດີດີດີດີດີດີດີດີ	۲
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NS: FIRS I, rrea AXIMUMS Height of Structure 30' above average building elevation. See Special Hegutations 2 and 3.	25' above aver- age building ele- vallon.
	50%
MUMS: NURED YAR See Ch. 115 See Ch. 115 See Ch. 115 See Ch. 115 Idation 1, Idation 1, Idation 1,	20' 5', but 10' 2 side yards must equal at least 15'.
Lot Size	8,500 sq. ft.
	None
USE Day Fadily Protessional Foot- Play Fadily Protes IIB Chapter 153	Detached Dwelling Unit
Section 60.12	

Kirkland Zoning Code 334

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Section 60.17

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Zone PLA2

USE ZONE CHART

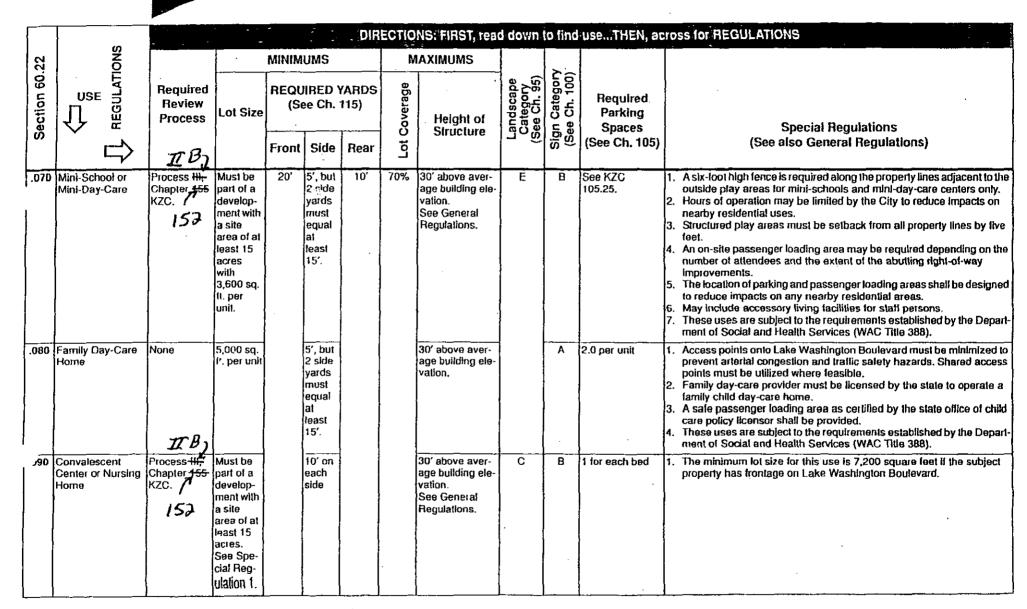
[i e e			•	DIF	ECTIO	NS: FIRST, real	down	lo find	useTHEN, ac	
17	SNO			MINIM	UMS		N	AXINUMS				
Section 60.17		Required Review Process	Lot Size	150	NRED Y ee Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
		ШB		Front	Side	Rear	Lot		<u>9-0</u>	ร) เร	(See Ch. 105)	
.020	Mini-School or Mini-Day-Care (7- 12 attendees) or Day-Care Home (6 or less attendees)	Process III, Chapter 155 KZC. 152 None		}	5', but 2 side yards must equal at least 15'. ecial Re	10' gula-	60%	25' above aver- age building ele- vallon. See Special Regulation 4.	D	В	See KZC 105.25.	 No structure may be waterward of the high waterline. No structure may be within 50 feet of the high waterline of the canal. No structure may be within 100 feet of the high waterline of the remain- der of Lake Washington. If the development includes portions of Planned Area 3, the applicant may propose and the City may require that part or all of the density allowed in Planned Area 2 be developed in Planned Area 3. The height of a structure may be increased as long as neither of the following maximums is exceeded: The structure may not exceed 60 feet above average building ele- vation. The structure may not exceed a plane that starts 3.5 feet above the outside westbound fane of SR 520 and ends at the high waterline of Lake Washington in the zone, excluding the canal. May locate on the subject property if: If will serve the immediate neighborhood in which it is located; or It will not be detrimental to the character of the neighborhood in which it is located. A six-foot high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only. Hours of operation may be limited by the City to reduce impacts on nearby residential areas. Structured play areas must be setback from all property lines by five feet. An on-site passenger loading area may be required depending on the number of attendees and the extent of the ebutting right-of-way improvements. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential areas. May include accessory living facilities for stalf persons. These uses are subject to the requirements established by the Department of Social and Health Services (W

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Section 60.22







60.64 User Guide. The charts in KZC 60.67 contain the basic zoning regulations that apply in Planned Area 6C, including sub-zones. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 60.65



Section 60.65 - GENERAL REGULATIONS

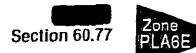
The following regulations apply to all uses in this zone unless otherwise noted:

- 1. Refer to Chapter 1 KZC to determine what other provision of this Code may apply to the subject property.
- 2. If any portion of a structure is adjoining a low density zone, then either:
 - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - b. 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.

See KZC 115.30, Distance Between Structures Regarding Maximum Horizontal Facade Regulation, for further details. (Does not apply to Detached Dwelling Unit, Mini-School or Mini-Day-Care and Family Day-Care Home uses).

- 3. The required review process is as follows:
 - a. 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 KZC.
 - 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 Progress III, Ghapter 155-KZC, 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. (Does not apply to Detached Dwelling Unit, Mini-School or Mini-Day-Care, Family Day-Care Home and Public Park uses).

Process IIB, Chapter 152



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						DIREC	TION	SÖFIRST, re	ead dov	n to f	ind useTHEN,	across for REGULATIONS
11	NO			MI	NIMUMS		MA	XIMUMS				
Section 60.77	REGULATIONS	Required Review Process	Lot Size	1	QUIRED Y/ (See Ch. 1	····= -	Coverage	Height of Structure	andscape Category ee Ch. 95)	n Category e Ch. 100)	Required Parking Spaces	Special Regulations
Ō				Front	Side	Rear	Let O		Can Can See	οίς S	(See Ch. 105)	(See also General Regulations)
.010	Delached Dwelling Unit	None	per unit	See	5', but 2 side yards must equal at least 15'.	10'	50%	25' above average building elevation.	E	A	2.0 per unit.	 For this use, only one dwelling unit may be on each lot regardless of lot size. Floor Area Ratio (F.A.R.) allowed for the subject property is 60 percent of lot size. See KZC 115.42, Floor Area Ratio (F.A.R.) Calculation for Detached Dwelling Units in Low Density Residential Zones, for additional information. On corner lots with two required front yards, one may be reduced to the average of the front yards for the two adjoining properties fronting the same street as the front yard to be reduced. The applicant may select which front yard will be reduced (see Plate 24). Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020			7,200 .sq ti.	20'	20' on each side	20'	70%		C	В	t for every 4 peo- ple based on max- imum occupancy load of any area of worship. See Spec. Reg. 3.	 The property must be served by a collector or arterial street. The required review process is as follows: a. 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 KZC. 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, hender 165 KZC, is required. The Master Plan must show building placement, fully locations, land uses within the Master Plan area, parking location, buffering and landscaping. No parking is required for day-care or school ancillary to this use.

Process IIB, / Chapter 152

0-3852

Kirkland Zoning Code 420

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Zone PLA6E
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Section 60.77

CHART ZONE S Б

					It is located; ghborhood in which	reet. rtv lines adjacent to	tes at one time may ses	erty lines as tollows: tudents or children.	dents or children.	The City shall deter- by-case basis, int of the abuilting	oading/untoading y be required to	S. DS.	shall be designed to	hed by the Depart-		perty owned by the policari. Is less than	s IIA, Chapter 150	perty owned by the	idino planement.	and uses within the landscaping.
FIRST, read down to find usetHEN, across for REGULATIONS	DSS for REGULATIONS		Special Regulations	(See also General Regulations)	May locate on the subject property only it: a. It will serve the immediate neighborhood in which it is located; b. It will not be detrimental to the character of the neighborhood in which	It is located; or c. The property is served by a collector or arterial street. A six-foot high lenge is required only atom the property lines adjacent to	the outside play areas. Hours of operation and maximum number of attendees at one time may be limited to reduce impacts on nearby residential uses.	Structured play areas must be setback from all property lines as follows: a. 20 feet if this use can accommodate 50 or more students or children.	 D. To teel it this use can accommodate 13 to 49 students or children. C. Otherwise, five feet. 	An on-site passenger loading area must be provided. The City shall deter- mine 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/tunloading time, right-of-way improvements or other means may be required to	reduce traffic impacts on any nearby residential uses. May include accessory living facilities for staff persons.	The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.	These uses are subject to the requirements established by the Depart-	Their of occar and means on week whee the soor	 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 	live acres, the required review process is Process IIA. Chapter 150 K2C.	b. It the subject property, including all contiguous property owned by the enclosed and held by others for turing use by the amplicant is five or	appression and report of plan, appression of the second planet for the more acres, a Master Plan, appression for the more acres, a Master Plan, appression for the more acres, a Master Plan, appression for the more acres, and the more acres, and the more acres, a more acres, and the mor	building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering and landscaping. 10. Electrical signs shall not be permitted.
	nd use'THEN, acr		Required Parking Snaces	(See Ch. 105)	See KZC 105.25. 1.	~~~~	<u>.</u>	4		<u>ທ</u>		9	7.	8	5					10
	n to fi	/	n Category (001 .10)	∍S) DIS	See Spec.	Reg.														
	ad dow		ee Ch. 95) Sategory andscape	S)) 7	٥	·	-	•												
		XIMUMS	Height of	25' above average building	elevation.															
		MAXI	overage	Lot C	%02						· _ ·									
	DIRECTIONS		ARDS 15)	Rear	mmodate s or chil-	50'	mmodate children,	20'		10′										
		MINIMUMS REQUIRED YARDS (See Ch. 115) int Side Rea		Il this use can accommodate 50 or more students or chil- dien, then:	50' on each side	If this use can accommodate 13 to 49 students or children, hen	20' on earh skla	se,	5', but 2 side yards	5', but 2 side yards must equal at least 15'.										
	E	¥	RE	Front	ll this use (50 or more dren, then:	50'	II this u 13 to 45 then	20,	Otherwise,	20,										
			Lot Size		7,200 sq. fl.															
	, 1f	Required Review Process			See Spec. Reg. 9.															
	акопталирэя Џ С			School or Day- Care Center																
l					030															

Process IP, Chapter 15-Kirkland Zoning Code

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USE ZONE CHART

b. If the subject property, including all contiguous property owned by the applicant and held by others for tuture use by the applicant, is five or more acres, a Master Plan, approved through Process III. Charter 155 KZC, is required. The Master Plan must show building placement, Nacle and the number shows, roadways, utility locations, land uses within the Master Plan area, parking location, butfering and landscapting. 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 use on the subject property and the impacts. b. It will not be detrimental to the character of the neighborhood in which A six-loot high tence is required only along the property lines adjacent to An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improve-Electrical signs shall not be permitted. Size of signs may be limited to be Hours of operation may be limited by the City to reduce impacts on nearby The location of parking and passenger loading areas shall be designed to a. 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 Structured play areas must be setback from all property lines by 5 feet. These uses are subject to the requirements established by the Departlive acres, the required review process is Process IIA, Chapter 150 the outside play area for mini-schools and mini-day-care centers only. It will serve the Immediate neighborhood in which it is located; or May include accessory fiving facilities for staff persons. See also General Regulations) ment of Social and Health Services (WAC Title 388) reduce impacts on any nearby residential uses. Special Regulations The required review process is as follows: May locate on the subject property only it: compatible with nearby residential uses. DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS the nearby uses. residential uses. it is located. K7C ments. പ് e ശ് <u>к</u>. в ಳ ಬ сi ni See KZC 105.25. See Ch. 105 Required Parking Spaces (DO1 .40 992) See Spec. Reg. œ æ Sign Category с; (Se Ch. 95) Category Landscape Heg. 2. Spec. ш < ω See Height of Structure MAXIMUMS 25' above building elevation. average Lot Coverage 60% %02 Rear ě REQUIRED YARDS 2ġ j, (See Ch. 115) must equal at least 15' 5', but 2 side yards each side Side each side MINIMUMS 10' on 20' on Front ີສ Lot Size 3,600 sq. II. None Required Process Review See Spe-cial Reguation 1. None (7-12 attendees) Home (6 or less Mini-school or minl-day-care \widehat{U} or Day-Care REGULATIONS Facility or Community Facility Public Utility Government altendees) USE 1050 090 .040 77.08 noitce2

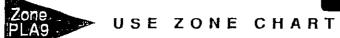
Kirkland Zoning Code 422

Process IB, Chapter 152

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Section 60.132

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	(0)			DIRECTIONS: FIRST, read down to find use THEN								rossifor REGULATIONS
132	NO			MIN	IMUMS		MA	XIMUMS				
Section 60.132	REGULATIONS	Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
ő		1		Front	Side	Rear	Lot	Silbeithe	പ്രത്	ទីទ្រី ទ័	(See Ch. 105)	(See also General Regulations)
.010	Detached Dwelling Unit	None TFB	8,500 sq. 11. 0	20′	5', but 2 side yards must equal al least 15'.	10′	50%	25' above average building elevation.	E	A	2.0 per unit.	 For this use, only one dwelling unit may be on each lot regardless of lot size, Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
L	Detached Dwelling Units Atlached Dwelling Units	Process III, Chapler					i				1.7 per unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
	See Special Regu-	IIB, Chapter 152 KZC.	Must be part of a develop- ment that encom- passes the entire zone. See Special Regula- tion 1 for the maxi- mum amount of office space allowed.				60%		C			 This use must be part of a primarity residential development that encompasses the entire zone. The maximum amount of allowable floor area for office use is computed using the following formula: (The maximum number of dwelling units allowed on the subject prop- erty minus the number of dwelling units proposed) x (the average square footage of the dwelling units proposed equals the amount of square footage available for office use). In addition, the gross floor area of office use may not exceed 25 percent of the gross floor area of res- idential use. May not include offices providing veterinary, medical, dental, or other health-related services. Hours of operation may be limited to reduce impact on residential areas. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: 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.

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Kirkland Zoning Code 492

Section 60.142

Zone - USE ZONE CHART

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DIRECTIONS: FIRST; read down to find use THEN, across for REGULATIONS		Snorial Ramitations	(See also General Regulations)	 The following business park uses are permitted: Office, wholesale trade, wholesale printing or publishing, manufacturing of electrical equipment, manufacturing of scientific or photographic equipment, packaging of pre- pared material, manufacturing of tapate products from pre-prepared material, manufacturing of particip br/>modiary warehouse and other compatible uses if approved within the Master Plan are permitted. This use requires an approved Master Plan. Approval of the Master Plan Master Plan are permitted. This use requires an approved Master Plan. Approval of the Master Plan scianting placement, building dimensions, noadways, utility hos- tions, land uses within the Master Plan. Approval of the Master Plan scianting and access to any of the parcels within the planned area which are not within the Master Plan, parking location, buffering, land scaping and access to any of the parcels within the planned area which are not within the Master Plan, approval, a deviation, as delermined by the Planning Official, must be approved through Process I, Chapter 145 KZC except devisitons for increased height or gross floor area which must be approved through Process III, Ohngter 155 KZC except devisitons for increased height or gross floor area which must be designed to minimize view obstruction to gross show your access to the access to 120th Avenue NE should the utiling design, site plan or landscap in ghan in order to minimize noise and enhance the visual character of the area. Primary access to 120th Avenue NE is not avaitable in the case tha secondary access to 120th Avenue NE is not avaitable in the case tha secondary access to 120th Avenue NE is not avaitable in the case tha secondary access to 120th Avenue NE is nof	
Ind useTHEN, a		Required Parking	(S	Recess II Boulation 2. Rocess IIB, Chupter 153- Process IIB, - Chapter 153.	
d down to		andscape Dategory n Category 26 Ch. 95) 100)	5) 6 S S))	Recess II requiation 2 Process II Process II Chapter 1 Chapter 1	
FIRST, rea	MAXIMUMS			If adjoining A If adjoining A If adjoining A Supe. Reg. Spec. Reg. Spec. Reg. 12. 12. Otherwise, the lower of the lower of 60 II. See. 5. Bec. Reg.	
rions:	MAX	overage		8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	
DIREC		ARDS 15)	Rear	20	
	SMUMINIMS	REQUIRED YARDS (See Ch. 115)	Side	Z0' Reg. 4.	
· · ·	MI	Ē.	Front	loc E	
		Lot Size		25 actes	
		Required Review Process	· · · · ·	Must be an approved Master Plan. See Spe- cial Regula- tion 2. Lion 2.	
4	SNO		仓	Business Park See Special Regutation 1.	
	241	.09 noito	PS	0	

Kirkland Zoning Code 504

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60.154 User Guide. The charts in KZC 60.157 contain the basic zoning regulations that apply in Planned Area 12, including sub-zones. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Sec	ction 60.155	Section 60	.155 –	GENE	ERALI	REGUI	LATIC	DNS				
	one PLA12	1. Refer t	o Cha	pter 1	KZC to							o the subject property.
Section 60.157		Required Review Process	Lot Size	REQI (Se	MUMS UIRED ee Ch. Side	YARD 115)	Lot Coverage	MAXIMUMS	Landscape Category (See Ch. 95)	Category Ch. 100)		cross for REGULATIONS Special Regulations (See also General Regulations)
.010	Hospital Facility	If develop- ment is con- sistent with a Master Plan	None	20'	20' on each side	20'	70%	The existing structure, including addition, may not exceed 75'	B	E See Spec.	1 per each 1,000 sq. ft. of gross floor	 Traffic flow must be designed to minimize impacts on the areas to the north and south of the hospital. Access on 120th Avenue N.E. must be designed to insure safety and to prevent attrial concession.

