

ORDINANCE NO. 3889

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO COMPREHENSIVE PLANNING, LAND USE AND ZONING; AMENDING THE COMPREHENSIVE PLAN, ORDINANCE 3481 AS AMENDED, THE KIRKLAND ZONING CODE (TITLE 23 OF THE KIRKLAND MUNICIPAL CODE), AND THE KIRKLAND ZONING MAP, ORDINANCE 3710 AS AMENDED, TO IMPLEMENT THE NORTH ROSE HILL NEIGHBORHOOD PLAN UPDATE (FILE NO. IV-00-23).

WHEREAS, the City Council has received from the Kirkland Planning Commission a recommendation to amend certain portions of the Comprehensive Plan, Ordinance 3481 as amended, and to amend certain portions of the Kirkland Zoning Code (Title 23 of the Kirkland Municipal Code), all as set forth in the report and recommendation of the Planning Commission dated March 6, 2003 and bearing Kirkland Department of Planning and Community Development File No. IV-00-23; and

WHEREAS, prior to making the recommendation the Planning Commission, following notice as required by RCW 35A.63.070, held on November 14, 2002, a public hearing on the amendment proposals and considered the comments received at the hearing; and

WHEREAS, pursuant to the State Environmental Policy Act there has accompanied the legislative proposal and recommendation through the entire consideration process, an addendum to the Environmental Impact Statement for the 1995 Kirkland Comprehensive Plan (including supporting environmental documents) issued by the responsible official pursuant to WAC 197-11-625 and WAC 197-11-630; and

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

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

Section 1. Comprehensive Plan Text, Tables, and Graphics amended: The following specific portions of the text, graphics and figures of the Comprehensive Plan, Ordinance 3481 as amended, are amended to read as follows:

- A. Table of Contents:
Text amendments to Table of Contents as shown in Exhibit A attached to this ordinance and incorporated by reference.
- B. List of Figures:
Text amendments to List of Figures as shown in Exhibit B attached to this ordinance and incorporated by reference.
- C. List of Tables:
Text amendments to List of Tables as shown in Exhibit C attached to this ordinance and incorporated by reference.

- D. Section VI. Land Use Element:
Map amendment to the City of Kirkland Comprehensive Land Use Map as shown in Exhibit D attached to this ordinance and incorporated by reference.
- E. Section XV.F. North Rose Hill Neighborhood Plan:
Repeal of existing Section XV.F. North Rose Hill Neighborhood Plan and replacement with new North Rose Hill Neighborhood Plan as shown in Exhibit E attached to this ordinance and incorporated by reference.

Section 2. Zoning Text amended: The following specified sections of the text of the Kirkland Zoning Code (Title 23 of the Kirkland Municipal Code) are amended as follows:

- F. Table of Contents:
Text amendments to Table of Contents as shown in Exhibit F attached to this ordinance and incorporated by reference.
- G. Chapter 5. Definitions:
Text amendments to Definitions Sections 5.145, 5.520, 5.595, and 5.960, as shown in Exhibit G attached to this ordinance and incorporated by reference.
- H. Chapter 10. Legal Effect/Applicability:
Text amendments to Legal Effect/Applicability Sections 10.25, as shown in Exhibit H attached to this ordinance and incorporated by reference.
- I. Chapter 20. Multifamily Residential (RM) Zones:
Text amendments to Sections 20.08 and 20.10 as shown in Exhibit I attached to this ordinance and incorporated by reference.
- J. Chapter 54. North Rose Hill Business District (NRHBD) Zones:
Text amendments to add new use zone charts for the new North Rose Hill Business District as shown in Exhibit J attached to this ordinance and incorporated by reference.
- K. Chapter 60. Planned Area 17A:
Text amendments to Sections 60.184, 60.185, and 60.187 as shown in Exhibit K attached to this ordinance and incorporated by reference.
- L. Chapter 92. Design Regulations:
Text and Figure amendments to Sections 92.05.1, 92.10.1, 92.10.2, 92.10.3, 92.10.7, 92.10.8, 92.25.1, and 92.30.2, as shown in Exhibit L attached to this ordinance and incorporated by reference.
- M. Chapter 105. Parking and Parking Areas, Vehicle and Pedestrian Access, and Related Improvements:
Text amendments to Sections 105.75.2 and 105.80.2 as shown in Exhibit M attached to this ordinance and incorporated by reference.
- N. Chapter 115. Miscellaneous Use Development and Performance Standards.

Text amendments to Section 115.60.2 as shown in Exhibit N attached to this ordinance and incorporated by reference.

- O. Chapter 142. Design Review
Text amendments to Sections 142.35.2 and 142.35.7 as shown in Exhibit O attached to this ordinance and incorporated by reference.
- P. Chapter 162. Nonconformance
Text amendments to Section 162.35.8 as shown in Exhibit P attached to this ordinance and incorporated by reference.