.010	Hospital Facility	II develop- ment is con- sistent with a Master Plan adopted using Pro- cess III; <		20'	20' on each side	20'	The existing structure, Including addition, may not exceed 75' above average build- ing elevation and may not exceed 6 stories.			1 per each 1,000 sq. ft. of gross floor area.	 Traffic flow must be designed to minimize impacts on the areas to the north and south of the hospital. Access on 120th Avenue N.E. must be designed to insure safety and to prevent arterial congestion. May include the following accessory components as part of this use: Temporary living facilities for staff persons. A helipad, if noise from this facility is minimized using the best avail-
		Chapter 155 KZC, then none. Otherwise, Process III Chapter 155 KZC.	TTE	B			New structures may not exceed 30' above average building ele- vation unless other- wise specified in the Master Plan.				able technology. 4. Regardless of the linear frontage of the subject property, the maximum slgn area for this use is 450 square feet. All other provisions of Chap- ter 100 KZC apply to signs for this use.
<u> </u>	Public Utility Government Facility or Community Facility	Process IIA, Chapter 150 KZC.	,		10' on each side	10'	30' above average building elevation.	A C See Spec. Reg. 2.	В	See KZC 105.25.	 Refer to Chapter 1 KZC to determine what other provisions of this Code may apply to the subject property. 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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USE ZONE CHART

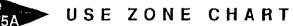
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CELENT, read down to find useTHEN, across for REGULATIONS			Cracial Devidations	(See also General Regulations)	 No structures, other than moorage structures or public access piers, may be walerward of the high waterline. For regulations regarding moorages, see the moorage listings in this zone. And the waterline yard. Access to the waterform of the subject property within the high waterline yard. Access to the waterform of the subject property can be along the entite waterform of the subject property ran be reached from adjoining property. In addition, the City may require that partic access along the waterform of the subject property can be reached from adjoining property. In addition, the City may require that partor all of the high waterfine yard. Access to the waterform of the subject property can be along the with tequire signs designating the public pedestrian access and public use areas. The required 20-foot front yard may be reduced one foot for each obe tool of this yard that is developed as a public use area it: Wilhin 30 feet of that is developed as a public use area it:
	THEN, acros			Spaces (See Ch. 105)	See KZC 105.25.
	l use.	K	порете Оог. 40 е		α.
	i to find		se Ch. 95) Stegory Indscape	95) C ∎1	υ
	, read down	MAXIMUMS Height of Structure			30' above average building elevation. See Spe- cial Regu- tation 4.
ŀ	FIRST	ž	OVEL9G6	с 101	808
	DIRECTIONS		0	High Water Line	The greater of: a. 15% of the aver- age par- cel depth, any yard, eet.
	DIRE	NS	REQUIRED YARD (See Ch. 115)	South Property Line	10. sted, is 5 1
,	, , ,	SMUMINIM	REQUI (See	North Property Line	20' The 10' The See greater of: greater Spec. a. 15' or Beg. b. 15% of b. 15% of the ave age par- age par-age par-age par-age part, cel deptl. The minimum dimension of any yard, other than those listed, is 5 feet.
	:			Front	Zor Spec. Spec. Jhe m other ti
	•		Lot Size		3 acres See Spe- claf Reg- Ulation 6.
			Required Review Process		II, or tister II, or tister Prac- Coccess III, Prac- bupter 150
	SN	1017	REGULA	① \$	Professional Baseball, or Soccer Prac- Facility Proce
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Kirkland Zoning Code 548

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Section 60.172 Zone



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12	0 E			MINIMU	IMS		MA	XIMUMS				
Jection 60.172		Required Review Process	Lot Size	(See	IRED YARI Ch. 115)	D	Coverage	Height of Structure	indscape tategory se Ch. 95)	n Category e Ch. 100)	Required Parking	Special Regulations
'ey 	♥₽			Front Property Line	South Property Line	High Water Line	L of C	Structure	La S, C ^{la}	Sigı (Se	Spaces (See Ch. 105)	(See also General Regulations)
.070	ment con-	See Spe- cial Regula- tion 2.	5 acres with no less than 3,100 sq. II. per dwelling unit. See also Spe- cial Reg- ulations 3 and 14.	See Special Reg	ulation 7.		.	P		Spec. Reg. 8.	See KZC 105.25. ДГВ, 152-	 The following uses and components are also allowed: Retail establishment. Office use. Hotel. Boat and motor repair and service II: This activity is conducted on dry land and either totally within a building or totally sight screened from adjoining property and the right-of-way; and

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USE

CHART ZONE

			<u> </u>		<u> </u>
FIRST, read down to find useTHEN, across for REGULATIONS			special regulations (See also General Regulations)		 Waterfront areas developed and open for public use; Improvements to and adjacent to Lake Washington Boulevard which are open for public use; and Corridors which aflow unobstructed vlews of Lake Washington from Lake Washington Boulevard. In addition, obstruction of views from existing development lying east of Lake Washington Boulevard must be minimized. REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE
THEN, across		Required Parking	Spaces (See Ch. 105)	(2) (2) (2) (2)	
use		e Ch. 100) e Ch. 100)	Sign Sign	chapter Chupter	
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wn to					<u> </u>
read do	MAXIMUMS	Height of	Structure		
IRST,	MA	overage	רסו כ		
DIRECTIONS: P			High Water Line		
DIREC	MS	REQUIRED YARD (See Ch. 115)	South Property Line		
	MINIMUMS	REQUII (See	North Property Line	·	
			Front		
	a 	Lot Size	<u> </u>		······
in the second		Required Review Process		· · · · · · · · · · · · · · · · · · ·	
SN	1011	REGULAT REGULAT	 \$	Develop- ment con- tatining: Stacked Dwelling Units; and Restaurant or Taverr; and General Moorage Facility (Continued)	I
<u> </u>	271	r.08 noito —	əS		

Kirkland Zoning Code 550 ٦



USE ZONE CHART

FIRST, read down to find use THEN, across for REGULATIONS		Snecial Renulations	(See also General Regulations)	 Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 	 Must be developed in conjunction with property in Planned Area 15A. Development must be consistent with an approved Master Plan. The Master Plan must address all properties within PLA-15A and PLA-15B, which are owned by the applicant. The Master Plan wild are owned by the applicant. The Master Plan wild has approved in two stages: a. The first stage will result in approval of a Preliminary Master Plan using Heacee III, chapter 165 VZC. The Preliminary Master Plan wor stages:
id useTHEN, a		Required Parking Spaces	(Se	2.0 per dwelling unit.	ess ITB, ess ITB, upter 152
nto fir		n Category (001.100)	es) Dis	۲	upter 1
ad down	1 1	andscape Category 66 Ch. 95) 66	ร)) เา	ш	a free and
FIRST, re	MAXIMUMS	Height of Structure		25' above average building elevation.	See Spe- cial Regu- lation 8.
TIONS	MA)overage	ריי כ	50%	50%
DIRECTIONS		(ARDS 115)	Rear	10,	ltion 8.
	SMUMINIM	REQUIRED YARDS (See Ch. 115)	Side	5', but 2 side yards must equal at least 15'	See Spectal Regulation 8
an An An An	W	BE	Front	20'	Sea Spe
	Lot Size			12,500 sq. ft. per dwell- ing unit	5 acres, with no fess 6,200 6,200 6,200 6,200 8 ard ft. Fegula- tions 3 and 9.
		Required Review Process		None	2. See Special regulation 2.
, 	SNO	щ Весогаті Весогаті	Û	Detached Dwelling Unit	Attached or Stacked Dwelfing Units
	221	.08 noite	PS	.010	.020

Kirkland Zoning Code 560 \mathcal{I}

	.020	<u>ا</u> د	ection 60.	177	Sec
	Atlached or Stacked Dweiling Units (Continued)	Û	주고 등 REGULAT	IONS	Section 60.177
			Required Review Process		Zone PLA15B
			Lot Size		
		Front	REQ (1	MINI	U S
-		Side	REQUIRED YARDS (See Ch. 115)	MINIMUMS	E Z O
		Rear	SOR SOR	DIRECTIONS: FIRST, readidown to find use	z m
			overage	MAXI	СНА
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	Pro	L	andscape Category ee Ch. 95)	ad dow	
	cess hapte	Sig	n Categor e Ch. 100)	n to fin	
	s IIB, -	(See Ch. 105)	Required Parking Spaces	d useTHEN, a	
 Part of the unit count allowed in Planned Area 15A may be developed in Planned Area 15B. The maximum permitted number of dwelling units on the subject property in Planned Area 15B is computed using the following formula: (The total lot area in square feet divided by 6200) plus the unit count transferred from Planned Area 15A = The maximum number of permitted dwelling units. Vehicular circulation on the subject property must be designed to mit- gate impacts on Lake Washington Boulevard and Lakeview Drive. Access points must be limited. The City may require traffic control devices and right-of-way realignment or limit development if necessary to further reduce traffic impacts. Obstruction of views from existing development lying east of the Burl- ington Northern Railroad right-of-way must be clustered and located away from areas with solts limitations and outside of the sleep ravine located near the middle of Planned Area 15B. Development must be consistent with the policies for development on the Houghton Slope in the Comprehensive Plan. The City will determine required yards and structure height based on the compatibility of development with adjacent uses and the degree to which development maintains the existing natural characteristics of the slope permitted provided that the required minimum acreage is met for the Master Plan. 	2. b. The second stage will result in approval of a final Master Plan using Process IIA, Chapter 150 KZC, or Brocess III, Chapter 155 KZC, as established by the Preliminary Master Plan. The finat Master Plan shall set forth a detailed development plan which is consistent with the Preliminary Master Plan. Each phase of the Master Plan shall set forth a schedule for obtaining building permits for and construction of that phase.	(See also General Regulations)	Special Benulations	THEN, across for REGULATIONS	

Kirkland Zoning Code 561

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	THEN deression REGULATIONS		Snarfal Randraliane	(See also General Regulations)	 Far Itika use, not more than one dwelling unit may be on each for, regard less of the size, informable (F.A.R.) allowed for the cubject property is 20 percent of lat size. Faor Avea Ratio (F.A.R.) allowed for the cubject property is 20 percent of lat size. Sea KZC 115, 42, Fhor Avea Ratio (F.A.R.) Calcubriton for Detached Dwelling Units in Low Density Restleautie 2 zones, for audditional bioma- film. On corner lots with two required trunt yards, one may hor reduced to the everage of the front yards for the hor audiding properties fronting the scare alreation to more than how houses. Each kin may combain how to comply with Special Regulation 6 for large domanis a main or more than how houses. Headdorid bibs must combin a more than how to sease. Con each loi, the outdoor, manure plin may be placed doman this domanis a value of the mast free of tess than 35,000 separate than 55 feet to any reduced are are and. Titks use may trave a bit size of tess than 35,000 separate teel if and the domanis a value of the Master Flan. Titks use may trave a bit size of tess than 35,000 separate teel if and the structure feet, which shall complete an and domanis a structure are and. Titks use may the property must combin at keest 16 condiguous acres. A Master Plan. The Master Flan. In no case shall the minimum to size the keest must be approved to the property. The tacfity must be stratte property must combine are and the property. A master Plan. The data main the property for the cold ensored and size the keest must be property or the cold encose with the key as a stratter beat. A commercial operation acces that in the vicinity and be stratter beat. A commercial operation acces that and appropriation stratter beat to the property. A commercial operation acces that and appropride stratter beat to the prate action acces the acold encose wit	Kirkland Zoning Code 566
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	d down		(56 '42) aa (90 0000 (90 0000 (90 0000)		<u>س</u>	
СНАВТ	EIRST. rea	MAXIMUMS	Height of	_	30' above arange elovation,	
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E S	DIREC		5) 5)	Rear		·
SE 20		MINUMAS	hedvined Yands (See Ch. 115)	Side	5', but 2 side yards al load 15'.	-
n i		N.		Front	28 29 3. 4. 6. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2.	
			Lat Size		ss,000 estab- sector freques (special con 2, 2, 200 freques (special con 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2,	
Zona			Regulted Review Process		If init size its less than 35,000 sq. 715,000 sq. 715-420. Otherwise, Nume.	
Section 60.182	3	NOL		Û	Processing Unit	(Revised 5/00)
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Section 60.187 Zone U S E Z O N E

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VS: FIRST, read down to find useTHEN, across for REGULATIONS		Snecial Rerutations	(See also General Regulations)	 No vehicular connection through this subarea to NE 90th Street is permitted. Adjacent to 1-405, on-site improvements, such as berms, landscaping, acoustic walls, and/or other inprovements to minimize visual and noise impacts should be included in site design. Viewpoints and interpretive information around streams and wetlands should be provided where possible. These teatures shall be permitted only where protection of natural features can be reasonably assured. Lands upland of the ordinary high waterline only may be included in the calculation of lot area. Lands upland of the ordinary high waterline only may be included in the calculation of lot area. 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 furritshed to prevent surface water contaminants, such as detergents, oils and debris, from entering the lake or wetlands. The required review process is as follows: If the subject property, including all contiguous property owned by the applicant and held by cthers for future use by the applicant, is five or more acres, the required review process is Process it A. Chapter 150 for the applicant and held by others for future use by the applicant, is five or more acres, the required review process is Process it A. Chapter 150 for the applicant and held by others for future use by the applicant, is five or more acres, a Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking ls required for day-care or school ancillary to the use.
nd useTHEN,		Required Parking Snares	(See Ch. 105)	1 for every 4 peo- ple based on max limum occupancy load of any area of worship. See Spe- cial Regutation 3.
n to fi		n Category (001 .40 se	əS) IQIS	<u>م</u>
eadedow		ee Ch. 95) Sategory Indscape		U
s: FIRST, m	MAXIMUMS	Height of	ordene	30' above a verage building efevation.
	MA	90619VO	רסו כ	70%
DIRECTIO		ARDS 15)	Rear	20′
	MINIMUMS REQUIRED YARDS (See Ch. 115) nt Side Re			20' on each side
	MII RE Front			50. 50.
4F	Lot Size			7,200 Sq. ft.
Required Review Process				See Spectal 7,200 Regulation sq. ft.
алонталовая () Вионталовая ()				.020 Attached or Stacked Dweiling Units (Continued) .030 Church
781.03 notice2				020

Kirkland Zoning Code 573

Process ID, Chupter 152 -

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Kirkland Zoning Code 574

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IST, read down to find useTHEN, across for REGULATIONS			Special Regulations	a ∐	five acres, the required review process is Process IIA, Chapter 150 K2C.	D. If the subject property, including all contiguous property owned by the applicant and held by others for hiture use by the applicant, is five or more acres, a Master Plan, approved through Process Hi, Chapter 155	KZC, is required. The Master Plan must show building placement, build- ing dimensions, roadways, utility focations, land uses within the Master	Plan area, parking location, buttering and landscapting. May locate on the subject property only it:	 a. It will serve the immediate neighborhood in which it is located; b. It will not be detrimental to the character of the neighborhood in which 	it is focated. A siv-foot blance along the stide and rear monentivities is required only	atom the property lines adjacent to the outside play areas.	Hours of operation and maximum number of attendees at one time may be limited to redure impacts on nearby residential uses.	Structured play areas must be setback from all property thes 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, five feet.	An on-site passenger loading area must be provided. The Cilty shall deter- mine the appropriate size of the loading area on a case-by-case basis,	depending on the number of attendees and the extent of the abuiting right-	ot-way improvements. Carpooling, staggered loading/unioading time, richt-of-way improvements or other means may be required to reduce (raf-	lic impacts on any nearby residential uses.	The location of parking and passenger loading areas shall be designed to reduce fimorete on any reaction table uses			of Social and Health Services (WAC Title 388).	י ויוט אפווטעוום בטוווופטוטוו נווטטעוו וווט אטעמופע וט ואב שעמו טוופרוא געווווי ted.	
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ection 60.187		Required Review Process	Lot Size	1	QUIRED YA (See Ch. 11		Coverage	1	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
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110	Public Utility Government Facility or Communily Facility Public Park	cial Regula- tion 1.	None	20' Will be	20' on each side 10' on each side determined or	20'		Pro	A C See Spec. Reg. 2. Ch	в ss хрt	See KZC 105.25. IT В, с 152	 The required review process is as follows: a. 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 KZC. 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 KZC, 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. 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. No vehicutar connection through this subarea to NE 90th Street is permitted.
		cial Regula- tions 1 and 2.										 under this Code II: 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 will not Involve: Lighting for outdoor nighttime activities; and The construction of any building of more than 4,000 square feet; and The construction of more than 20 parking stalls; and The development of any structured sports or activity areas. Any development or use of a park that does not meet the requirements of Special Regulation 1 must be approved through the Process III, Chapter 155 KZC. The City will use the following factors in determining what facilities and uses will be permitted: Ease of access to the park. Character of the neighborhood. Size, nature, and topography of the subject property. No vehicular connection through this subarea to NE 90th Street is permitted.

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(Revised 2/02)

Chapter 72 – ADULT ACTIVITIES OVERLAY ZONE

Sections:

- 72.05 User Guide
- 72.10 Designation Required Review
- 72.15 Designation Who May Apply
- 72.20 Designation Criteria
- 72.25 Effect General
- 72.30 Effect Uses Allowed
- 72.35 Effect Development Standards
- 72.40 Effect Bonds

72.05 <u>User Guide</u>

This chapter establishes a mechanism for designating certain areas or improvements in the City for adult entertainment uses or activities normally not permitted within the City. This chapter also contains regulations that govern the nature and extent of adult entertainment uses or activities in those designated areas.

Various places on the Zoning Map contain an "AE" within dashed lines. This indicates that the area has been designated as an Adult Entertainment Overlay Zone where special regulations apply. These special regulations add to and in some cases supersede the other regulations of this code.

If you are interested in proposing that an area be designated as an Adult Entertainment Overlay Zone or if you wish to participate in the City's decision on a proposed designation you should read KZC 72.10 through 72.20.

If you are interested in conducting an adult entertainment use or activity in an area designated as "AE" or if you wish to participate in the City's decision on a proposed use or activity in an area designated as "AE" you should read KZC 72.25 through 72.35.

72.10 Designation – Required Review

The City will review and decide upon each application to designate an area as an Adult Entertainment Overlay Zone on the Zoning Map, using the nonproject quasijudicial rezone provisions of Chapter 130 KZC.

72.15 Designation – Who May Apply

Any person may apply to designate property as an Adult Entertainment Overlay Zone. To the extent that these provisions are inconsistent with the provisions of Chapter 130 or 155 KZC, the provisions of this section govern.

72.20 Designation – Criteria

The City may approve the designation of an area as an Adult Entertainment Overlay Zone only if it finds that:

- 1. The applicable criteria of Chapter 130 KZC are met; and
- 2. The underlying zone for such area is either BC, CBD or within a planned area where either commercial or theatre uses are specifically permitted uses with no review process required (see column 3 of applicable use zone charts); and

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3. The proposed designation will not conflict with the policies of the Comprehensive Plan to such a degree as to be contrary to the public interest, health, safety or welfare, nor be injurious to nearby properties.

72.25 Effect - General

If the City Council enacts an ordinance designating an area as an Adult Entertainment Overlay Zone an "AE" will be placed on the area on the Zoning Map. Any development or use of property designated as an Adult Entertainment Overlay Zone must comply with this section through KZC 72.35. To the extent that the provisions in this section through KZC 72.35 conflict with any other requirements of this code, the provisions of this chapter govern. Where no conflict exists, the other requirements of this code apply.

72.30 Effect – Uses Allowed

The following uses may be permitted in an "AE" overlay zone:

- The applicant may propose any use that is permitted in the underlying zone. The City will review and decide upon this use based on the provisions of this code as if the "AE" overlay zone did not exist.
 IIB 152
- -2. The applicant may propose an adult entertainment activity or use. The City shall review and decide upon the proposed use or activity using Process III, described in Chapter 155 KZC. The City may approve an adult entertainment use or activity if:
 - a. The building or part of a building containing the proposed use or activity is located no closer than 1,500 feet to the subject property of any school, public park, athletic or recreation center, or establishment, which establishment caters to or is attended in substantial part by minors; or
 - b. The applicant can show, by clear and convincing evidence, that there is no location in the City that would comply with KZC 72.20 and 72.30(2)(a).

72.35 Effect – Development Standards

- 1. There may be no outside pictorial or other visual display that will be mounted within view of the general public other than the name of the establishment, a statement identifying the establishment as an adult entertainment establishment (which statement may contain no more than four words) and the street address.
- 2. The City shall establish with respect to any adult entertainment activity or use requirements for signs and parking, which requirements may vary to a moderate degree from the sign and parking requirements which would otherwise be required by this code; provided, that the City determines that such variations are necessary in the interest of the public health, safety and welfare and to protect nearby properties from injury.

72.40 Effect - Bonds

The City may require a bond under Chapter 175 KZC to insure compliance with this chapter.

Chapter 75 - HISTORIC LANDMARK OVERLAY ZONE

Sections:

- 75.05 User Guide
- 75.10 Designation Required Review
- 75.15 Designation Who May Apply/Special Fee Provision
- 75.20 Designation Criteria
- 75.25 Designation Required Elements of Recommendation
- 75.30 Effect General
- 75.35 Effect Review Requested To Alter
- 75.40 Effect Criteria for Alteration
- 75.45 Effect Nonconforming Elements
- 75.47 Effect Modification of Code Provisions
- 75.50 Effect Bonds

75.05 User Guide

This chapter establishes a mechanism for designating certain areas or improvements in the City as historic landmarks. This chapter also contains regulations that govern the use and alteration of any area or improvement that has been designated as an historic landmark.

Various places on the Zoning Map contain an "HL" within a dashed line. This indicates that this area has been designated as an Historic Landmark Overlay Zone where special regulations apply. These special regulations add to and in some cases supersede the other regulations of this code.

If you are interested in proposing that an area or structure be designated as an historic landmark or if you wish to participate in the City's decision on a proposed designation you should read KZC 75.10 through 75.25.

If you are interested in conducting a use or altering the appearance of an area or structure that has been designated as an historic landmark or if you wish to participate in the City's decision on a proposed use or alteration of a designated historic landmark, you should read KZC 75.30 through 75.50.

75.10 Designation – Required Review

The City will review and decide upon each proposal to designate an area as an Historic Landmark Overlay Zone on the Zoning Map using the nonproject quasijudicial rezone provisions of Chapter 130 KZC.

75.15 Designation – Who May Apply/Special Fee Provision

The City, the person holding fee title to the subject property, or any member of the general public may apply to designate a property as an Historic Landmark Overlay Zone. To the extent that these provisions are inconsistent with the provisions of Chapter 130 or 155 KZC, the provisions of this section govern.

75.20 <u>Designation – Criteria</u>

- 1. The City may approve the designation of an area as an Historic Landmark Overlay Zone only if it finds that:
 - a. The applicable criteria of Chapter 130 KZC are met; and

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b. Either:

1) The property contains an object, improvement, or site that is more than 40 years old, and that possesses integrity of location, design, setting, materials, workmanship, feeling and association, and:

- a) Is associated with events that have made a significant contribution to the broad patterns of national, state or local history; or
- b) Is associated with the lives of persons significant in national, state or local history; or
- c) Embodies the distinctive characteristics of a type, period, style or method of design or construction, or that represents a significant and distinguishable entity whose components may lack individual distinction; or
- Has yielded, or may be likely to yield, information important in prehistory or history; or
- e) is an outstanding work of a designer or builder who has made a substantial contribution to the art; or
- The property contains an object, improvement or site which does not meet the criteria listed in subsection (1)(b)(1) of this section but which is:
 - a) A religious property deriving primary significance from architectural or artistic distinction or historic importance; or
 - A building or structure removed from its original location but which is significant primarily for its architectural value, or which is the surviving structure most importantly associated with an historic person or event; or
 - A birthplace, grave or residence of an historic figure of outstanding importance if there is no other appropriate site or building directly associated with his/her productive life;
 - A cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
 - A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
 - f) A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historic significance; or
 - g) A property achieving significance within the past 40 years if it is of exceptional importance.

NOTE: The criteria listed in subsection (1)(b) of this section are, with slight modification, the criteria used in evaluating entries to the National Register under the National Historic Preservation Act of 1966.

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3) This subsection applies only to those areas annexed to the City on January 1, 1988, by Ordinance 3062, 3063, and 3064 (known as the Lower Juanita, North Rose Hill and South Rose Hill areas).

For a 12-month period beginning January 1, 1988, and ending December 31, 1988, the City shall approve the designation of an area as an Historic Landmark Overlay Zone if the site has been proposed by the King County Landmarks Commission subiect to the conditions of Chapter 130 KZC.

75.25 Designation - Required Elements of Recommendation

If City Council adopts an ordinance designating an area as an Historic Landmark Overlay Zone on the Zoning Map, this ordinance must include the following information:

- 1. The boundaries of the area and description of the improvement, object, or site or significance, sufficient to identify its location.
- 2. The significant features of the improvement, object, or site to which the restrictions of KZC 75.30 through 75.50 apply.

75.30 Effect - General

If the City Council enacts an ordinance to designate an area as an Historic Landmark Overlay Zone, an "HL" will be placed on the area on the Zoning Map. This will have the following effects:

- 1. No feature identified as significant under KZC 75.25(2) may be altered in any manner except as provided in KZC 75.35 through 75.50.
- 2. The City may require that a sign be conspicuously posted on the subject property identifying the historic landmark.
- 3. The other requirements of this code apply to the subject property unless they conflict with a specific provision of this section through KZC 75.50. Where a conflict exists, the provisions of this chapter govern.

75.35 Effect - Review Requested To Alter

The City will review and decide upon any proposal to alter a designated significant feature of an Historic Landmark Overlay Zone using Process III, described in Chapter 155 KZC. <11 B

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75.40 Effect?- Criteria for Alteration

The City will review any proposed alteration to a significant feature of an historic landmark using the following criteria:

- 1. The extent to which the proposed alteration would adversely affect the significant features or site as an historic landmark; and
- 2. The reasonableness of the proposed alteration in light of other alternatives available to achieve the objectives of the applicant; and
- The extent to which the proposed alteration may be necessary to meet the requirements of any other law, statute, ordinance, regulation, code or ordinance.

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75.45

75.45 Effect – Nonconforming Elements

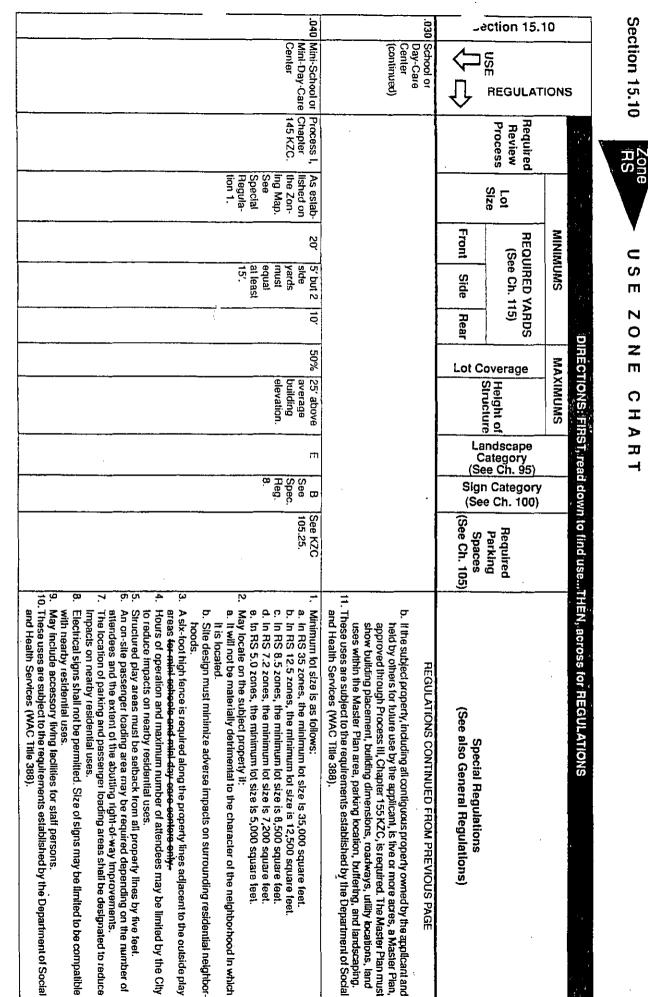
Nonconformance on the subject property need not be corrected if correcting the nonconformance would require altering a feature designated as significant or the acquisition of additional property or facilities.

75.47 Effect – Modification of Code Provisions

- 1. <u>General</u> The provisions of this section establish the circumstances under which the City may modify any of the provisions of this code for an historic landmark, except:
 - a. The City may not modify any of the provisions of this chapter; and
 - b. The City may not modify any provision of this code that specifically states that its requirements are not subject to modifications under this chapter; and
 - c. The City may not modify any of the procedural provisions of this code; and
 - d. The City may not modify any provision that specifically applies to development on a wetland, flood plain, or regulated slope; and
 - e. The City may not allow any use in a low density zone that is not specifically allowed in that zone unless the subject property contains at least 35,000 square feet.
- <u>Review Procedure</u> The City will review and decide upon any proposal to modify the provisions of this code for an historic landmark using Process III, described in Chapter 155 KZC. Modifications may be proposed in conjunction with or subsequent to a proposal to designate the subject property as an Historic Landmark Overlay Zone as provided in KZC 75.10 through 75.25.
- 3. <u>Criteria for Modification</u> The City may approve a modification under the provisions of this section only if it finds that the following requirements are met:
 - a. The proposed modification would promote or aid in the preservation or rehabilitation of an historic landmark; and
 - b. Either:
 - 1) The historic landmark for which the modification is proposed is located on property which abuts one of the following rights-of-way:
 - a) Market Street between Central Way and N.E. 106th Street.
 - b) State Street between N.E. 68th Street and 2nd Avenue South.
 - c) Lake Washington Blvd, and Lake Street Soath between Northup Way and Third Avenue South; or
 - The proposed modification would not promote traffic, noise, light view blockage or other impacts which are incompatible with adjacent properties or the surrounding neighborhood.

75.50 Effect - Bonds

The City may require a bond under Chapter 175 KZC to ensure that any alteration to an historic landmark complies with the conditions of its approval.



Kirkland Zoning Code

Section 15.10



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Section 15.10	REGULATIONS	Required Review Process	Lot Size		REQUIRED YARDS (See Ch. 115)		Coverage	Height of Structure	Landscape Category (See Ch. 95)	n Category e Ch. 100)	Required Parking	
Ŭ	\uparrow			Front	Side	Rear	Lot C		S, CE	Sign (See	Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
78	Family Day Gar e Home-		Ao estab- lished on the Zon- ing Map Gee- Gpecial Aegulo- tion 1:		5' but Q- side yards must equal at least 15's	-18-	50%	25' above average building elevation.	Ē		2.0 por dwoll- i ng unit	 Minimum lot size per dwelling unit is as follows: In RS 35 zones, the minimum lot size is 35,000 square feet. In RS 35 zones, the minimum lot size is 12,500 square feet. In RS 35 zones, the minimum lot size is 12,500 square feet. In RS 3.5 zones, the minimum lot size is 3,500 square feet. In RS 5.0 zones, the minimum lot size is 5,000 square feet. In RS 5.0 zones, the minimum lot size is 5,000 square feet. Family day care provider muct be liconcod by the state to operate a family child day-care homo. A colo pascengor loading area as contilied by the state office of child care policy licensor shall be provided. Those uses are subject to the requirements ostablished by the Department of Social and Health Services (WAG Title 980)
.060		Process IIA, Chap- ter 150 KZC.	1 acre		50' on each side	50'				В		 Site design must minimize adverse impacts on surrounding residential neighborhoods. May not include miniature golf. The following accessory uses are specifically permitted as part of this use. Equipment storage facilities. Retail sales and rental of golf equipment and accessories. A restaurant.
.070	· ·	Special Regula-	None		20' on each side	20'	70%		A			 Site design must minimize adverse impacts on surrounding residential neighbor- hoods. The required review process is as follows:
.080	Government Facility Commun≹y Facility	tion 2.			10' on each side	10'			C See Spec. Reg. 3.			 a. 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 KZC; provided, however, that within the jurisdiction of the Houghton Municipal Corporation, the required review process is Process IIB, Chapter 152 KZC. 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 KZC, 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 land-scaping. 3. 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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Section 17.10

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use THEN, across for REGULATIONS		Special Regulations	(See also General Regulations)	 The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. Electrical signs shall not be permitted. May include accessory living facilities for staff persons. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 	 Minimum lot size is as follows: In RSX 35 zones, the minimum lot size is 35,000 square feet. In RSX 8.5 zones, the minimum lot size is 5,000 square feet. In RSX 7.2 zones, the minimum lot size is 5,000 square feet. In RSX 5.5 zones, the minimum lot size is 5,000 square feet. In RSX 5.5 zones, the minimum lot size is 5,000 square feet. In RSX 5.0 zones, the minimum lot size is 5,000 square feet. In RSX 5.5 zones, the minimum lot size is 5,000 square feet. In RSX 5.5 zones, the minimum lot size is 5,000 square feet. In RSX 5.5 zones, the minimum lot size is 5,000 square feet. In RSX 5.5 zones, the minimum lot size is 5,000 square feet. In RSX 5.5 zones, the minimum lot size is 5,000 square feet. May locate on the subject property it. a. It will not be materially detrimental to the character of the neighborhorhoods. Site design must minimize adverse impacts on surrounding residential neighborhoods. Site design must minimize adverse impacts on surrounding residential uses that neighborhoods. A size of hyperast for a minimize adverse impacts on surrounding residential uses. Structured pay areas must be setback from all property lines by five feet. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abulting right-ot-way improvements. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. May include accessory living facilites for staff pe
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		Lot Size			As estab- lished on the Zon- ing Map. See Special Regula- tion 1.
		Required Review Process			Process I, Chapter 145 KZC.
8	SNOI		Û	School or Day-Care Center (continued)	Mini-School or Mini- Day-Care Center
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	Required Review Process				1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				Process IIA, Chapter 150 KZC.	See Special Reg- utation 2.	
	аконталирая 🔱				Family Bay Oare Home				Galf Course	Public Utility	Government Facility Community Facility
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Kirkland Zoning Code 42



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	umop p	<u>.</u>	andscape Category 66 Ch. 95)	s)) 1	0			-												
	FIRST, read	MAXIMUMS	Height of	If adjoining a tow dan-	sity zone	other than	RSX, then	25' above	average	letevation.	Otherwise,	30' above	average huliding	efevation.						
		(MA)	900519VO	60%																
	DIRECTI		3DS	Rear	10.															
		SMUMINIM	REQUIRED YARDS (See Ch. 115)	Side	5' bul 2 cirla varrie	must equal	at least	15.					:							
		MININ	REO (S	Front	20									_						
	•		Lot Size	3,600 sq.						_					_					
			Required Review Process																	
	Ş	SNO	070 Mini-School or mini- None	uay traine (1 TE	Bay Gare Home (6	er loca attondooo)														
		10	6																	

0-3852

Kirkland Zoning Code 50



Circuit and			_ <u></u>	······································	<u> </u>				
FIRST, read down to find useTHEN, across for REGULATIONS		Special Regulations	(See also General Regulations)	 Astx-toot high fence is required only along the property lines adjacent to the outside play areas. Hours of operation may be limited to reduce impacts on nearby resi- dential uses. Structured play areas must be setback from all property tines as fol- lows: 20 feet if this use can accommodate 50 or more students or children. 10 feet if this use can accommodate 13 to 49 students or children. Otherwise, five feet. An on-site passenger loading area 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 infine for staff persons. May include accessory living facilities for staff persons. The focation of parking and pascender loading areas shall be designed to reduce impacts on nearby residential uses. The subject to the requirements established by the Depart- ment of Social and Health Services (WAC Title 388). 	 A six-foot high fence is required along the property lines adjacent to the outside play areas for mini-cohoole and mini day eare conterna- only. Hours of operation may be liruited by the City to reduce impacts on nearby residential uses. Hours of operation may be setback from all property lines by five structured play areas must be setback from all property lines by five and on site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. Electrical signs shall not be permitted. Size of signs may be limited to they exest are subject to the requirements established by the Depar- ment of Social and Health Services (WAC Title 389). 				
N, acr		pa bi	105)						
lseTHE	- - -	Required Parking Spaces	(See Ch. 105)	See KZC 105.25.					
ilind i) A	n Categori (001 .40 se	ອຣ) ຢເຣ	<u>م</u>					
down.to		ee Ch. 95) Dategory andscape	s)) '1	Δ	ш				
	MAXIMUMS	Height of	aincinic	It adjoining a low density zone other than RSX, then 25' above average build- ing elevation. Oftherwise, 30' abova average building elevation.					
DIRECTIONS	M	9Derage	רסי כ	202					
DIRE		ARDS 5)	Rear	ccom- n. then: 50' 1, then: 20' 10' 10'	é				
	SWUMINIW	REQUIRED YARDS (See Ch. 115)	ti Side	e e chana e ch	5' bur 2 yards must equal at least 15'				
	MIN		Front		50				
аў 1971 На 2				7,200 sq.	93,600 sq.				
	: : : :	Required Review Process		If this use is adjoining a how density Zoone, then Process 1, Chapter 145 KZC. Otherwise, None	None				
5	SNOI		① ·	School or Day- Care Center	Mini-school or mini-day-care (7- 42 attendecet) or 5ay Oare Home (0 or less attend 906)-				
	01.	ection 25	S	060. 	8				

Kirkland ZonIng Code 58

Section 27.10

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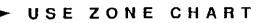


	(0		-		•	DIR	ECTIC	DNS: FIRST, read	cross for REGULATIONS					
27.10	NOL			MININ	IUMS		1	MAXIMUMS						
Section 27		Required Review Process	Lot Size	1	UIRED YARDS See Ch. 115)		Coverage	Height of Structure	Landscape Category (See Ch. 95)	n Category se Ch. 100)	Required Parking Spaces	Special Regulations		
0			Front Side Rear		S, C	Sign ((See	(See Ch. 105)							
	Mini-school or mini-day-care (7 12 attendoes)- or Day Care Home (6 or less- attendoes)-	None	None		5', but 2 side yards must equal at least 15'.	10'		It adjoining a low density zone other than RSX, then 25' above average building elevation. <i>Otherwise</i> , 30' above average building elevation.	E	В	See KZC 105.25.	 A six-loot high fence is required along the property lines adjacent to the outside play areas for mini-cohools and mini-day care contors only. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines by five teet. 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 The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. May include accessory living facilities for staff persons. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 		
.090	Center or	Process I, Chapter 145 KZC.			10' on each side	20′			C		1 for each bed.			
.100			One Acre						B		See KZC 105.25.			
10			None						A			1. Landscape Category A or B may be required depending on the type of		
20		Chapter 145 KZC.							C See Spec. Reg. 1.			use on the subject property and the Impacts associated with the use on the nearby uses.		