Section 3. Zoning Map amended: The following specified zones of Ordinance 3710 as amended, the Kirkland Zoning Map, are amended as follows:

As set forth in Exhibit Q, which by this reference is incorporated herein.

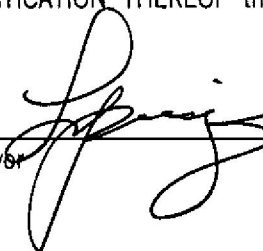
Section 4. If any section, subsection, sentence, clause, phrase, part or portion of this ordinance, including those parts adopted by reference, is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 5. This ordinance shall be in full force and effect five days from and after its passage by the 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 6 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 open meeting this 6th day of May, 2003.

SIGNED IN AUTHENTICATION THEREOF this 6th day of May, 2003.




Mayor

Attest:



City Clerk

Approved as to Form:



City Attorney

Table of Contents

0-3889

7. Public Services/Facilities	XV.C-8
8. Urban Design	XV.C-10
D. MOSS BAY	
1. Introduction	XV.D-1
2. Natural Environment	XV.D-1
3. Downtown Plan	XV.D-4
a. Vision Statement	XV.D-4
b. Land Use	XV.D-4
c. Urban Design	XV.D-9
d. Public Facilities	XV.D-17
e. Circulation	XV.D-18
4. Perimeter Areas	XV.D-21
a. Living Environment	XV.D-21
b. Economic Activities	XV.D-23
c. Planned Area 5	XV.D-23
d. Planned Area 6	XV.D-24
e. Open Space/Parks	XV.D-28
f. Public Services/Facilities	XV.D-29
E. EVEREST	
1. Introduction	XV.E-1
2. Natural Environment	XV.E-1
3. Living Environment	XV.E-3
4. Economic Activities	XV.E-6
5. Open Space/Parks	XV.E-8
6. Public Services/Facilities	XV.E-9
7. Urban Design	XV.E-10
F. NORTH ROSE HILL*	
1. <u>North Rose Hill Overview</u>	XV.F-1
2. <u>Vision Statement</u>	XV.F-3
3. <u>Historic Context</u>	XV.F
4. <u>Natural Environment</u>	XV.F-3
5. <u>Living Environment Land Use</u>	XV.F-4
6. <u>Economic Activities Transportation</u>	XV.F-10
6. <u>Planned Area 17</u>	XV.F-12
7. <u>Open Space/Parks</u>	XV.F-14
8. <u>Public Services/Facilities</u>	XV.F-15
9. <u>Urban Design</u>	XV.F-19

*Chapter XV.L NE 85th Street Subarea Plan covers the area between North Rose Hill and South Rose Hill.

G. SOUTH ROSE HILL*

1. Vision Statement	XV.G-1
2. Natural Environment	XV.G-1
3. Living Environment	XV.G-3
4. Economic Activities	XV.G-6
5. Open Space/Parks	XV.G-8
6. Public Services/Facilities	XV.G-9
7. Urban Design	XV.G-15

*Chapter XV.L NE 85th Street Subarea Plan covers the area between North Rose Hill and South Rose Hill.