Section 35.10

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Zone



	<u>v</u>	2			-	DIR	ECTIO	NS: FIRST, real	down	lo:find	useTHEN, ac	cross for REGULATIONS					
35.10	SNOI			MINIM	UMS		M	AXIMUMS									
section 35.		Required Review Process	Lot Size	150	IRED Yee Ch. 1	(ARDS 115)	Coverage	Height of Structure	Landscape Category (See Ch. 95)	In Category ee Ch. 100)	Required Parking Spaces	Special Regulations					
1				Front	Side	Rear	Lot (<u>س</u> - د	Sign (See	(See Ch. 105)	(See also General Regulations)					
	School or Day- care Center	None	None	20'	Or	0'	80%	30' above aver- age building ele- vation.	D	В	See KZC 105.25.	 A six-loot high fence is required only along the property lines adjacent to the outside play areas. Hours of operation may be limited to reduce impacts on nearby resi- dential uses. Structured play areas must be setback from all property lines as fol- lows: 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, five feet. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading area 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 nearby residential uses. May include accessory living facilities for staff persons. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. These uses are subject to the requirements established by the Depart- ment of Social and Health Services (WAC Title 388). 					
	Mini-school or mini-day-care (7- 12 attendees) on Day-care home (6- or less attendees)-											 A six-loot high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day care centers only. Hours of operation may be limited to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines by five teet. An on-site passenger loading area must be provided depending on the number of attendees and the extent of the abutting right-of-way improvements. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. May include accessory living facilities for staff persons. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 					

Section 35.20

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Zone FCII

- USE ZONE CHART

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Q	Ň	-		MINIMU	JMS			MAXIMUMS									
jection 35.20	REGULATIONS	Required Review Process	Lot Size	REQUIRED YARDS (See Ch. 115)			Coverage	Height of Structure	Landscape Category (See Ch. 95)	Category s Ch. 100)	Required Parking						
1. 3	₽₽			Front	Side	Rear	Lot Cc	Juciure	So La	Sign C (See (Spaces (See Ch. 105)	Special Regulations (See also General Regulations)					
	Mini-school or mini-day-care (7- 12 attendess) or Day Oare homo (6 or less ottond (6 or less ottond (6 or less ottond		Must be part of a develop- ment with a site area of at least 35,000 sq. It.		5' but 2 side yards must equal at least 15'.	10'		It adjoining a low densily zone other than RSX, lying north of NE 90th Street, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	В		 Vehicular access directly onto NE 85th Street is permitted only if access onto side streets is not possible. A six-foot high fence is required along the property lines adjacent to the out- side play areas for mini-cohools and mini-day ears contere only. Hours of operation may be limited to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines by five feet. An on-site passenger loading area may be required depending on the num- ber of attendees and the extent of the abutting right-of-way improvements. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. May include accessory living facilities for staff persons. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 					
	Public Utility Government Facility Community Facility		None		10' on each side				A C See Spec. Reg. 2.			 If any portion of a structure is adjoining a low density zone, then either: The height of that portion of the structure shall not exceed 15 test 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 test in width. See KZC 115.30, Distance Between Structures Regarding Maximum Horizontal Facade Regulation, for further details. 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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Section 35.30

USE ZONE CHART

S. IFIRST, read down to find useTHEN, across for REGULATIONS			Special Regulations (See also General Regulations)	 A six-foot high tence is required along the property lines adjacent to the outside play areas for mini cahoola and mini day area contro only. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines by five feet. 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. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. The second intendees and the extent of the abutting right-of-way improvements. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 38B). 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. 									
useTHEN, act		Required Parking	Spaces (See Ch. 105)	588 KZC 105.25.									
to find			ngi2	æ									
d áown		e Ch. 95) ategory Adscape	92) 92 -	E A Spec Bag. 1									
	MAXIMUMS	Height of		If adjoining a low density zone other than RSX, then 25 above average building elevation. Dinevise, 30 above average building elevation.									
DIRECTION		overage.	Lot Co	80%									
_		ARDS 15)	Rear										
	MINIMUMS	REQUIRED YARDS (See Ch. 115)	Side	5' bul 2 side yards must equal at least 15'. 10' on each side									
	MINIM	REQ (S	Front	50,									
		Lot Size		ено V									
		Required Review Process		моле									
5	SNO	REGULAT	①	.100 Mini-school or mini-day-care (7-12 attend- care Home- (8 or tess- attendese) attendese) attendese) 110 Public Utility 120 Government Facility Facility									
	01	ction 35.3	<u>م</u> م	.100									

Kirkland Zoning Code 127

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S: FIRST, read down to find useTHEN, across for REGULATIONS		Special Regulations	(See also General Regulations)	 A six-loot high fence is required along the property lines adjacent to the outside play areas for mini schools and mini day are contare only. Hours of operation may be limited by the Clip to reduce impacts on nearby residential uses. Sitructured play areas must be setback from all property lines by five feel 4 non-site passenger loading area may be required depending on the mumber of attendees and the extant of the abutting right-of-way improvements. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. May include accessory living facilities for staft persons. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 389). 	 A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review pro- cess shall be the least intensive process between the two uses. For density purposes, two assisted living units shall constitute one dwell- ing unit. Total dwelling units may not exceed the number of stacked dwell- ting units allowed on the subject property. Through Process tils, Chapter 152 KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the property may be approved if the following criteria are met: a. Project will not create impacts that are substantially different than would be created by a permitted multilarmity development. This use may not be located on the ground floor of a structure. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
eTHEN,		Required Parking Spaces	(See Ch. 105)	5 g	1.7 per indepen- dent unit. 1 per assisted living unit.
d us		8° - 0	(See	Sea KZC 105.25.	1.7 per inc dent unit. 1 per assis living unit.
to fin		n Category (001 .40 se	bis Bis	ш	<
iđ down	•	ee Ch. 95) Category andscape	s)) 1	۵.	See .
ONS: FIRST, rea	MAXIMUMS	Height of Structure		If adjoirung a tow denstly zone other than RSX, then 25' above average build- ing elevation. Otherwise, 30' above average building eleva- tion.	Same as those regulations for the ground floor use. See Spec. Reg. 4.
DIRECTION	M	Coverage	רסג כ	80%	s for th
DIF		ARDS 15)	Rear	- <u>i</u> o	regulation
	MINIMUMS	REQUIRED YARDS (See Ch. 115)	Side	5', but 2 side yards must equal at least 15'.	Heg. 4.
	MINIM	REQI (S	Front	50,	Sparte
		Lot Size		None	None
		Required Review Process		euo Z	anon
5	SNOI		∱ ſ	Mini-school or mini-day care (7– 18 altendees) or Bay eare home (6 or less altendees)	Assisted Living Facility See Spec. Reg. 4.
	01	ection 40.	S	.130	140

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Zone BC

Section 45.10

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VS. FIRST, read down to find use THEN, across for REGULATIONS		Required Parking Snares	35) (See 1	See KZC 1. A six-foot high tence is required only along the property fines adjacent 105.25. to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby resi-	dential uses. 3. Structured play areas must be setback from all property lines as fol-	lows: 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.	 Otherwise, five feet. An on-site passenger loading area must be provided. The City shall 	abutting right-of-way improvements. Carpooling, staggered loading/ unloading time_right-of-way improvements or other means may be		 may motion accessory mining admines of start persons. The location of parking and passenger loading areas shall be designed 	to reduce impacts on nearby restornual uses. 7. These uses are subject to the requirements established by the Depart- ment of Social and Health Services (WAC Title 388).	1. A six-foot high fence is required along the property lines adjacent to the print of the print	2. Hours of operation may be limited by the City to reduce impacts on	3. Structured play areas must be setback from all property lines by five	 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. 5. The location of parking and passenger loading areas shall be designed	to reduce impacts on nearby residential uses.	8. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
lìnd u		n Category (001 .dD as	8	•••			 								·			
vn to		Category ee Ch. 95)					 											
dov		Catedory 26160019				<u> </u>	 											
is: FIRST, rea	AXIMUMS Height of Structure			It adjoining a low density zone other than RSX,	then 25' above average building	elevation. Otherwise, 30' above averane	building eleva-											
	W	overage	רסי כ	80%				 		•								
DIRECTIO		sas (Rear	ъ				 *										
		D YAF h. 115						 										
	Required MINIMUMS Review Lot Size Ch. 115) Process Lot Size Front Side Rear			ъ 				 				<u> </u>						;
					·	<u>-</u>		 						<u></u>				
,				None	<u>-</u>			 										
				None				 	·				***					
алгалгадаг С				School or Day- care Center				 				Mini-school of	12 attendace) er-	or less allendees)				
	01	ection 45.	ج ج	130				 				140						
 							_	 										

Kirkland Zoning Code 139

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	S: FIRST, read down to find useTHEN, facross for REGULATIONS		Special Reculations	(See a	 A six-foot high fence is required only along the property lines adjacent to the outside play areas. Hours of operation may be limited to reduce impacts on nearby resi- dential uses. Structured play areas must be setback from all property lines as fol- lows: Structured play areas must be setback from all property lines as fol- lows: Structured play areas must be setback from all property lines as tol- lows: Structured play areas 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 abuilting light of-way improvements. Carpooling, staggered bading/ unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. May include accessory living aclitities to ristif persons. The location of parking and passenger loading areas shall be designed to reduce traffic impacts on nearby residential uses. These uses are subject to the required along the property lines adjacent to the outside play areas to remember and mini dey encoding areas shall be designed to reduce thip acts. A six-foot high fence is required along the property lines adjacent to the outside play areas to remit exholeneed mini dey encodent and nearby residential uses. Structured play areas must be retured to the adding areas shall be designed to reduce impacts. Structured play areas and the extent of the abuilting right-of-way improvements. These uses are subject to the requirements established by the Depart teel. A no n-site passenger loading area may be required to reduce impacts on nearby residential uses. Structured play areas and the extent of the abuilting right-of-way improvements.<!--</th-->
	d useTHEN f		Required Parking Spaces	Š	See KZC 105.25.
	itoilin ,	A	001 .40 ee	6IS	£0
2	d dowr		ee Ch. 95) Category andscape	ס) ר ר	
		MAXIMUMS	Height of		If adjaining a low density zone other than RSX, average building elevation. Otherwise, 30' above average building eteva- Ilon.
с ш	DIRECTION	_	Soverage		80%
N O	۲ <u>ם</u>		(ARDS 115)	Rear	ò
И		SMU	REQUIRED YARDS (See Ch. 115)	Side	δ
U S E	e 1	MINIMUMS	REQU (Se	Front	SQ
	1 1 1		Lot Size		None
Zone BCX	·) ·		Required Review Process		auov
Section 47.10	SI	<u>.</u>		Û	D School or Day- care Center care Center Mini-school or Mini-day-care (7- 12 attendeos) or Day care home (8 or leas attendoos)
Set	01.74 noitosic				.130

Kirkland Zoning Code 147

N S	
Zone CBD-2	

Section 50.17

JSE ZONE CHART

NS: FIRST, read down to find useTHEN, across for REGULATIONS		Smerial Remutations	(See also General Regulations)	1. The following provisions, which supersede any conflicting provisions of this Chap- for each only if the cubical provision of the Working	ומי, מראיז טווין וו ווים סטוןסטו איטאביון מטעם טו וווטטטס מ אטווטון טו גמאס זדמאוווין. 101:	a. A high waterline yard equal in depth to the greater of 15 feet or 15 percent of the	average parcel depth is hereby established on the subject property.	b. Balconles that are at least 15 teet above finished grade may extend up to four	teet into the high waterline yard. An structure other then moved structures may be uniformered of the high unifor-	u. NU SILUCIURY, UNEL INGENTIOUCU SILUCIUCS, INGY US WARMAU UTITETINGET WART. The Ear reachations regarding monrages tog the monrage listings in this zone	2. A six-foot high tence is required along all property lines adjacent to outside play	areas. 3 - Structured viou areas must ha sothark from all provostiv lines hv at least fine feet	dential uses. 5. An on-site passenger loading area may be required demending on the number of		These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
wn to find use		Required Parking Snaces	উ	See KZC 50.60 1.								<u>с</u>		<u>,</u>	<u> </u>
ead dc		Category See Ch. 95) gn Category See Ch. 100)		.m									 		<u> </u>
HST, n	a														
DIRECTIONS: FI	MAXIMUMS Height of Structure				abutting	right-of-way	measured at	the midpoint	of the front-	aye ol lite subiod prop	erty on each	right-of-way.			
DIRE	Μρ	Coverage	רסו	100% 2 stori											
	-	ED 115)	Rear	0											
	SMU	REQUIRED YARDC (See Ch. 115)	Front Side Rear	0						-4					
	SWUMINIW	В. S	Front	0									 		
:		None							-						
4 , 1	D.R., Chapter	142 KZC.													
	School, Day-Care	School or Dav-	Care Feelity	Center											
	.050														

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Section 52.12

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					*	DI	RECTIC	NS: FIRST,	read do	wn to	find useTHE	N, across for REGULATIONS
52.12	ŇQ			MINIM	UMS		MA	XIMUMS				
Section 52		Required Review Process	Lot Size	(Se	llRED Y e Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	n Category se Ch. 100)	Required Parking Spaces	Special Regulations
S				Front	Side	Rear	Lot C	Structure	(J°S)	Sign (See	(See Ch. 105)	
	or Club	D.R., Chapler 142 KZC.	None	0′	0.	0,		30' above average building	D	B	1 per each 300 sq. ft. of gross floor area.	
	School or Day-care Cen- ter							elevation.			See KZC 105.25.	 A six-fool high fence is required along all property lines adjacent to the outside play areas. Structured play areas must be setback from all property lines as follows: a. 20 feet II 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, five feet. 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 nearby residential uses. May include accessory living facilities for staff persons. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
- - - -	Mini-school or mini-day-care (7-12 attend - ose) or - Day sare home (6 or leas - attendoes) -											 A six-foot high fence is required along all property lines adjacent to the outside play areas for mini behoels and mini day care centers only. Structured play areas must be setback from all property lines by five feet. 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. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. May include accessory living facilities for staff persons. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).

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S: FIRST, read down to find useTHEN, across for REGULATIONS		D Required C Parking Special Regulations	(See Ch. 105) (See	 See KZC 1. A six-loot high fence is required along all property lines adjacent to the outside play areas. 2. Structured play areas must be setback 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, five feet. 3. 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 nearby residential uses. 6. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 308). 6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 7. Astr-foot high fence is required along all property lines adjacent to the outside play areas for staff persons. 	
ivi to	/	n Category (001 .40 92		۲ <u>۵۵</u>	
read do	DIRECTIONS: TRIST, read do MAXIMUMS MAXIMIMS MAXIMUMS MAXIMIMIMS MAXIMIMIMS MAXIMIMS MAXIMIMS MAXIMIMS MAXIMIMS MAXIMIMS MAXIMIMI			Ω .	
				26. above average building elevation.	
IECTIC				80%	
JIO .		(ARDS 115)	Rear	0	
(¹	SWN	REQUIRED YARDS (See Ch. 115)	Side	ò	7
	SMUMINIM		Front	ò	
		Lot Size		None	
	Required Review Process			D.H., Chapter 142 KZC.	
ę	SNOI		宁	School or Day-care Center Mini-school or mini-day-care (1-	Dey antenone (0 or less attend- ces)
	21	ection 52.	۔ -	.130	<u> </u>

Kirkland Zoning Code 251

n 0
Zone JBD-3

Section 52.22

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USE ZONE CHART

			tions)	erty lines adjacent to the Il property lines as follows: more students or children. 49 students or children. ovided. The City shall area on a case-by-case and the extent of the abut- laggered toading/untoad- neans may be required to nears may be required to easts. at the Depart- east shall be designed erty lines adjacent to the ley care center only in property lines by 5 feet. ulred depending on the titing right-of-way improve- persons. e 388).
IS: FIRST, read down to find useTHEN, across for REGULATIONS		Snecial Regulations	(See also General Regulations)	 A six-toot high lence is required along all property lines adjacent to the outside play areas. Structured play areas must be setback 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, five feet. An on-site papropriate size of the loading area on a case-by-case basis, depending on the number of attendees and the extent of the abuting right-of-way improvements. Carpooling, staggered loading/unitoading time, right-of-way improvements. A may include accessory living facilities for staft persons. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. A six-foot high fence is requirements established by the Department of social and the extent of the abutting right-of-way improvements. A six-foot high fence is requirements established by the Department of an on-site passenger loading area may be required depending on the outside play areas must be setback from all property lines by 5 feet. A non-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. A may include accessory living facilities for staft persons. A may
d useTHEN, a		Required Parking Snares	(See Ch. 105)	See KZC 105.25.
n toáln	/	n Category (001 .40 ac	es) Bis	ш
read dow		stegory Sategory ee Ch. 95)	s) D T	<u>م</u>
NS: FIRST,	MAXIMUMS Height of Structure			26' above average building elevation.
DIRECTION	(MA)	overage	Lot C	80%
DIR		ARDS 15)	Rear	ò
	SMC	REQUIRED YARDS (See Ch. 115)	Side	۵
	SMUMINIM	REQU (Sei	Front	۵
4. 17 ()	Lot Size			9 CO 2
ж		Required Review Process		D.H., Chapter 142 KZC.
\$	SNOI		Û	Day-care Center Day-care Center 050 Mini-school or mini-day-care (7 12 ettendeoe) or 12 y care home (6 or loos atland
	22	S2 noitoe	ç 	040 050 0

Kirkland Zoning Code 257

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Zone JBD-4	

Section 52.27

USE ZONE CHART

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	S: FIRST, read down to find useTHEN, across for REGULATIONS		Special Regulations	(See also General Regulations)	 Asix-tool high fence is required along all property lines adjacent to the ourside play areas. Structured play areas must be selback from all property lines as follows: all 20 feet if this use can accommodate 50 or more students or children. D. 10 feet if this use can accommodate 13 to 49 students or children. C. Othewise, the feet. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading area on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered toading/unloading time, right-of-way improvements. Carpooling, staggered toading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. And the abutting tight-of-way improvements. Carpooling, staggered toading time, right-of-way improvements. Carpooling, staggered toading the extent of the abutting right-of-way improvements. Carpooling, staggered toading the of-way improvements. An on-site passenger toading area on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). These uses are subject to the requirements established by the Department of reduce impacts on nearby residential uses. Structured play areas must be selback from all property lines by five feet. An on-site passenger toading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
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ī	NS: FIRST,	SMUMIX	Height of Structure	ammin	26' above average building elevallon.
	DIRECTION	EAS Soverage			80%
	JIC	ARDS 15)		Hear	ŏ
	UMS IRED Y e Ch. 1		REQUIRED YARDS (See Ch. 115)	Side	0
		MINIMUMS		Front	۵
		Lot Size			None
	Required Review Process				D.R., Chapter 142 KZC.
	акопталирая Џ Сради				.110 School of Day-care Center Day-care Center 120 Mini-school of mini-day-care (7 14 attendeoc) or Cary care heme (0 or fess attend
[22	ection 52.	ç	.110

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DIRECTIONS: FIRST	MAXIMUMS	overage Ctrooters		80% 26' above average building elevation.
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) YAR 1. 115)	· · · · ·	0
	SMUMINIM	REQUIRED YARDS (See Ch. 115)	at Side	6
	MIM		Front	ò
		Lot Size		one
1		Required Review Process		D.R., Chapter 142 KZC.
S				.100 School of Day-care Center (Day-care Center (10 Mini-school of mini-day-care (7- 11 etterdoe) er (5 of tess ettendoe) (6 of tess ettendoe)
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USE ZONE CHART

0-3852 depending on the number of attendees and the extent of the abutting right-A six-foot high tence is required along all property lines adjacent to the out-An on-site passenger loading area must be provided. The Clly shall deter-A six-foot high fence is required along all property lines adjacent to the out-An on-site passenger loading area may be required depending on the numside play areas. Structured play areas must be selback 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. The location of parking and passenger loading areas shall be designed to ber of attendees and the extent of the abuiling right-of-way improvements. These uses are subject to the requirements established by the Department right-of- way improvements or other means may be required to reduce traf-These uses are subject to the requirements established by the Department mine the appropriate size of the loading areas on a case-by-case basis, side play areas for mini schools and mini day oare eentere enly. Siructured play areas must be setback from all property lines by 5 feet. of-way improvements. Carpooling, staggered loading/unloading time, May include accessory living facilities for staff persons. May include accessory living facilities for staff persons. See also General Regulations) Special Regulations of Soctal and Health Services (WAC Title 388). of Social and Health Services (WAC Title 388). reduce impacts on nearby residential uses. lic impacts on nearby residential uses. DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS Otherwise, tive feet. ਆਂ ਦ ÷-ശ് N m 4 6 N ല് (See Ch. 105) Reguired Parking Spaces See KZC 105.25. Sign Category (See Ch. 100) Ξ Category Category Landscape Height of Structure 26' above average building elevation. MAXIMUMS Lot Coverage 80% REQUIRED YARDS Rear ò (See Ch. 115) Side MINIMUMS ò Front ò Lot Size None D.R., Chapter 142 KZC. Required Process Review School or Day-care Center mini-day-care (7- 12 attendee) or Day care home (6 or less attand Mini-school or REGULATIONS USE ÷ 060 00F. 54.26 noitoes

Kirkland Zoning Code 289



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51.	SNOI			IINIW	SMUMINIM			MAXIMUMS				
ection 55.		Required Review Process	Lot Size		REQUIRED YARDS (See Ch. 115)	YARD! 115)	;overage	Height of	ee Ch. 95) Sategory andscape	n Category (001 .dD ei	Required Parking Snaces	Snecial Remutations
s 	Û			Front	Side	Rear			S) כווי די	bi2	(See Ch. 105)	(See also General Regulations)
.140	Mini-day-care (7.12 attendees) See Special Regulation 1.	euoy	e uo N	50, 5	ò	ò	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 35' above aver- age building elevation with a maximum of two stortes, exclusive of parking levels.	. ـ ـ	ıش 	See KZC 105.25.	 This use is permitted if accessory to a primary use, and: ing; a. It will not exceed 20 percent of the gross floor area of the building. b. The use is integrated into the design of the building. 2. A six-foot high fence is required along the property lines adjacent to the outside play areas for mini exhools and mini daysers compresently residential uses. 3. Hours of operation may be limited by the City to reduce impacts in nearby residential uses. 4. Structured play areas must be setback from all property lines by 5 feet. 5. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-ofway improvements. 6. The tocation of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 7. May include accessory living facilities for start persons. 8. These uses are subject to the requirements established by the Department of Social and Heatth Services (WAC Title 388).
	Recycling Center	•••••				د			Y	ပ		 May deal In metal cans, glass, and paper. Other materials may be recycled if the Planning Director determines that the impacts are no greater than those associated with recycling metal cans, glass, or paper. The Individual will have the burden of proof in demonstrating similar impacts.
.170	Public Utility Government Facility Facility								C See Spec. Reg. 1.	æ		 Landscape Cetegory 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.

Kirkland Zoning Code 317



 May deal in metal cans, glass, and paper. Other materials may be recycled if the Planning Director determines that the impacts are no greater than those associ- ated with recycling metal cans, glass, or paper. The individual will have the bur- den of proof in demonstrating similar impacts. 	
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A	
35' above average building elevation with a maxinum of two stories, exclusive of parking levels.	
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Recycling Center	
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Section 60.17

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USE ZONE CHART

	(0	D					DIRECTIONS: FIRST, read/down to find useTHEN, across for REGULATIONS							
1	ŇO			MINIMUMS				IAXIMUMS						
Section 60.17		Required Review Process	Lot Size	19	liRED \ ee Ch.	YARDS 115)	Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations		
۰ <i>۵</i>				Front	Side	Rear	Lot C	Judetare	ی ت	Sig (Se	(See Ch. 105)			
.020	Mini-School or Mini-Day-Care (7- 12 attendoos) or - Day Care Home (6 or loss - attendoos) -	Chapter 155	35,000 sq. ft.	20' See Sp tion 2.	5', but 2 side yards must equal at least 15'. ectal Re	10' Igula-		25' above aver- age building ele- vation. See Special Regulation 4.	D	B	See K2C 105.25.	 No structure may be waterward of the high waterline. No structure may be within 50 feet of the high waterline of the canal. No structure may be within 100 feet of the high waterline of the remain- der of Lake Washington. If the development includes portions of Planned Area 3, the applicant may propose and the City may require that part or all of the density allowed in Planned Area 2 be developed in Planned Area 3. The height of a structure may be increased as long as neither of the following maximums is exceeded: The structure may not exceed 60 feet above average building ele- vation. The structure may not exceed a plane that starts 3.5 feet above the outside westbound lane of SR 520 and ends at the high waterline of Lake Washington in the zone, excluding the canal. May locate on the subject property it: It will serve the immediate neighborhood in which it is located; or It will not be detrimental to the character of the neighborhood in which it is located. A six-toot high tence is required along the property lines adjacent to the outside play areas must be setback from all property lines by five feet. 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. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential areas. May include accessory living facilities for staff persons. These uses are subject to the requirements established by the Department of Sociat and Health Services (WAC Title 388). 		



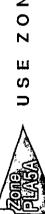


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.22	SNOI			MINIM	UMS	-	M	AXIMUMS		>-		
Section 60.22		Required Review Process	Lot Size	(Se	QUIRED YARDS (See Ch. 115)		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
0)				Front	Side	Rear	Lot		<u> 1 - Ю</u>	มี เร	(See Ch. 105)	(See also General Regulations)
.070		KZĊ.	Must be part of a develop- ment with a site area of at least 15 acres with 3,600 sq. It. per unit.		5', bui 2 side yards must equal at least 15'.	10'		30' above aver- age building ele- vation. See General Regulations.	Е	B		 A six-foot high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care conters only. Hours of operation may be limited by the City to reduce Impacts on nearby residential uses. Structured play areas must be setback from all property lines by five feet. 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. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential areas. May Include accessory living facilities for staff persons. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
.000 -	Family Day Gare Home+	None-	5,000 sq. ft: per unit		5', but 2-side yarde must cqual et- least- 15:			36' above aver age building ele - vation .		*-	2 .0 por unit∙	Access points onto Lake Washington Boulovard must be minimized to- prevent arterial congestion and traffic salety hazards. Chared access points must be utilized where feesible- 2. Family day care provider must be licensed by the state to operate a family child day-care home. 9. A safe passenger leading area as certified by the state office of child orar polley licenser chall be provided- 4. These uses are subject to the requirements established by the Depart ment of Gesial and Health Eervices (WAC Title 898).
J	Center or Nursing	Chapter 155 KZC.	Must be part of a develop- ment with a site area of at least 15 acres. See Spe- cial Reg- ulation 1.		10' on each side			30' above aver- age building ele- vation. See General Regulations.	С	В	1 for each bed	 The minimum lot size for this use is 7,200 square feet if the subject property has frontage on Lake Washington Boulevard.

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DIRECTIONS: FIRST, read down to find useTHEN, acrossilor REGULATIONS		Sneclal Regulations	(See also General Regulations)	May focate on the subject property only it: a. It will serve the immediate neighborhood in which it is located; or b. It will not be detrimental to the character of the neighborhood in which it is located. A six-toot high tence is required along the property lines adjacent to the out- side play areas for mini scheele and mini day serve centere empacts on nearby Hours of operation may be limited by the City to reduce impacts on nearby residential uses. Structured play areas must be selback from all property lines by five feet. A non-site passenger loading area may be required depending on the num- ber of attendees and the extent of the abutting right-of-way improvements. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residentiat uses. May include accessory living facilities for staff persons.	of Social and Health Services (WAC Title 38B). A facility that provides both independent dwelling units and assisted flying units shall be processed as an assisted tiving facility. It a nursing home use is combined with an assisted flying facility use in order to provide a continuum of care for residents, the required review pro- cess shall be the least intensive process between the two uses. For density purposes, two assisted fiving units shall constitute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. Through Process IIB, Chapter 152 units allowed on the subject property. Through Process IIB, Chapter 152 subject property may be approved if the following criteria are met: a. Project will not create impacts that are substantially different than would be created by a permitted multifamily development. The assisted living laciity shall provide usable recreational space of at least 100 square feet per unit in the aggregate, for both assisted living units and independent dwelling units, with a minimum of 50 square feet of usable rec- reational space per unit located outside. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and aclivities associated with this use.
N, across			<u> </u>	1. May to a. 11 w b. 11 w b. 11 w b. 11 w b. 11 w b. 14 w side pt 3. Hours 4. Structurs 4. Structurs 5. An on-tu- 5. Der of 6. The loo	of Soci 1. A facilit 2. If a nurits si corder fu cess si 3. For der kZC, u nurits a kZC, u be o be o be o be o chapte 5. Chapte indepe
d useTHE		Required Parking Spaces	(See Ch. 105)	105.25.	1.7 per Inde- pendent unit. 1 per assisted living unit.
to fin		n Categori (001 .40 se	95) Di2	æ	<
ad down		sudscape	s)) 1	ш ш	<u>م</u>
FIRST, re	MAXIMUMS	Height of	amonuc	30' above average building elevation.	
TIONS	MA	overage	Lot C	60%	
DIREC		ARDS 115)	Rear	-10	10' 11 any 10 con- 10 con- 11 that 11 that 10' above evation.
	MINIMUMS	REQUIRED YARDS (See Ch. 115)	Side	5', bui 2 sideyards must equal at leasi 15'.	20' 5', but 2 10' side yards must equal at least 15'. The required yard of any structure abutting a lot con- taining a low density use within PLA 5 must be increased 1' for each 1' that increased 1' for each 1' that structure exceeds 20' above average building elevation.
	MIN	ВE	Front	20,	20' 20' atructure taining a within P increase structure average
		Lot Size		3,600 Sq. fl.	
	Required Review Process			euo	
алы				0 Mini-school or mini-day-care or Day Cara Home (6 or loss attondocc)	Facility
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Kirkland Zoning Code 366

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Section 60.35

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ber of attendees and the extent of the abutting right-of-way improvements. A six-foot high fence is required along the property lines adjacent to the out-side play areas for mini schools and mini day care contare only. An on-site passenger loading are may be required depending on the num- Project is of superior design; and
 Project with not create impacts that are substantially different than would Hours of operation may be limited by the Clty to reduce impacts on nearby The location of parking and passenger loading areas shall be designed to order to provide a continuum of care for residents, the required review pro-Structured play areas must be setback from all property lines by live feet. These uses are subject to the requirements established by the Department A facility that provides both independent dwelling units and assisted living For density purposes, two assisted living units shall constitute one dwelling KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the units and independent dwelling units, with a minimum of 50 square feel of order to provide a continuum of care for residents, the required review prounit. Total dwelling units may not exceed the number of stacked dwelling units atlowed on the subject property. Through Process IIB, Chapter 152 Chapter 115 KZC contains regulations regarding home occupations and If a nursing home use is combined with an assisted living facility use in least 100 square feet per unit, in the aggregate, for both assisted living If a nursing home use is combined with an assisted living facility use in The assisted living facility shall provide usable recreational space of at other accessory uses, facilities and activities associated with this use. subject property may be approved if the following criteria are met: cess shall be the least intensive process between the two uses. cess shall be the teast intensive process between the two uses. May Include accessory living facilities for staff persons. (See also General Regulations) be created by a permitted multifamily development units shall be processed as an assisted living facility. usable recreational space per unit located outside. Special Regulations reduce impacts on any nearby residential uses. of Social and Health Services (WAC Title 388). DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS residential uses. નં ഹ ਲਂ ਵੱ ല് 50 1 ai 4 ഗ് See Ch. 105) 1 tor each bed. 1 per assisted Required Parking Spaces pendent unit 1.7 per Inde-See KZC 105.25. iving unit. Sign Category (See Ch. 100) m < œ Category Category Landscape ш ۵ ο Structure Height of 30 above MAXIMUMS average building elevation. Lot Goverage 70% The required yard of any structure abutting a lot containing a low density use within PLA 5A above average building elevamust be increased 1' for each Rear 1' that structure exceeds 20' ò REQUIRED YARDS (See Ch. 115) must equal at least 15' side yards Side MINIMUMS 5', but 2 Front ŝ ľ<u>o</u>ľ Size Ē 3,600 sq. ft. 7,200 sq. ft. Required Process Review Process I, Chapter 145 KZC. None (7-12-attendenc) Homo (6 or lass .080 Assisted Living Facility Mini-school or mini-day-care Nursing Home Û or Day Care Convalescent **SNOITAJUDER** Mendooc) Center or USE 070. 060, 36ction 60.35

Kirkland Zoning Code 373

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19 一 一 一 一 一 一 一 一 一 一 一 一 一 一 一 一 一 一 一	FIRST, read down to find useTHEN, across for REGULATIONS		Special Regulations	(See also General Regulations)	 The City may fimit access points onto 6th Street and require traffic control devices and right-ol-way realignment. A six-foot high fence is required along the property lines adjacent to the outside play areas for mini schoele and mini day area centers only. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. Structured play areas must be setback from all property times by 5 feel. An on-site passenger loading are may be required depending on the number of attendees and the extent of the abutting right-ol-way limprovements. The location of parking residential uses. May include accessory tiving facilities for staff persons. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Tite 38B). 	 A facility that provides both independent dwelling units and assisted living tracitity that provides both independent dwelling units shall be processed as an assisted living facility. If a nursing home use is combined with an assisted fiving facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses. For density purposes, two assisted fiving that catifity use in gundt. Total dwelling units may not exceed the number of stacked dwelling units and work of exceed the number of stacked dwelling units and units and not exceed the number of stacked dwelling units allowed on the subject property. Through Process IIB, Chapter 152 KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the subject property may be approved if the following criteria are met: a. Project with on treate impacts that are substantially different than would be created by a permitted multifamily development. Project with on create impacts that are substantially different than would be created by a permitted multifamily development. The assisted living facility shall provide usable recreational space of at least 100 square feet per unit. In the aggregate, tor both assisted living units and independent dwelling units with a minimum of 50 square feet of usable recreational space per unit located outside. The City may limit access points onto 6th Street and require traffic control usable recreational space per unit located outside. The City may limit access points onto 6th Street and require traffic control usable recreational space per unit located outside. 				
	d useTHEN, a		Required Parking Spaces	(Se	See KZC 105.25.	1.7 per Inde- pendant unit. 1 per assisted living unit.				
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	d.ďown t	Cate Ch. 95) Category Landscape			ш <u>с</u>					
	FIRST, rea	MAXIMUMS	Height of Structure		If the devel- opmont contains at least 1 acre, then the tower of: 60' above average building ele- vation. Otherwise, 30' above average	vation.				
	SNO:	MA	OVELAGE) toj	70%					
	DIRECTIONS		ARDS 15)	Rear	10,					
	inin un	SMUMINIMS	REQUIRED YARDS (See Ch. 115)	Side	5', but 2 side yards must equal at least 15'.					
		Required Lot Front		Front	50,					
					3,600 sq. ft.					
					None					
	д неелгатюия Страна С С С С С С С С С С С С С С С С С С			① ·	Mini-school or mini-day-care (7 Lattendes)- or Day Care Hiom o (6 or less - attendees)	Facility				
	Section 60.42					000				