List of Figures

0-3889

Figure C-2	Moss Bay Area Land Use	XV.D-3
Figure C-3	Downtown Land Use Districts	XV.D-5
Figure C-4	Downtown Master Plan	XV.D-7
Figure C-5	Downtown Height and Design Districts	XV.D-11
Figure C-6	Design Districts 5 and 6 – Circulation and Gateways	XV.D-14
Figure C-7	Moss Bay Area Circulation	XV.D-31
EVEREST		
Figure E-1	Everest Land Use	XV.E-2
Figure E-2	Everest Circulation	XV.E-11
Figure E-3	Everest – The Image of the City	XV.E-12
Figure E-4	Everest Gateway	XV.E-14
NORTH ROSE HILL		
Figure NRH-1	<u>North Rose Hill Area Boundaries</u>	XV.F-2
Figure NRH-2	<u>North Rose Hill Regional Influences Sensitive Areas</u>	XV.F-5
Figure NRH-3	<u>North Rose Hill Sensitive Areas Seismic and Landslide Hazards</u>	XV.F-6
Figure NRH-4	<u>North Rose Hill Land Use</u>	XV.F-7
Figure NRH-5	<u>North Rose Hill Circulation Street Classifications</u>	XV.F-11
Figure NRH-6	<u>North Rose Hill Urban Design Elements Street Connection Plan</u>	XV.F-13
Figure NRH 7	<u>North Rose Hill Bicycle System</u>	XV.F
Figure NRH 8	<u>North Rose Hill Pedestrian System</u>	XV.F
Figure NRH 9	<u>North Rose Hill Parks and Open Space</u>	XV.F
Figure NRH 10	<u>North Rose Hill Urban Design</u>	XV.F
SOUTH ROSE HILL		
Figure SRH-1	South Rose Hill Regional Influences	XV.G-2
Figure SRH-2	South Rose Hill Sensitive Areas	XV.G-4
Figure SRH-3	South Rose Hill Land Use	XV.G-7
Figure SRH-4	South Rose Hill Parks and Open Space	XV.G-10
Figure SRH-5	South Rose Hill Street Classification	XV.G-12
Figure SRH-6	South Rose Hill Bicycle Routes	XV.G-13
Figure SRH-7	South Rose Hill Pedestrian Routes	XV.G-14
Figure SRH-8	South Rose Hill Urban Design Elements	XV.G-17
TOTEM LAKE		
Figure TL-1	Totem Lake Neighborhood Boundaries	XV.H-2
Figure TL-2	Totem Lake – Totem Center	XV.H-6
Figure TL-3	Totem Lake – Land Use	XV.H-7
Figure TL-4	Totem Lake – 2012 Network with Totem Lake Improvements and Additional Grid Improvements	XV.H-16
Figure TL-5A	Totem Lake – Wetlands and Streams	XV.H-18
Figure TL-5B	Totem Lake – Landslide and Seismic Hazards	XV.H-19
Figure TL-6	Totem Lake – Urban Design	XV.H-27
Figure TL-7	Totem Lake – Housing Incentive Areas	XV.H-31
Figure TL-8	Totem Lake – 2012 Network with Totem Lake Improvements	XV.H-35
Figure TL-9	Totem Lake – Pedestrian System	XV.H-39
Figure TL-10	Totem Lake – Bike System	XV.H-40
Figure TL-11	Totem Lake Planning Districts	XV.H-41
NORTH/SOUTH JUANITA		
Figure J-1	Juanita Sensitive Areas	XV.I-3

List of Tables

0-3889

INTRODUCTION

Table I-1	Kirkland Growth Trends	I-2
-----------	------------------------	-----

ECONOMIC DEVELOPMENT

Table ED-1	Housing and Employment Targets and Capacity	VIII-2
Table ED-2	Kirkland Sales and Establishments	VIII-6
Table ED-3	Tax Contribution by Industry Sector 1994-1996	VIII-15

TRANSPORTATION

Table T-1	Metro Routes in Kirkland	IX-8
Table T-2	Forecast Average V/C Ratios and Maximum Allowed Subarea Average V/C Ratio for System Intersections	IX-8
Table T-3	Current and Forecasted Subarea Average LOS for System Intersections	IX-18
Table T-4	Signalized Intersections Not System Intersections	IX-18
Table T-5	Project Descriptions for the 2012 Transportation Project List	IX-25

PARKS, RECREATION, AND OPEN SPACE

Table PR-1	Park and Open Space Levels of Service	X-6
Table PR-2	Recreation Space Levels of Service	X-7

UTILITIES

Table U-1	Sewer, Water, and Stormwater Level of Service	XI-3
-----------	---	------

CAPITAL FACILITIES

Table CF-1	Sample Level of Service Measurements	XIII-3
Table CF-2	Sewer and Water Level of Service	XIII-7
Table CF-3	Forecast Average V/C Ratios and Maximum Allowed Subarea Average V/C Ratio for System Intersections	XIII-8
Table CF-4	Current and Forecasted Subarea Average LOS for System Intersections	XIII-8
Table CF-5	Transit Level of Service Targets P.M. Peak-Hour Work Trips	XIII-8
Table CF-6	Six-Year Public Facilities Level of Service	XIII-9
Table CF-7	Functional Plans	XIII-13
Table CF-8	Public Facility Providers	XIII-15
Table CF-9	Capital Facilities Plan: Transportation Projects	XIII-18
Table CF-10	Capital Facilities Plan: 2012 Transportation Project List	XIII-19
Table CF-11A	Capital Facilities Plan: Utility Projects	XIII-22
Table CF-11B	Capital Facilities Plan: Surface Water Utility Projects	XIII-23
Table CF-12	Capital Facilities Plan: Parks Projects	XIII-24
Table CF-13	Capital Facilities Plan: Fire and Building Department Projects	XIII-25

IMPLEMENTATION STRATEGIES

Table IS-1	Implementation Tasks	XIV-3
------------	----------------------	-------

NORTH ROSE HILL

Table NRH-1	North Rose Hill Street Connection Plan Description List	XV
-------------	---	----