Kirkłand Zoning Code 380

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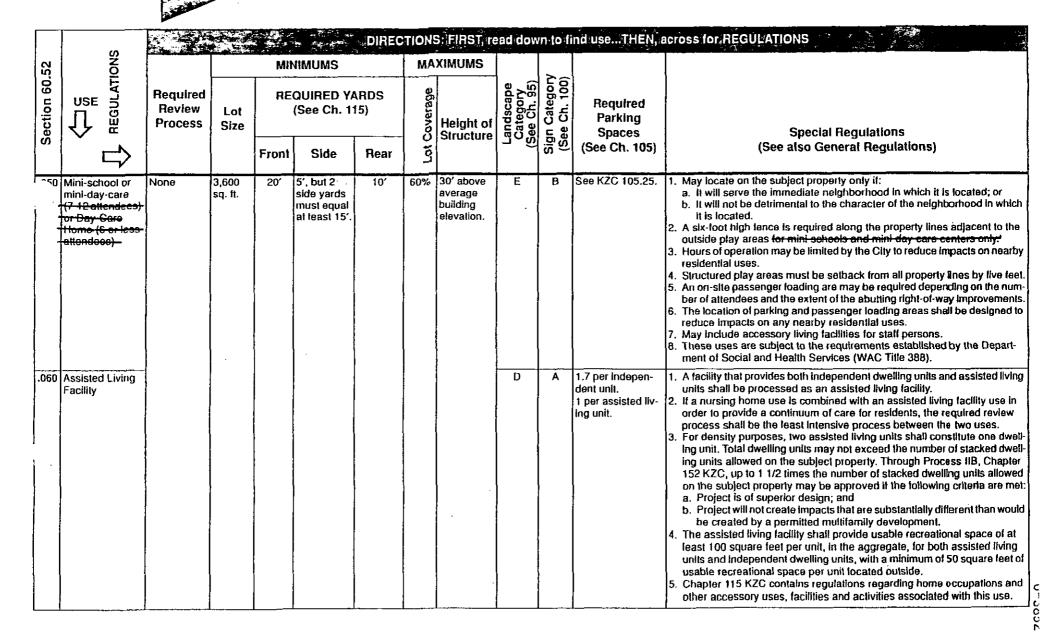
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No. 1 APRIL 1					0-3852
FIRST, read down to find useTHEN, across for IREGULATIONS		Special Regulations	(See also General Regulations)	 May locate on the subject property only it: a. It will serve the immediate neighborhood in which it is located; or b. It will not be detrimental to the character of the neighborhood in which it is located. b. It will not be detrimental to the character of the neighborhood in which it is located. A six-loot high tence is required along the property lines adjacent to the origide play areas for mini eapoles and muli day care contors only. c. A six-loot high tence is required along the City to reduce impacts on nearby tesidential uses. d. Structured play areas must be setback from all property lines by five feet. An on-site passenger loading are may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. The location of parking and passenger loading areas shall be designed to The location of parking area facilities to staff persons. f. May include accessory living facilities to staff persons. g. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 38B). 	 A facility that provides both independent dwelling units and assisted tiving units shall be processed as an assisted living facility. If a nursing home use is combined with an assisted tiving facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses. For density purposes, two assisted tiving units shall constituted one dwelling units allowed on the subject property. Through Process IB, Chapter 152 KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the subject property. Through Process IB, Chapter 152 KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the subject property. Through Process IB, Chapter 152 KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the subject property. Through Process IB, Chapter 152 KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the subject property. Through Process IB, Chapter 152 KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the subject property and b. Project will not create impacts that are substantially different than would be created by a permitted multifarmily development. The assisted fiving facility shall provide usable recreational space of at least 100 square feet per unit, in the aggregate, for both assisted fiving units and independent dwelling units, with a minumum of 50 square feet of usable recreational space per unit located outside. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
d useTHEN, a		Required Parking Spaces	Š.	See KZC 105.25.	1.7 per inde- pendent unit. 1 per assisted living unit.
ofine	l A	п Саtедол (001.10) эе	ĐIS	m	<
lidown t		Landscape Category (Se Ch. 95)		ч Ш	φ
FIRST, read	MAXIMUMS	Height of Structure		If the devel- opment contains at least 1 acre, then the lower of: 40' above average average building ele- vation.	If the devel- opmant contains at least 1 acre, then the lower of: 4 stories or 4 of above average building ele- vation. Otherwise, and above average building ele- vation.
ONS:	MM	overage,	רסו כ	60%	
DIRECTIONS:		ARDS 15)	Rear	è	
6 6	SMUMINIM	REQUIRED YARDS (See Ch. 115)	Side	5', but 2 side yards must equal at least 15'.	
	W	RE	Front	20,	
		Lot Size		3,600 sq. ft.	
	Required Review			enov	
аконталирая Д Весигатномя				Mini-school or mini-day-care (7 12 attondoot) or Bay Care attondoot) attondoot)	Assisted Living Facility
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Kirkland Zoning Code 386









order to provide a continuum of care for residents, the required review pro- a. It will serve the immediate neighborhood in which it is located; or
 b. It will not be detrimental to the character of the neighborhood in which Hours of operation may be limited by the City to reduce impacts on nearby Structured play areas must be setback from all property lines by live feet. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abuilting right-of-way improve-The location of parking and passenger loading areas shall be designed to cess shall be the least intensive process between the two uses. For density purposes, two assisted living units shall constitute one dwell-A six-foot high fence is required along the property lines adjacent to the A facility that provides both Independent dwelling units and assisted living ing unit. Total dwelling units may not exceed the number of Stacked Dwell 152 KZC, up to 1 1/2 times the number of Stacked Dwelting Units allowed on the subject property may be approved it the following criteria are met units and independent dwelling units, with a mInImum of 50 square feet of Chapter 115 K2C contains regulations regarding home occupations and ing Units allowed on the subject property. Through Process 11B, Chapter If a nursing home use is combined with an assisted living facility use in These uses are subject to the requirements established by the Depart-The assisted living tacility shall provide usable recreational space of at least 100 square feet per unit, in the aggregate, for both assisted living Project will not create impacts that are substantially different than outside play areas for mini cohools and mini day care centers only. It will serve the immediate neighborhood in which it is located; or would be created by a permitted multitamily development. May include accessory living facilities for staff persons. See also General Regulations) units shall be processed as an assisted living facility ment of Social and Health Services (WAC Title 388) usable recreational space per unit located outside. **Special Regulations** reduce impacts on any nearby residential uses. May locate on the subject property only if a. Project is of superior design, and DIRECTIONS FIRST, read down to find use...THEN, across for REGULATIONS residential uses. it is located. ments. ف ٨i പ് 4 vi <u>к</u>. е ÷ N ö ഹ See KZC 105.25. 1 per assisted liv-See Ch. 105) 1.7 per indepen-Reguired Parking Spaces dent unit. ing unit. Sign Category (See Ch. 100) m < (See Ch. 95) Category Landscape ш ۵ Structure Height of If adjoining RSX, then 25' above Otherwise, a low denother than 30' above MAXIMUMS average sity zone elevation. elevation building Lot Coverage 60% Rear è REQUIRED YARDS (See Ch. 115) side yards must equal at least 15'. **SMUMINIMS** Side 5', bul 2 Front 2 Lot Size 3,600 sq. ft. Required Process Review None (7 12 attendees) or Day Care Home (6-er less Assisted Living Facility mini-day-care Mini-school or Û REGULATIONS (soopuelle USE .050 .060 76.06 notice2

Kirkland Zoning Code 398

other accessory uses, facilities, and activities associated with this use.



	DIRECTIONS: EIRST, read down to find useTHEN, across tor REGULATIONS		Special Regulations	(See also General Regulations)	 Hours of operation may be limited by the City to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines by five feet. Structured play areas must be setback from all property lines by five feet. An on-site passenger loading area may be required depending on the number of attendees and the extant of the abutting right-of-way improvements. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. May include accessory living facilities for staff persons. Asy include areas for mini echoids and the property lines adjacent to the outside play areas to mini day acres on the property lines adjacent to the source uses are subject to the requirements established by the Department of Services (WAC Titin 380). 	<u>- v v v</u>
2	find useTHEN,		Required Parking Spaces	(Se	See KZC 105.25.	1.7 per indepen- dent unit. 1 per assisted liv- ing unit.
ŀ	vn to	Sign Category (See Ch. 100)			<u>م</u>	<
	eadidov	Landscape Category (See Ch. 95)		<u>٦</u>	ш	٥
18 A.S	s: FIRST, r	MAXIMUMS	Height of Structure	_	If adjoining a low den- sity zone other than RSX, then 25' above average building clevation. Otherwise, building deveation.	
, ,	TION	MA	OVERAGE	רסו כ	%02	
	DIREC		ARDS 15)	Rear	ů	
		Required Lot (See Ch. 115) Process Size Front Side Re		Side	5', but 2 side Yards must equal at least 15'.	
				Front	20,	
					3,600 sq. fl.	
7	1				e vor	
	арания Весисатіоия С			仓	Mini-school or mini-day-care (7 12 attendooo) or Bay Care attendeeo)- attendeeo)-	Assisted Living Facility
ļ		<u>5</u> 9	ection 60.	ę		060

Kirkland Zoning Code 405

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27 Los Steer				·····									
: FIRST, iread down to find useTHEN, across for REGULATIONS		Special Regulations	(See also General Regulations)	 May locate on the subject property it: It will serve the immediate neighborhood in which it is located; or It will not be detrimental to the character of the neighborhood in which It is located 	 A sit-foot high fence is required only atong the property lines adjacent to the outside play areas for mini schoole and mini day care contact only. Hours of operation may be limited by the City to reduce impacts on nearby 	 residential uses. 4. Siructured play areas must be setback from all property lines by five feet. 5. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way Improve- 	6. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.	r. Electrical signs are not permuted. Orde or signs may be immed to be contraptible with nearby residential uses. 8. May include accessory living facilities for staff persons. 9. These uses are subject to the recuritements established by the Opned-	ment of Social and Heatth Services (WAC Title 388).	1 Lamury aary aare provider muor oo neeneed by the state to operate a tarmiry - child day eare home. 3 A sale paceanaar leading area ar contitied by the state office of shild eare	policy licensor shall be provided: 3. Those uses are subject to the requirements established by the Depart- ment of Sestial and Health Sarvises (WAC Title 388):-	1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with f he use on the	nearby uses.
nduseTHEN, a		Required Parking Spaces	(See Ch. 105)	See KZC 105.25.						and our		See KZC 105.25.	
to.fi	1	(001 .d) et	bi2 92)	See Spec.	7.	,				*		B	
adidown		Sategory Sategory ee Ch. 95)	s)	ш 	. 14				<u>!</u>			A	C See Spec. Reg. 1.
	SMUMIX	Height of	-	25' above average building elevation								<u>, , , , , , , , , , , , , , , , , , , </u>	<u></u>
TIONS	MAX	Soverage	רסו כ	50%								70%	
DIRECTIONS		ARDS 15)	Rear	10'								20'	10'
	MINIMUMS	MINIMUMS REQUIRED YARDS (See Ch. 115) ont Side Rec		5', but 2 side yards must equal at least 15'		-						20' on each side	10' on each side
	MIN Front			20′									
	Lot Size			2,000 19. Pa								None	
	Required Review Process			Process I, Chapter 145 KZC.			_					See Gen- eral Regu-	
ę	SNOI		① ·	0 Mini-School or Mini-Day-Care					4	+ amiy Ua y- Oare Homo 		.060 Public Utility	.070 Government Facility or Community Facility
	<u>7</u>	ection 60.	S	ọ,	<u> </u>	,						.060	020.

Kirkland Zoning Code 410

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DIRECTIONS: FIRST, read down to find useTHEN, across for REGULATIONS	cial Regulati General Re <u>c</u>			 May focate on the subject property only it: a. It will serve the Immediate neighborhood in which it is located; or b. It will not be detrimential to the character of the neighborhood in which it is located. A six-foot high fence is required only along the property fines adjacent to the outside play areas for mini acheote and mini day eare controct only along the property lines adjacent to the outside play areas for mini acheote and mini day eare controct on nearby residentiat uses. An on-site play areas must be setback from all property lines by 5 feet. An on-site play areas must be setback from all property lines by 5 feet. An on-site play areas must be setback from all property lines by 6 feet. An on-site play areas must be setback from all property lines by 5 feet. An on-site play areas must be setback from all property lines by 5 feet. The location of attendees and the extent of the abuilting right-of-way improvements. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. The location of parking and passenger losading areas shall be designed to reduce impacts on any nearby residential uses. These uses are subject to the requirements established by the Department of Social and Heatth Services (WAC Title 389). 	 A facility that provides both independent dwelting units and assisted living units shall be processed as an assisted twing facility. If a rursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses. For density purposes, two assisted living units shall constitute one dwell- ing unit. Total dwelling units may not exceed the number of Stacked breating Units allowed on the subject property. Through Process IIB, Chapter 152 KZC, up to 1 1/2 times the number of Stacked Dwelling Units allowed on the subject property may be approved if the following criteria are met: Project will not create impacts that are substantially different than would be created by a permitted multifarmity development. The assisted tiving tunits, with a minhum of 50 square feet out is and independent dwelling units, with a minhum of 50 square feet outs and insable recreational space of a least in a cut in the segration state of a least 100 square feet per unit, in the aggregate, for both assisted living units and independent dwelling units, with a minhum of 50 square feet of usable recreational space per unit, in the aggregate, for both assisted living units and independent and wellings, with a minhum of 50 square feet of usable recreational space per unit, located outside. 				
nd useTHEN, a		Required Parking Spaces	(See Ch. 105)	See KZC 105.25.	1.7 per Indepen- dent unit. 1 per assisted Ilv- Ing unit.				
i to fij			€) £iS	E	V				
ad down		andscape Category 66 Ch. 95)		ш	٥				
FIRST, re	SMUMIX	Height of	allucture	If adjoining a low den- sity zone other than RSX, then Z5' above average etevation. Otherwise, 30' above average building elevation.					
LIONS	MAXIA	overage,	Lot C	60%					
DIREC		ARDS 15)	Rear	- 10 [,]					
	SMUMINIM	REQUIRED YARDS (See Ch. 115)	Side	5', hut 2 side yards must equal at least 15'.					
	MIN REG (;		Front	20,					
	Lot Size			3,600 sq. ft.					
	Required Review Process			None	If between 1,800 and 3,600 sq. ft. of lot area per unit, then Pro- cess I, Chapter 145 KZC. If 3,600 sq. ft. of lot area per unit or more, then None.				
астоия ВЕСИГАТІОИЯ С				Mini-school or mini-day-care (748 attendeos)- or Day Care Home (6 attend- ees or leae)- ees or leae)-	Assisted Living Facility				
	27	.08 noitos	s		090				

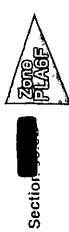
Kirkland Zoning Code 416

EVE
Section 60.77

DIRECTIONS: FIRST, read down to find useTHEN, across for REGULATIONS		Special Regulations	(See also General Regulations)	 May locate on the subject property only it: a. It will serve the immediate neighborhood in which it is located; or b. It will not be detrimental to the character of the neighborhood in which it is located. 	 A six-foot high fence is required only along the property lines adjacent to the outside play area for mini schools and mini day care conters only 3. Hours of operation may be limited by the City to reduce impacts on nearby 	 residential uses. 4. Structured play areas must be setback from all property tines by 5 feet. 5. An on-site passenger foading area may be required depending on the number of attendees and the extent of the abutting right-of-way improve- 	 ments. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. May include accessory living facilities for staff persons. 	 These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses. 	 The required review process is as follows: 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 KZC. b. If the subject property, including all configuous property owned by the applicant and held by others for future use by the applicant, is five or more acres, a Master Ptan, approved through Process III, Chapter 155 KZC, is required. The Master Ptan must show building placement, building dimensions, roadways, utility for costions, fand uses within the Master Ptan area, parking location, builering and landscaping. 2. Landscape Category A or 8 may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
		Required Parking Spaces	s.	See KZC 105.25.						
un to f		n Category ee Ch. 100)	See See Spec.	n on				æ		
adidov		ee Ch. 95) Category andscape	s)) 7	ш					A	See Spec. Reg. 2.
s: FIRST, re	MAXIMUMS	Height of Structure		25' above average buitding elevation.				. <u></u>	+	· · · · · · · · · · · · · · · · · · ·
TION	MA	Lot Coverage		%09					70%	
DIRE		REQUIRED YARDS (See Ch. 115)	Rear					· · · -	50,	10
200 12 13	SMUMINIM		Side	5', but 2 side yards must equal at least 15',					20' on each side	each side
	MIN	REC	Front	20,					.	
		Lot Size		3,600 sq. ft. sq.		Pune				
		Required Review Process		None						
	SNO		Û	Mini-school or mini-day-care	Home (6 or less attendoos)					.050 Government Facility or Community Facility
	22	ection 60.	S		·				.050	

Kirkland Zoning Code 422

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CHAR ZONE USE

		Snertal Remitatione	(See also General Regulations)	 May locate on the subject property only it: a. It will serve the immediate neighborhood in which it is located; or 	 If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review pro- cess shall be the least intensive process between the two uses.
S: FIRST, read down to (induseTHEN, across for REGÚLATIONS		Required Parking Snares	(Se	See KZC 105.25. 1.7 per Indepen- dent untt. 1 per assisted liv- ing unit.	1 for each bed.
		n Category	es) Bis	œ	8
		se Ch. 95) Stegory andscape	15) D 7	ш ́	ပ
	MAXIMUMS	Height of		It adjoining a low den- sity zone other than RSX, then 25' above building elevation. elevation.	
	MA	overage	Lot C	60%	×0%
		ARDS 15)	Rear	¢	
	SMUMINIM	REQUIRED YARDS (See Ch. 115)	Side	5', bul 2 side yards at least 15'	10' on each side.
с.) Я	NIN	В	Front	50.	
		Lot Size		3,600 sq. ft.	7,200 sq ft.
		Required Review Process		e N	Process IIA, Chapter s 150 KZC.
	SNO			Mini-school or mini-day-care (7-12 attendoos) or Day Cara 1 tome (0 or tess attendoos) – Assisted Living Facility	Convalescent Center or Nursing Home
	28	.0ð noitse	s	020. 0200.	070

Kirkland Zoning Code 428

U-3852

Section 60.87



				•••		IC.	DIREC	TIONS: FIRST	read c	lown	to find useTh	HEN, across for REGULATIONS
87	SNO			MINIM	IUMS		M	AXIMUMS				
oection 60.87		Required Review Process	Lot Size		UIRED e Ch. 1		Coverage	Height of Structure	Landscape Category See Ch. 95)	In Category se Ch. 100)	Required Parking Spaces	Special Regulations
,,				Front	Side	Rear	Lot (outuriars	<u>.</u>	Sig Sig	Spaces (See Ch. 105)	(See also General Regulations)
.100	Day-care Center See Special Regulation 7.	None	None	20'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above aver- age building elevation. Otherwise, 35' above aver- age building elevation with a maximum of two stories. exclusive of parking tevels.	D	B	See KZC 105.25.	 A six-foot high tence is required along the property lines adjacent to the outside play areas. Hours of operation may be limited to reduce impacts on nearby residential uses. Structured play areas must be setback 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, five feet. An on-site passenger loading area must be provided if this use can accommodate five or more children. 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. May include accessory living facilities for staff persons. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; and b. The use is integrated into the design of the building.
	Mini-day-care (7-12 attendees) See Special Regulation 8.			30'					E			 A six-foot high fence is required along the property lines adjacent to the outside play area for mini schools and mini day care centers only

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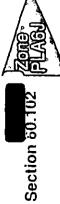
Kirkland Zoning Code 442			-	r - -	-		*				-	1	ŗ
 A facility that provides both independent dweiling units and assisted living facility. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses. For density purposes, two assisted living units shalt constitute one dwelling units allowed on the subject property. Through Process IB, Chapter 152 KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the subject property. Through Process IB, Chapter 152 KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the subject property. Through Process IB, Chapter 152 KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the subject property may be approved if the following criteria are met: Project will not create impacts that are substantially different than would be created by a permitted multifamily development. The assisted living facility shall provide usable recreational space of at least 100 square feet per unit, in the aggregate, for both assisted living units and independent dwelling units, with a minimum of 50 square feet of usable recreational space per unit located ourside. Must provide the butter described in Buttering Standard 2 in Chapter 95 KZC where the subject property adjoins a low density zone. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 	1.7 per indepen- dent unit. 1 per assisted fiv- Ing unit.	Þ	Reperc. Bec.						2 acres	Process IIA, Chapter 150 KZC.	Assisted Living Facility		.060
 May locate on the subject property only it: It will serve the Immediate neighborhood in which it is located; or It will not be detrimental to the character of the neighborhood in which it is located. A six-fool high fence is required only along the property lines adjacent to the outside play area for mini cakeola and mini day care contar only a four solution of operation may be limited by the City to reduce impacts on nearby residential uses. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abuilting right-of-way improvements. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. The location of parking and passenger loading areas. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 	See KZC 105.25.			25' above average builtIng elevation.	60%	10,	5', but 2 side yards must equal at least 15'	20,	3,600 sq. ft.	None	Mini-school or mini-day-care (7-12 attondooo) or Day-Care Home (6-or less attendees) -	25723	
Special Regulations (See also General Regulations)	Required Parking Spaces (See Ch. 105)	Sign Category (See Ch. 100)	Landscape Category (See Ch. 95)	Height of Structure	Lot Coverage	VARDS 115) Rear	QUIRED (See Ch Side	RE Front	Lot Size	Required Review Process			Section 60.
THEN, across for REGULATIONS		wn to fi	read do	RECTIONS: FIRST, read down to find use MAXIMUMS		BIIC	MINIMUMS	M			IONS		.92
				HAR	C	O N E	S III N	Ċ			Section 00.92	ectior	Se

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	S: FIRST, read down to find useTHEN, across for REGULATIONS		Snecial Regulations	(See also General Regulations)	 May locate on the subject property only It: a. It will serve the immediate neighborhood in which it is located; or b. It will not be detrimental to the character of the neighborhood in which it is located. A six-loot high tence is required only atong the property lines adjacent to the outside play area for mini exheets and mini day eare ordinary on early the outside play areas must be setback from all property lines by five feet. A six-loot high tence is required by the City to reduce impacts on nearby reducting play areas must be setback from all property lines by five feet. Structured play areas must be setback from all property lines by five feet. An on-site passenger loading area may be required depending on the number of attendees and passenger loading areas shall be designed to the number of attendees and passenger loading areas. The location of parking and passenger loading areas shall be designed to the number of attendees and passenger loading areas. The location of parking and passenger loading areas shall be designed to the number. The location of parking and passenger loading areas. The location of parking and passenger loading areas shall be designed to the number. 	 A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. It a nursing home use is combined with an assisted living tacility use in order to provide a continuum of care for residents, the required review pro- cess shall be the least intensive process between the two uses. For density purposes, two assisted living units shall constitute one dwell- ing unit. Total dwelling units may not exceed the number of stacked dwell- ing unit. Total dwelling units may not exceed the number of stacked dwell- ing unit. Total dwelling units may not exceed the number of stacked dwell- ing unit. Total dwelling units may not exceed the number of stacked dwell- ing unit. Total dwelling units may not exceed the number of stacked dwell- ing unit. Total dwelling units may not exceed the number of stacked dwell- ing unit. Total dwelling units may not exceed the number of stacked dwell- ing unit. Total dwelling units may not exceed the number of stacked dwell- ing unit. Total dwelling units may not exceed the number of stacked dwelling on the subject property may be approved if the following criteria are melt. a. Project will not create impacts that are substantially different than would be created living facility shall provide usable recreational space of at least 100 square feel per unit, in the aggregate, for both assisted living units and independent dwelling units, with a minimum of 50 square feet of usable recreational space per unit located outside. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
diuseTHEN, a	d useTHEN, a		Required Parking Snaces	(See Ch. 105)	See K2C 105.25.	1.7 per indepen- dent unit. 1 per assisted liv- ing unit.
	to fine		n Categor) 3e Ch. 100)	95)	м	
	ÛMO		Category ee Ch. 95) n Category	bis S)		
C. S. Gale	read (Category Landscape			нц. П	٥
	s. FIRST,	MAXIMUMS	Height of Structure		30° above average building efevation.	
	SNOL	MAX	90619VO	Lot C	60%	
	DIRECTION		ARDS 15)	Rear	10'	
		MINIMUMS	REQUIRED YARDS (See Ch. 115)	Side	5', but 2 side yards must equal at least 15',	
		MIN	RE(Front		
			Lot Size		3,600 89. ft.	3,600 sq. ft.
			Required Review Process		anov	Process IIA. Chapter 150 K2C.
	S	NOI		仓	9 Mini-school or 17 12 attondoeo) or Dery Cario Home (Cor loce attondoes).	Assisted Living Factifity
		26	.06 noitos	S		020

Kirkland Zoning Code 448

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a.	FIRST, read down to find useTHEN, across for REGULATIONS		Special Regulations	(See also General Regulations)	 May locate on the subject property only it: a. It will serve the immediate neighborhood in which it is located; or b. It will not be detrimental to the character of the neighborhood in which it is located. A six foot high fence is required only along the property lines adjacent to the outside play area fer min eabools and mink day care centers only 3. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. Structured play areas must be setback from all property fines by five feet. Structured play areas and the extent of the abuilting right-of-way improvements. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abuilting right-of-way improvements. Theoretion of parking and passenger loading areas shall be designed to reduce lumpacts on nearby residentiat uses. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 	 A facility that provides both independent dwelting units and assisted living units shall be processed as an assisted living facility. If a nursing home use is combined with an assisted fiving tacility use in order to provide a continuum of care for residents, the required review pro- cess shall be the least intensive process between the two uses. For density purposes, two assisted living units shalt constitute one dwell- ing unit. Total dwelling units may not exceed the number of stacked dwell- ing units allowed on the subject property. Through Process IIB, Chapter 152 KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the subject property may be approved if the following criteria are met: a. Project is of superior design, and b. Project kill not create impacts that are substantially different than would be created by a permitted multifamily development. The assisted tiving facility shall provide usable recreational space of at least 100 square feet per unit, in the aggregate, for both assisted tiving units and independent dwelling units, with a minimum of 50 square feet of usable recreational space per unit, inclue and outside. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, tacilities, and activities associated with this use. 	
nd useTHEN, a	nd useTHEN, a		Required Parking Spaces	(See Ch. 105)	See KZC 105.25.	1.7 per indepen- dent umit. 1 per assisted liv- ing unit.	
	to fli)	п Саtegor 1001 .40 эе	es)	Ω	<	
	adsdown	Landscape (See Ch. 95) (See Ch. 95)			 ш	٥	
	: FIRST, re	MAXIMUMS	Height of		If adjoining a low den- sity zone other than RSX, then 25' above building etevation. Otherwise, 30' above building elevation.		
	SNOL	MA	overage	רסג כ	60%		
· ·	DIRECTIONS		REQUIRED YARDS (See Ch. 115)	Rear	,ô		
		MINIMUMS		Side	5', but 2 side yards must equat al least 15'.		
		MIN	RE(Front	50.		
			Lot Size		3,600 sq. ft.	3,600 sq. ft.	
			Required Review Process		euov		
	S	NOI		Ŷ	750 Mini-school or mini-day-care (7-12 attendood) or Day Care Home (5 ar loss ettendooc)	.060 Assisted Living Facility	
Į		201	.09 noitoe	€S		090	

Kirkland Zoning Code 454

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USE ZONE CHAR

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	FIRST, read down to find useTHEN, across for REGULATIONS		Special Regulations	(See also General Regulations)	 May locate on the subject property only It: If will serve the immediate neighborhood in which it is located; or It will not be detrimental to the character of the neighborhood in which it is located. A six-toot high fence is required only along the property lines adjacent to the outside play area for mini schools and mini day care centers on nearby residential uses. A survicured play area for mini schools and mini day care centers on nearby residential uses. Structured play areas must be setback from all property lines by five leat. 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. The location of parking and passenger loading areas shalf be designed to reduce impacts on any incrovements. The location of parking and passenger loading areas shalf be designed to reduce impacts on any nearby residential uses. The location of parking and passenger loading areas shalf be designed to reduce impacts on any nearby include accessory thing facilities for stalt persons. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 	 A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses. For density purposes, two assisted living units shall constitute one dwelling units allowed on the subject property. Through Process IIB, Chapter 152 KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the subject property. Through Process IIB, Chapter 152 KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the subject property and be created by a permitted multifamily development. Project will not create Impacts that are substantially different than would be created by a permitted multifamily development. The assisted living tacility shall provide usable recreational space of at least 100 square feet per unit, with a minimum of 50 square feet of units and independent dwelling units. Adding the assisted living tacility shall provide usable recreational space of at least 100 square feet per unit, with a minimum of 50 square feet of units and independent dwelling units. Adding the assisted living units and independent dwelling units and independent dwelling units. The assisted living the assisted living tacility shall provide usable recreational space of at least 100 square feet per unit, in the aggregate, for both assisted living units and independent dwelling units. Adding the assisted living tacility shall provide usable recreational space of at least 100 square feet per unit located outside. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, tacilities, and activities associated with this use.
	ndiuseTHEN, s		Required Parking Spaces	(See Ch. 105)	See KMC 105.25.	1.7 per indepen- dent witi. 1 per assisted liv- ing unti.
	n to fi		n Category (001 .dO 99	es) Dis	<u>م</u>	<
	ead dow		andscape Sategory ee Ch. 95)		Ц	۵
	i: FİRST, re	MAXIMUMS	Height of Structure		30' above average building elevation.	
ĺ	LIONS	MA	OVETAGE	רסו כ	60%	
	DIRECTIONS		ARDS 15)	Rear	-10 ⁴	
		MINIMUMS	REQUIRED VARDS (See Ch. 115)	Side	5', bul 2 side yards must equal at least 15'	
		MM	RE	Front	50	
			Lot Size		3,600 ft.	
			Required Revlew Process		enon	
	S	SNOI		Û	Mini-school or mini-day-care (7 1 2 attondoo) or Bay Care Home (6 or loc attendooc) attendooc)	Facility Facility
		201	.08 noite	PS	020	090.

Kirkland Zoning Code 460

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USE
Zone PLATA
Section 60.112

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iFiRST, read down to tind useTHEN, across for REGULATIONS		Special Recrutations	(See also General Regulations)	 May locate on the subject property only If: a. It will serve the immediate neighborhood in which it is located; or b. It will not be detrimental to the character of the neighborhood in which b. It is located. A six-loot high fance is required only along the property lines adjacent to the outside play areas. A six-loot high fance is required only along the property lines adjacent to the outside play areas. Hours of operation may be timited to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines as follows:	 A six-loot high fence is required only along the property lines adjacent to the outside play area for mini scheels and mini day care contex cmby residential uses. Hours of operation may be limited by the Cliy to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines by five feet. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improve- ments. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. May finctude accessory tiving facilities for staff persons. These uses are subject to the requirements estabilished by the Depart- ment of Social and Health Services (WAC Title 389). 		
nd useTHEN, a		Required Parking Spaces	(See Ch. 105)	Sea KZC 105.25.			
n to fi		n Category (001 .dD se	<u> </u> DIS	Ω			
ad dow		ee Ch. 95) Sategory andscape	ร) ว ทา	Δ	ш		
i FIRST, re	MAXIMUMS	Height of	aintonie	If adjoining a low den- sity zone other than RSX, then 25' above average building elevation. elevation.			
TIONS	MA	overage	רסי כ	%02	60%		
DIRECTIONS:		ARDS 15)	Rear	mmodate 50 children, 20 10	10		
	MINIMUMS	REQUIRED YARDS (See Ch. 115)	t Side	If this use can accommodate 50 or more students or chil- dren, then: 50' 50' on 50' each side 11 this use can accommodate 13 to 49 students or children, then: 20' 20' on 20' each side otherwise, 20' 5', but 2 to' side yards must equal at least 15'.	5', but 2 side yards must equal at least 15'		
1	Ň	.	Front	It this use of 50 or more dren, then: 50' 50 ea 11 this use of 13 to 49 st then: 20' 5' 20' 5' 20' 5' st data	20,		
		Lot Size		2,7200	3,600 sq. ft.		
		Required Review Process		Process IIA, Chapter 150 KZC,	None		
5	SNOI			School or Day- Care Center	Mini-school or mini-day-care (7 12 altendaes) or Day Care tlome (6 or lace altendaes) -		
	211	.09 noite		6. 			

Kirkland Zoning Code 465



USE ZONE CHART

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S. FIRST, read down to find useTHEN, across for REGULATIONS		Special Regulations	(See also General Regulations)	See KZC 105.25. 1. A six-toot high tence is required only along the property lines adjacent to		2. Hours of operation may be limited by the City to reduce impacts on nearby	residential uses.		4. An on-site passenger loading area may be required depending on the	 number of attendees and the extent of the abutting right-of-way improve- 	ments.	5. The location of parking and passenger loading areas shall be designed to	reduce impacts on any nearby residential uses.		7. These uses are subject to the requirements established by the Department	of Social and Health Services (WAC Title 388).	May not access directly onto 2nd, 3rd, 4th, 5th or 6th Streets unless no	other access is available.
Ind useTHEN,		Required Parking Spaces	(See Ch. 105)	See KZC 105.25.														
n to f		n Category (001 .dD s é	es) bis	æ														
ad dow	•	ArobatsCape		ш														
S: FIRST, re	SMUMIX	Height of Structuro	II adjoining	a low den-	sity zone	other than	RSX, then	25' above	average	building	elevation.	Otherwise,	30' above	average	building	elevation.		
	MA	CVEL8GE	60%															
DIRECTION		ARDS 15)	ŭ,						-									
• • • •	MINIMUMS	REQUIRED YARDS (See Ch. 115)	5', but 2	side yards	must equal	at least 15'.												
	W	RE	20,															
1		Lot Size	3,600	sq. ft.							_		-					
		None																
5	NO	.060 Mini-school or	mini-day-care	+(7 +2 attendoos)	er Day Care	- lome (5 er loce	-attendent)											
	211	.0 <u>60</u>		<i>.</i>				<u>`</u>								-		



USE ZONE CHART

Kirkland Zoning Code 479



USE ZONE CHART

 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. An on-site passenger toading area must be provided. The City shail determine the appropriate size of the toading areas on a case-by-case The location of parking and passenger loading areas shall be designed These uses are subject to the requirements established by the Depart-1. A six-toot high tence is required only along the property lines adjacent to the outside play areas for mini cohoole and mini day ears contere-An on-site passenger toading area may be required, depending on the number of attendees and the extent of the abuiling right-of-way 1. A six-toot high tence is required only along the property lines adjacent These uses are subject to the requirements established by the Depart-Structured play areas must be setback from all property lines by five abutling right-of-way Improvements. Carpooling, staggered loading/ unloading litne, right-of-way improvements or other means may be Structured play areas must be setback from all property lines as folbasis, depending on the number of attendees and the extent of the required to reduce traffic impacts on any nearby residential uses. May include accessory living facilities for staff persons. May include accessory living facilities for staff persons. (See also General Regulations) ment of Social and Health Services (WAC Title 388) ment of Social and Health Services (WAC Title 388) to reduce impacts on any nearby residential uses. Special Regulations DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS to the outside play areas Otherwise, five feet. Improvements. Į OWS: feet. 4 10 Ġ નાં N က် ച്. വ નં See KZC 105.25. See Ch. 105) Required Parking Spaces Sign Category (See Ch. 100) æ Category Category Landscape ۵ ш Height of Structure 30' above average building elevation. MAXIMUMS Lot Coverage 70% Rear REQUIRED YARDS è (See Ch. 115) 5', but 2 side yards must equal at least 15' MINIMUMS Sloie Front Ś Lot Size 7,200 sq. ft. 3,600 sq. ft. Required Process Review None er Day Caro Home mini-day care 7-(6 or leas attand-Û School or Day-12 attendeec) Mini-school or REGULATIONS Care Center USE 1 060. 8 721.08 noitoec

Kirkland Zoning Code 487

USE ZONE CHART

[DIRECTI	ONS:	FIRST, read	1 down	to find	useTHEN, ac	ross for REGULATIONS
132	ATIONS			MIN	IMUMS		MA	XIMUMS		>_		
Section 60.132		Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1	=	Coverage	Height of	Landscape Category (See Ch. 95)	5 ge	Required Parking Spaces	Special Regulations
'אֿ ו				Front	Side	Rear	Lot C		ورور	Sign ((See	(See Ch. 105)	(See also General Regulations)
.080	Mini-school or Mini-Day-Care	Process IIA, Chapter 150 KZC.	5,000 sq. ft.		5', but 2 side yards must equal at least 15'.	10'		25' above average bullding elevation.	E	В		 May locate on the subject property only if: a. It will serve the immediate neighborhood in which it is located; or b. It will not be detrimental to the character of the neighborhood in which it is located. A six-foot high fence is required only along the property lines adjacent to the outside play areas for mini schools and mini-day care contore-only Hours of operation may be limited to reduce impacts on nearby residentiat areas. Structured play areas must be setback from all property lines by five feet. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. May include accessory living facilities for staff persons. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
998	F amily Day Care Home-	None	8,508 эq . ft		5', but £- side yards must equal at loact 15 '.					*-	2:0 per unit:	 Family day care provider must be licensed by the state to operate a family child day-care home. A sate passenger loading area as certified by the state office of child care policy licensor shall be provided These uses are subject to the requiremente ostablished by the Depart ment of Social and Health Services (WAC Title 986).
.100		Process IIA, Chapter 150 KZC.	7,200 sq. 11.		10' on each side.		70%		C	В	1 for each bed.	