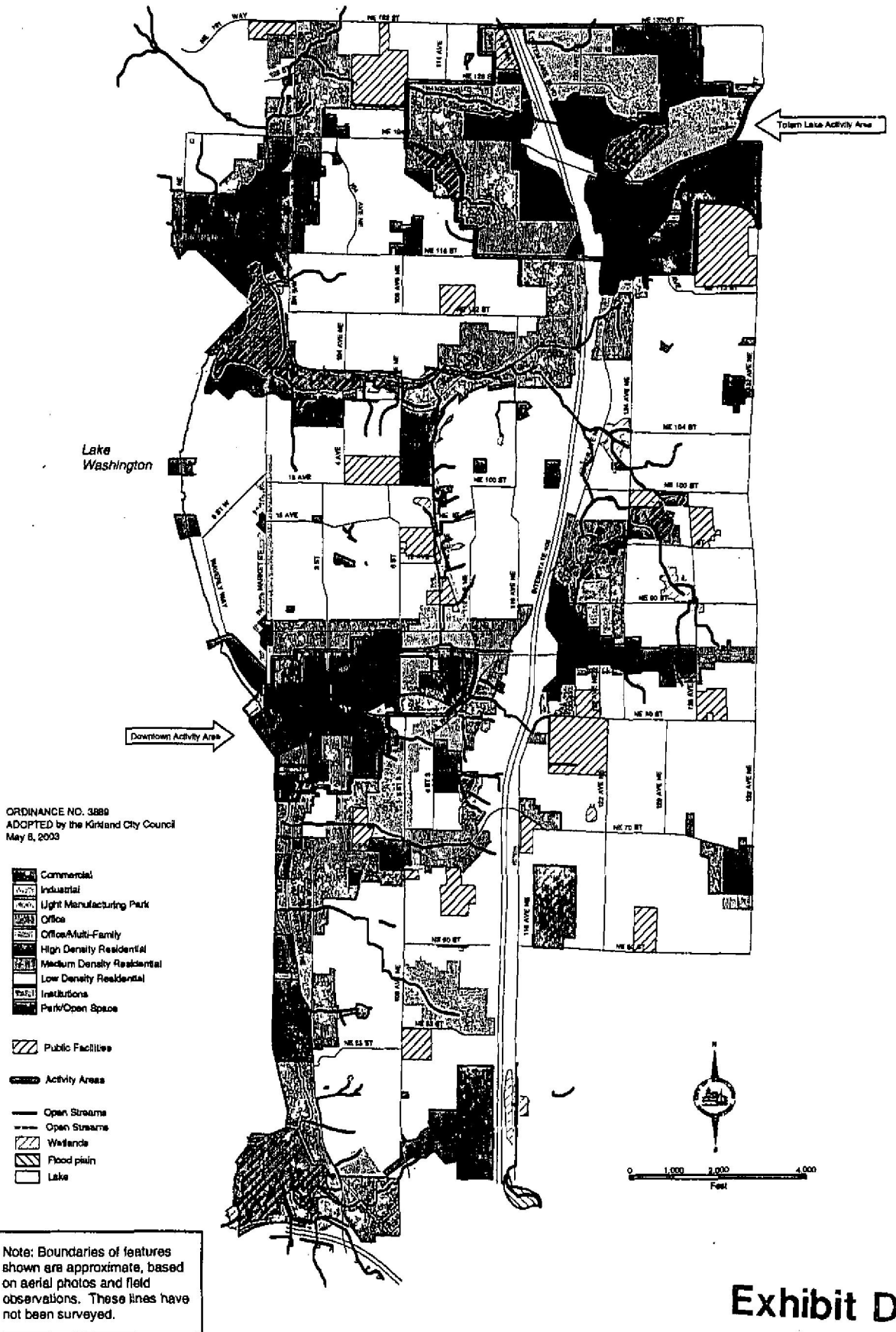
APPENDICES

PLAN CONSISTENCY

Appendix Table A-1	Description of State Facilities in Kirkland	A-12
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CITY OF KIRKLAND COMPREHENSIVE LAND USE PLAN MAP

Department of Planning and Community Development



North Rose Hill Neighborhood Plan

North Rose Hill Overview

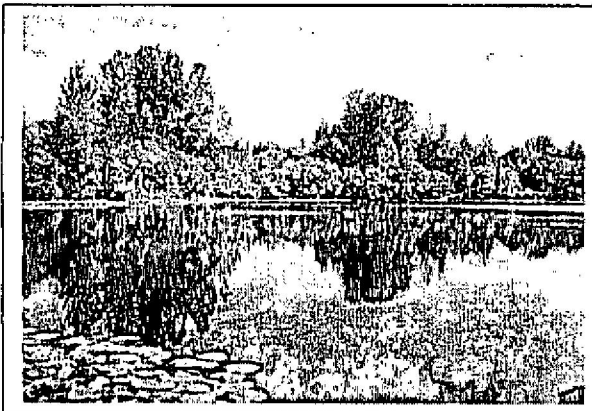
The North Rose Hill Neighborhood is the area lying between Interstate 405 and 132nd Avenue NE. It is bounded by NE 85th Street on the south and NE 116th Street, Slater Avenue NE, and NE 123rd Street on the north (See Figure NRH-1).