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Kirkland Zoning Code 495



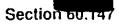
_						DIREC	TION	S: FIRST, r	ead dow	in to f	ind useTHEN, a	across for REGULATIONS
137	NO NO			Mi	NIMUMS		МА	XIMUMS				
Section 60.137		Required Review Process	Lot Size		QUIRED YA (See Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
0 0				Front	Side	Rear	Lot 0		<u>ی</u> د ا	bis) Sig	(See Ch. 105)	(See also General Regulations)
	Care Center	Process IIA, Chapter 150 KZC.	None		5', but 2 side yards must equal at least 15'.	10′	70%	30' above average building elevation.	E	В		 A six-foot high fence is required only along the property lines adjacent to the outside play areas. Structured play areas must be setback 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, five feet. 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. May include accessory living facilities for staff persons. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. A six-foot high fence is required only along the property lines adjacent to the outside play area for mini scheele and mini day care centers only. Structured play areas must be setback from all property lines by five feet. 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. The tocation of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 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. The tocation of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. The tocation of parking and passenger loading areas shall be designed to reduce impacts on any nea
.090	Public Utility Government Facility or Community Facility				10' on each side				A C See Spec. Reg. 1.			 ment of Social and Health Services (WAC Title 388). 1. 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.



	o س					DIREC	<u> </u>		ead dow	n toif	ind useTHEN, a	across for REGULATIONS
60.142	NOI	1		M//	INIMUMS		MA	AXIMUMS				
Section 60.		Required Review Process	Lot Size		EQUIRED YA (See Ch. 11		Coverage	Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
		'		Front	Side	Rear	Lot			0.00	(See Ch. 105)	(See also General Regulations)
.040	School or Day- Care Center Mini-school or mini-day-care (7 12 attend eos) or- Day Care Hemo (6 or loss- attendees)		7,200 sq. ft.		5', but 2 side yards must equal at least 15'.			II adjoining a tow den- sity zone other than RSX, then 25' above average building etevation. Otherwise, 30' above average building efevation.	D	В	·	 Secondary access is permitted to 120th Avenue NE If available. A six-foot high fence is required only along the property lines adjacent to the outside play areas. Structured play areas must be setback 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, five feet. 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. May include accessory living facilities for staff persons. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). Secondary access is permitted to 120th Avenue NE if available. A six-foot high fence is required along the property lines adjacent to the outside play areas must be selback from all property lines by live feet. 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. Structured play areas must be selback from all property lines by live feet. A six-foot high fence is required along the property lines adjacent to the outside play areas for mint ophoele and mint day ears senters only. Structured play areas must be selback from all property lines by live feet.

0-3852

Kirkland Zoning Code 506







	6					DIREC	CTION	S: FIRST, re	ead dow	n to f	ind useTHEN,	across for REGULATIONS
60.147	ŇO			MI	NIMUMS		МА	XIMUMS				
Section 60.		Required Review Process	Lot Size		QUIRED YA (See Ch. 11 Side		ot Coverage	Structure	Landscape Category (See Ch. 95)	Ch. 10	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
ļ			3,600 sq. tt.	20'	5', but 2 side yards must equal at least 15'.	10'		if adjoining a fow den- sity zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	B		 No structure, roadway or land surface modification is allowed on any regulated slope. Only one access point to NE 124th is permitted. This access must be aligned with an access point adjacent to the north. No development is permitted within 50 feet of a low density zone. Where necessary, for visual screening, sight-obscuring landscaping must be provided within this area. Vehicular circulation on the subject property must be designed to mitigate traffic impacts. The City may require on an off-site traffic control devices, roadway improvements, or limit development, if necessary, to further reduce traffic impacts. A six-foot high fence is required along the property lines adjacent to the outside play area for mini obbools and mini day our centers only.⁴ Structured play areas must be setback from all property lines by five feet. 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. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. May include accessory living facilities for staff persons. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).

0-3852



> USE ZONE CHART

	5						DIREC	TIONS FIRST, r	ead dov	vn to	lind useTHEN	DIRECTIONS. FIRST, read down to find useTHEN, across for REGULATIONS
152	SNOI			VINIW	SMUMINIM		2	MAXIMUMS				
.08 noitse		Required Review Process	Lot Size	REQU (Se	QUIRED YAR (See Ch. 115)	REQUIRED YARDS (See Ch. 115)	coverage.	Heighl of Structure	andscape Category 56 Ch. 95)	-	Required Parking Spaces	Special Regulations
	Ŷ			Front	Side	Rear	רסו (s)) 1		(Se	(See also General Regulations)
.110		Chapter 145 KZC, Process I.	35,000 sq. tl.	30,	ó	ò	70%	If adjoining a low density zone other than RSX, then	۵	B	See KZC 105.25.	 A six-foot high fence is required along the property lines adjacent to the out- side play area for mini sehecia and mini day oare senters only. Hours of operation may be limited to reduce impacts in nearby residential
								co auove average building elevation. Otherwise 35				uses. 3. Structured play areas must be setback from all property lines by 5 feet. 4. An on-site passenear foading area may be remited depending on the num-
								above average building elevation				
								with a maximum				
								or two stories, exclusive of park- ton tovels				 May include accessory invirg tacinities tor start persons. These uses are subject to the requirements established by the Department or Corrish and Horbits Sections (WAOT Trifle 388).
	. <u></u>											 This use is permitted if accessory to a primary use, and: a. This use is permitted if accessory to a primary use, and:
.120	Church	Chapter		20'					U			1. May include accessory living tacilities for staff persons.
		150 KZC, Process									people based on maximum	No parking is required for day-care or school ancittary to the use.
_		11A.					·				occupancy toad of any area of	
											worship. See Special Regula- tion 2.	
.130	A retail establish-	Chapter							¥	ш	 ပ	
	ment providing storage services	145 KZC, Process I.		·	<u></u>						105.25.	Outdoor storage must be located as far as possible from the adjoining res- idential zones and the freeway.
.140	Public Utility		None						-	В		1. Landscape Calegory A or B may be required depending on the type of use on the schingt around and the immedia escolated with the use on the
.150	Government Facility or	None					80%		See C			out the subject property and the inpacts associated with the use of the field and the field of the field of the
	Community Facility								Spec. Reg. 1.			

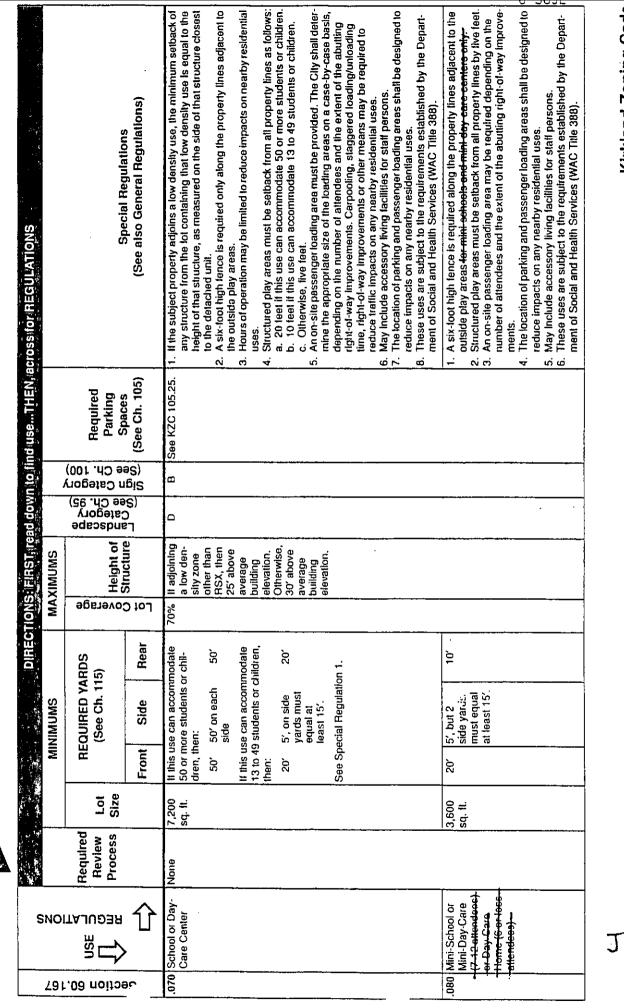
Kirkland Zoning Code 519

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	w			n n ,*		DIREC	TION	S: FIRST, re	ad dow	n to fi	nd useTHEN, a	crossifor REGULATIONS
162	ŇŎ			MI	NIMUMS		MA	XIMUMS		>-		
Section 60.162		Required Review Process	Lot Size	RE	QUIRED YA (See Ch. 11 Side		Lot Coverage		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.110	School or Day- Care Center		sq. ft.	50 or mi then: 50' 13 to 49 then: 20' Otherwi 20'	se can accom ore students o 50' on each side se can accom students or c 20' on each side se, 5', on side yards must equal at least 15'.	r children, 50' modale	70%	If adjoining a low den- sity zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	B	See KZC 105.25.	 A six-foot high fence is required only along the property lines adjacent to the outside play areas. Hours of operation may be limited to reduce impacts on nearby residential uses. Structured play areas must be setback 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, five feet. 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 traf- fic impacts on any nearby residential uses. May include accessory living facilities for staff persons. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. These uses are subject to the requirements established by the Depart- ment of Social and Health Services (WAC Tille 388).
1	Mini-School or Mini-Day-Care (7-12 attendees) or Day Care Hemo-(6 or loss attendees)_	,	3,600 sq. ft.		5', but 2 side yards must equal at least 15'.	10′	70%		E			 A six-toot high fence is required only along the property lines adjacent to the outside play areas fer mini scheele and mini day care centers only- 2. Structured play areas must be setback from all property lines by five feet. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improve- ments. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. May include accessory living facilities for staff persons. These uses are subject to the requirements established by the Depart- ment of Social and Health Services (WAC Title 388).

USE ZONE CHART



Kirkland Zoning Code 537

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► USE ZONE CHART

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<u>[</u>]	ŇO			MI	NIMUMS		MA	XIMUMS				
Section 60.177		Required Review Process	Lot Size	1	QUIRED Y/ (See Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
ן אין ו				Front	Side	Rear	Lot C		цоў	Sig (Se	(See Ch. 105)	(See also General Regulations)
.04	0 School or Day- Care Center	Process IIA, Chapler 150 KZC.	12,500 sq. tt.	50 or m dren, th 50' 13 this us 13 to 49 then: 20' Otherwi	50' on each side se can accom students or o 20' on each side	or chil- 50' imodate	50%	25′ above average building elevation.	D	В	See KZC 105.25.	 May locate on the subject property only if: It will serve the immediate neighborhood in which it is located; or It will not be detrimental to the character of the neighborhood in which it is located. A six-toot high fence is required only along the property lines adjacent to the outside play areas. Hours of operation may be limited to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines as follows: 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, five feet. 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. May include accessory tiving tacilities for staff persons. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Tille 388).
.05	D Mini-School or Mini-Day-Care Center (7-12- attondeos) or- Day Care Home (6 attondeos or- loss)	None			5', but 2 side yards must equal at least 15'.	10'			E			 A six-foot high fence is required along the property lines adjacent to the outside play areas for mini schools and mini day care conters only. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines by five feet. 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. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. May include accessory living facilities for staff persons. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).

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USE ZONE CHART

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.182	ATIONS		MINIMUMS				MA	XIMUMS				
section 60.		Required Review Process	Lot Size	REQUIRED YARDS (See Ch. 115) Front Side Real			Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking	Special Regulations (See also General Regulations)
.060	Mini-Day-Care Center (7-12 attendaos) or Day Care Home (6 attendoos or (6 attendoos or (6 attendoos or	None	35,000 sq. ft.	20′	5', but 2 side yards must equal at least 15'.	10'		30' above average bułlding elevation.	E	В		 May locate on the subject property only if: It will serve the immediate neighborhood in which it is located; or It will not be detrimental to the character of the neighborhood in which it is located. A six-foot high fence is required along the property lines adjacent to the outside play areas for mini schools and mini day-care conters only. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines by five feet. May include accessory living facilities for staff persons. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 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. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.

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USE ZONE CHART

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REGULATI	Required Review Process	Lot Size	RE	REQUIRED YARDS (See Ch. 115)	ads ()	COVERAGE	Height of Structure	Safegory Category (36.40.95)	n Category (001 .40 ae	Required Parking Spaces	Special Regulations
① ·			Front	Side	Rear			s)) 1	6is	(See Ch. 105)	(See also General Regulations)
.050 Mini-School or Mini-Day- Care	Process I, Chapler 145 KZC.	34, 11.	50.	5', bul 2 side yards must equal at least 15'.	10,	60% 60%	30' above average buildrig elevation.	ш	<u>م</u>	See K2C 105.25.	 May locate on the subject property only it: a. It will serve the immed^ciate neighborhood in which it is located; or b. It will not be detrimental to the character of the neighborhood in which it is located. b. It will not be detrimental to the character of the neighborhood in which it is located. 2. A six-foot high fence is required along the property line adjacent to the outside play areas fer mind exhools and mind day caro eontore only. 3. Hours of operation and maximum number of attendees may be limited by the City to reduce impacts on nearby residential uses. 4. Structured play areas must be setback from all property lines by five feet. End of attendees and the extent of the abuiling right-of-way improvements. Der of attendees and the extent of the abuiling right-of-way improvements. End the include accessory living facilities for stated by the Department of Social and Health Services (WAC Title 388). 9. No vehicular connection through this subarea to NE 90th Street is permitted.

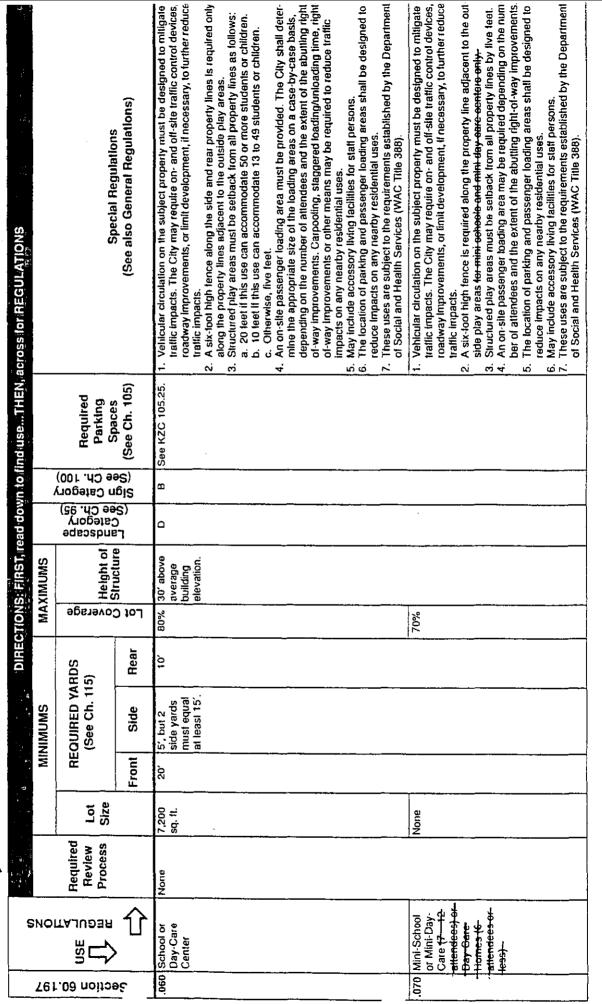
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tartion 60.102			Required Review Process	Lot Size	RE	QUIRED YA (See Ch. 11		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
1)	\Box	·		Front	Side	Rear	Lot		<u> </u>	S) Sig	(See Ch. 105)	(See also General Regulations)
.0	30	Office Use	Process IIA, Chapter 150 KZC.		20′	5' but 2 side yards must at least equal 15'.	10'	80%	If adjoining a low den- sity zone, other than RSX, then 25' above average	С		One per 300 sq. It. of gross floor area.	 Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: 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.
.0.		School or Day-Care Center	None						building etevation. Otherwise, 30' above average buttding elevation.	Ð	B	See Section 105.25.	 A six-foot high fence is required only along the property lines adjacent to the outside play areas. Structured play areas must be setback 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, five feet. 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 abut- ting right-of-way improvements. Carpooling, staggered loading/unload- ing time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses. May include accessory living facilities for staff persons. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. These uses are subject to the requirements established by the Depart- ment of Social and Health Services (WAC Title 388).
.0:		Mini-School or Mini-Day- Care (7—12 attendeos) or - Day-Gare Home (6 or less attend aoo) -		None									 A six-fool high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only. Structured play areas must be setback from all property lines by five feet. 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. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. May include accessory living facilities for staff persons. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).

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USE ZONE CHART



Kirkland Zoning Code 587

ORDINANCE NO. <u>3852</u> PUBLICATION SUMMARY

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING, AND LAND USE AND AMENDING TITLE 23 OF THE KIRKLAND MUNICPAL CODE: AMENDING PORTIONS OF THE FOLLOWING CHAPTERS OF ORDINANCE 3719 AS AMENDED. THE KIRKLAND ZONING CODE: CHAPTER 5 -DEFINITIONS: CHAPTER 25 - PR ZONES: CHAPTER 30 - WD II ZONES: CHAPTER 50 - CBD-1 ZONES; CHAPTER 60 - PLA 11 ZONES; CHAPTER 95 -LANDSCAPING; CHAPTER 105 - PARKING; CHAPTER 110 - REQUIRED PUBLIC IMPROVEMENTS; CHAPTER 115 - MISCELLANEOUS STANDARDS; CHAPTER 130 - REZONES: CHAPTER 145 - PROCESS I; CHAPTER 150 - PROCESS IIA; CHAPTER 152 - PROCESS IIB; CHAPTER 155 - PROCESS III; CHAPTER 180 -PLATES; AND FURTHER AMENDING PORTIONS OF THE KIRKLAND ZONING CODE REVISING THE PROCESS FOR REVIEW OF PARK MASTER PLANS, REMOVING INCORRECT REGULATIONS FOR ASSISTED LIVING FACILITY USES, CHANGING ALL PROCESS III REVIEWS TO PROCESS IIB, AND CLARIFYING PROVISIONS FOR DAY-CARE FACILITIES, DAY-CARE HOMES, FAMILY DAY-CARE HOMES, AND MINI-SCHOOL OR MINI-DAY-CARE USES (FILE NO. IV-01-52).

<u>Section 1.</u> Identifies the specific amendments to Ordinance 3719, as amended, the Kirkland Zoning Code.

<u>Section 2</u>. Addresses severability.

<u>Section 3.</u> Establishes that this ordinance will be effective within the disapproval jurisdiction of the Houghton Community Council Municipal Corporation upon approval by 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.

<u>Section 4</u>. Authorizes publication of the ordinance by summary, which summary is approved by the City Council pursuant to Section 1.088.017 Kirkland Municipal Code and establishes the effective date as five days after publication of said summary.

<u>Section 5.</u> Directs the City Clerk to certify and forward a complete certified copy of this ordinance to the King County Department of Assessments.

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 <u>6th</u> day of <u>August</u>, 2002.

I certify that the foregoing is a summary of Ordinance <u>3852</u> approved by the Kirkland City Council for summary publication.

Attest:

ICAOEXTSUMM73001