Most of the area is developed, but there remain significant tracts of developable land. The land use pattern is relatively well established. Low-density residential uses are predominant in the North Rose Hill Neighborhood, while commercial uses are concentrated along its north and south boundaries in the North Rose Hill Commercial District and the NE 85th Street Subarea.

Vision Statement

The North Rose Hill Neighborhood is a vital and growing residential neighborhood. Since its annexation from King County in 1988, the North Rose Hill Neighborhood has transitioned from a semi rural to a suburban community while retaining or enhancing features that keep it attractive and vibrant.

The natural setting of the neighborhood with Forbes Lake and its associated wetlands, streams, and open space associated with an extensive system of parks, is protected and enhanced.



Wetlands, streams, wildlife habitat and natural areas are important features of the neighborhood and contribute to the overall well-being and quality of life.

The extension of sewer service and management of the storm water system have improved the water quality in the Forbes Creek Basin.

Mature tree canopies are a protected asset providing visual relief. Neighborhood parks are within walking distance and provide settings for both active and passive recreation.

As North Rose Hill continues to develop, it is balancing citywide and neighborhood transportation and housing needs, while leaving neighborhood integrity intact. Managed growth strengthens the unique residential character by preserving established low-density residential areas and by promoting a variety of housing alternatives and styles.

The North Rose Hill Neighborhood is primarily single family residential with areas of multifamily development. The neighborhood has absorbed growth while preserving and strengthening its unique character within the fabric of the larger City. Increased housing has occurred in the North Rose Hill Business District, where a neighborhood commercial orientation supports and is compatible with the residential uses located there. Increased opportunities for lower cost housing successfully integrate innovative housing with traditional detached styles, providing choices for a diverse community.

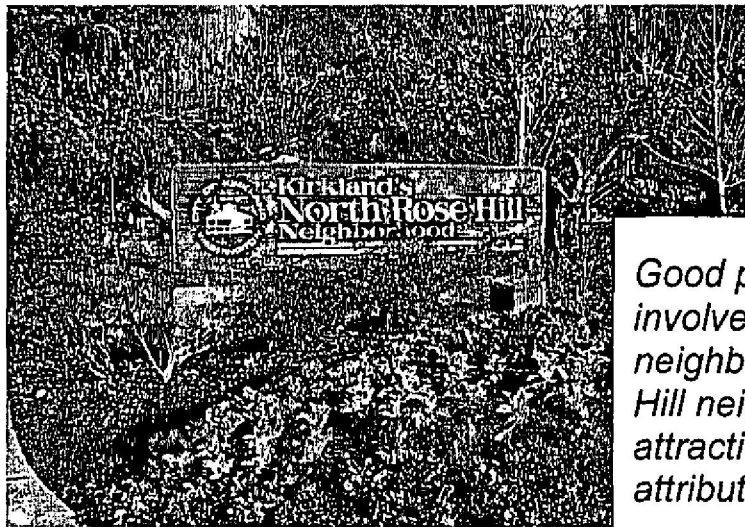
Focusing commercial activities toward the NE 85th Street Corridor and the North Rose Hill Business District enhances neighborhood integrity. These areas provide important shopping and services for Kirkland residents and the region. Design of new development within the North Rose Hill Business District is complementary to both the vision of the Totem Lake Neighborhood and the residential core of the North Rose Hill neighborhood. Development in the commercial districts creates seamless transitions to protect and enhance the residential core.

The street network provides efficient and safe circulation for those who live and work here. New vehicular and pedestrian connections between streets, and the addition and extension of sidewalks increase mobility. Pedestrian and bicycle connections link residential areas with transit routes, public facilities, commercial areas, and to adjacent neighborhoods. These linkages encourage walking and community connection. Transit connects the North Rose Hill Neighborhood to activity centers and the surrounding community. Pedestrian crossings over I-405 and arterial roads connect the North Rose Hill Neighborhood to other neighborhoods and the region.

Arterials have been improved with transit lanes, bicycle lanes, landscaped center medians and other amenities.

The Lake Washington Technical College has expanded its partnership role in the community, providing educational, technical and social services.

Significant historic features and locations that reflect the neighborhood's character and heritage are identified with markers and interpretive information. Community meeting places are located in parks, North Rose Hill Fire Station 26, Mark Twain Elementary School, and Lake Washington Technical College.



Good planning and citizen involvement make this an ideal neighborhood. The North Rose Hill neighborhood is vibrant and attractive, and has all of the attributes of a strong community.

The demands of growth have been balanced with historic preservation. The natural beauty of the neighborhood has been retained. Mature trees, wildlife habitat, streams, and wetlands are seen throughout the neighborhood. A variety of housing options are available to meet the needs of a diverse population. Thriving commercial areas provide employment and services for Kirkland citizens and contribute to the city's economic well being. Streets are safe and attractive and the transportation system provides easy access within the neighborhood and to other parts of the City and region. In 2012 people enjoy living and working in the North Rose Hill Neighborhood.

Historic Context

North Rose Hill was seen by one of Kirkland's founders, Peter Kirk, as an attractive site for the construction of his "Pittsburgh of the West" iron foundry. There was access to water in the lake now known as Forbes Lake named after an earlier settler, Dorr Forbes from Juanita, who logged much of the timber from the area around the lake. There was to be railroad service to provide transportation for the iron ore to the foundry, and the soon to be created iron railings were to be shipped to far off Asia via vessels departing from the Port of Seattle.

The Kirkland Steel Mill was partially completed on North Rose Hill, near where the current Rose Hill Presbyterian Church is located. But it wasn't to be. In 1893, when the foundry would have begun production, two things happened. The iron ore that was to come from our nearby Cascade Mountains was of inferior quality, and this combined with the financial panic of 1893 shattered the dream.

When land was first cleared to the East of Kirkland the area was nicknamed "Stumpville" in honor of the hillside of tree stumps that could be seen from the town. As development occurred and people began moving to Kirkland during the 1890's, it is believed that the developers decided "Rose Hill" was a much more attractive name for this area. With the profuse growth of pink roses on the hillside, it was truly a fitting description.

In the early 1900's, real estate developers platted much of North Rose Hill into 2 acre "mini-farms," encouraging people to move from the big city of Seattle and elsewhere to this pastoral community. People came, buying up the properties and building small homes. Orchards, berry patches, chicken coops and rabbit hutches became the norm so families could supplement their meager earnings with home grown fruits, eggs, and meats. Some families even had their own cow to provide milk, cream and butter. If they had too much product, they bartered with their neighbors or sold excess produce to the local cannery.

Dirt roads were expanded as more people moved to North Rose Hill. The main road from downtown was Piccadilly, now called 7th Avenue. Street name signs can now be seen referencing the historic names of the streets. During the 1930's there was so little traffic you could walk down the middle of NE 85th into Kirkland, often without having to move out of the way for cars. Wild pink roses grew

everywhere on the banks along the roads. In the summer you could pick bouquets of flowers as you went for a walk.

By 1911, a new 4-room schoolhouse was being constructed across from the old steel mill to provide schooling for children in grades 1-8. Depending on annual class sizes, each room would serve 2-3 grade levels. Known as Rose Hill School, it served Rose Hill children until the early 1950's, having expanded as more families moved to the neighborhood. The building continued to function as the maintenance facility for the Lake Washington School District until the 1980's. In the early 1990's it was demolished. The site is now developed with an office building. In 1954 Rose Hill Elementary was added to service South Rose Hill children, and in 1955 Mark Twain Elementary was added for North Rose Hill families.

Rose Hill had many natural springs. Since many of the homes in the area did not have plumbing and water service had not been extended to that area yet, people depended on either springs or wells for their water. One spring located just below the present day Rose Hill U-Haul and Midas Muffler businesses was used enough that neighbors built a small shelter over the water source for its protection. The water was sweet, cold, refreshing and clean.

North Rose Hill has always been a residential community. In the '20's and '30's, people would walk a couple of blocks to their mailboxes lined up with many of their neighbors' on one of the main roads. It gave the ladies an opportunity to visit with each other. The men were often away at sea as whalers or merchant seamen while their wives were at home tending the truck gardens and animals as well as raising the children.

Until the late 1950's you could walk to at least two neighborhood markets to pick up the loaf of bread or quart of milk or canned vegetables you needed; one market was on 124th Avenue NE and one was on 129th Avenue NE.

The steady transformation from a rural outlying area of King County to a suburban neighborhood in Kirkland has brought with it a chance to shape development into the future. Annexation of portions of the North Rose Hill neighborhood from King County to the City of Kirkland started in 1970, with the annexation of the majority of the neighborhood occurring in 1988. In-fill development on vacant and developable land continues to attract more people to this neighborhood.

Goal NRH 1 – Preserve features and locations that reflect the neighborhood's historic heritage.

- **Policy NRH 1.1 - Provide markers and interpretive information at historic sites.**

Providing this information will enable future residents to have a link with the history of the area.

Natural Environment

The citywide policies regarding the natural environmental quality, natural amenity and function, environmental hazards and stormwater management are found in the Natural Environment Element (Chapter V) and are applicable in North Rose Hill.

Goal NRH 2- Protect and improve the water quality in Forbes Lake and in the Forbes Creek and Juanita Creek basins.



Policy NRH 2.1 - Undertake public management strategies and adopt development regulations to enhance stream buffers, promote fish passage, and improve the function of streams, lakes, wetlands and wildlife corridors.

Most of the North Rose Hill Neighborhood is located within the Forbes Creek drainage basin, although a small portion in the north end is located within the Juanita Creek drainage basin. The neighborhood contains large wetland areas, several tributaries and the headwaters of Forbes Creek and Forbes Lake (see Figure NRH-2). Together, these sensitive areas constitute a valuable natural drainage system that serves the drainage, water quality, wildlife and fish habitat, and open space needs of the neighborhood. There is extensive cutthroat trout habitat in the main stem of Forbes Creek

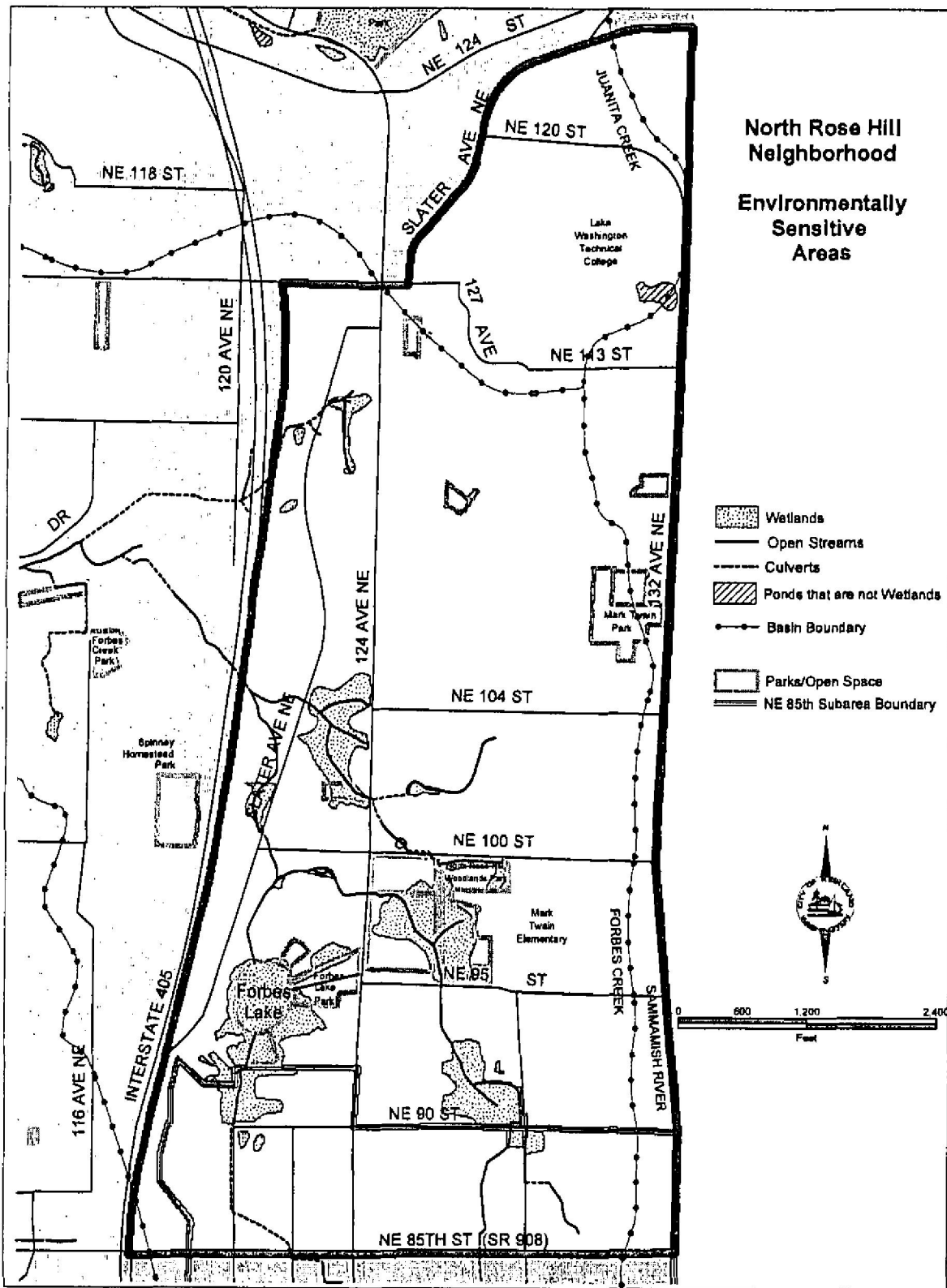


Figure NRH-2

downstream of Forbes Lake. Coho salmon are found west of the freeway. Over the years, these natural areas have been degraded by surrounding development. While the stream system remains basically intact, proper solutions to correct impacts are required. These impacts include narrowed and degraded buffers, habitat fragmentation, native vegetation loss, water quality degradation, barriers to fish passage, and increased flooding.

Water quality in the Forbes Creek basin is probably similar to that observed in other urbanized stream systems. Typical pollutants may include sediment, oil, fecal coliforms, and excess nutrients. Failure to control the impact of this pollution on the stream is likely to reduce the variety and abundance of fish, especially salmon.

The City may be required, under various State and Federal programs, to investigate and remediate water quality problems. A variety of methods are available for assessing water quality and the resulting impacts on the stream environment.

The City and neighborhood should initiate and support efforts to enhance the biological integrity of these basins such as strengthening requirements for improved/enhanced buffers and providing for continuous fish passage from Lake Washington to Forbes Lake and vicinity. Water quality analysis and monitoring to identify capital projects to improve the system should be initiated.

Goal NRH 3 – Locate and design new development to preserve and enhance the health, safety, drainage, habitat, and aesthetic functions provided by sensitive areas.

- **Policy NRH 3.1 – Site structures away from wetland, lake, or stream areas, consistent with the natural environment policies and regulations.**

Buildings should be setback and sensitive area buffers should be maintained when development adjoins sensitive areas.

- **Policy NRH 3.2 - Utilize flexible and innovative housing designs and styles adjoining sensitive areas where they would better protect these features.**

Sensitive areas like wetlands, lakes, and streams or their buffers are public benefits worth protecting and managing. Flexible and innovative housing designs and styles are justified throughout the North Rose Hill neighborhood (e.g. attached or clustered development and cottage or

small lot single family housing) where they would better protect these natural areas.

- **Policy NRH 3.3 – Reduced maximum residential density may occur around Forbes Lake due to the presence of natural features.**

In recognition of the natural constraints of Forbes Lake and its associated sensitive areas (wetland, buffer, and stream), drainage basin regulations in the Kirkland Zoning Code may reduce the number of residential units that can be developed on contiguous upland areas.

- **Policy NRH 3.4 - Enhance stream buffers connecting identified natural wildlife areas around wetlands and Forbes Lake in order to provide corridors for wildlife movement between them.**

Riparian linkages between wildlife habitats are essential to maintaining wildlife populations. The upper Forbes Creek wetland system east of the freeway contains more isolated blocks of wildlife habitat which are connected hydrologically, but separated by roads and development. Although these wetlands provide significant wildlife refuges at each location, their value as wildlife habitat would increase if there were continuous travel corridors.

- **Policy NRH 3.5– Develop viewpoints and interpretive information around streams and wetlands if protection of the natural features can be reasonably ensured.**

Providing education about the locations, functions, and needs of sensitive areas will help protect these features from potentially negative impacts of nearby development, and could increase public appreciation and stewardship of these areas.

Goal NRH 4 – Protect and properly manage the urban forest throughout the North Rose Hill Neighborhood.

- **Policy NRH 4.1 - Encourage retention of native vegetation and significant stands of native trees on hillsides, along stream banks, and in sensitive area buffers.**

The retention of this vegetation provides fish and wildlife habitat, filters storm water runoff, produces oxygen, stabilizes slopes, moderates temperature and intercepts rainfall that would otherwise become surface runoff.

The compounded value and benefit of groves of trees or maintaining native trees in clusters necessitate the identification and protection of that natural resource element early in the development process.

Natural greenbelt protection easements should be recorded prior to development.

- **Policy NRH 4.2 - Preserve as many trees as possible during the development process.**



Where there are feasible and prudent alternatives to development of a site in which viable, significant trees can be preserved, the trees should be retained and protected during development

- **Policy NRH 4.3 - Protect notable trees and groves of trees.**

In addition to protection of significant trees, notable trees and groves of trees should be protected. Notable trees are those of a particular size, species, or stature providing a certain level of benefits that are significant to the North Rose Hill neighborhood. These trees provide visual relief and promote the natural setting integral to neighborhood identity.

Until the City develops regulations to protect notable trees and groves of trees citywide, continue to promote retention of significant trees on private property. Maintenance and removal of significant trees on developed private property will have a great impact to the overall urban forest. Proper pruning and reasonable reasons for removal of mature trees are strongly advised by the City, and appropriate tree replacements expected wherever possible.

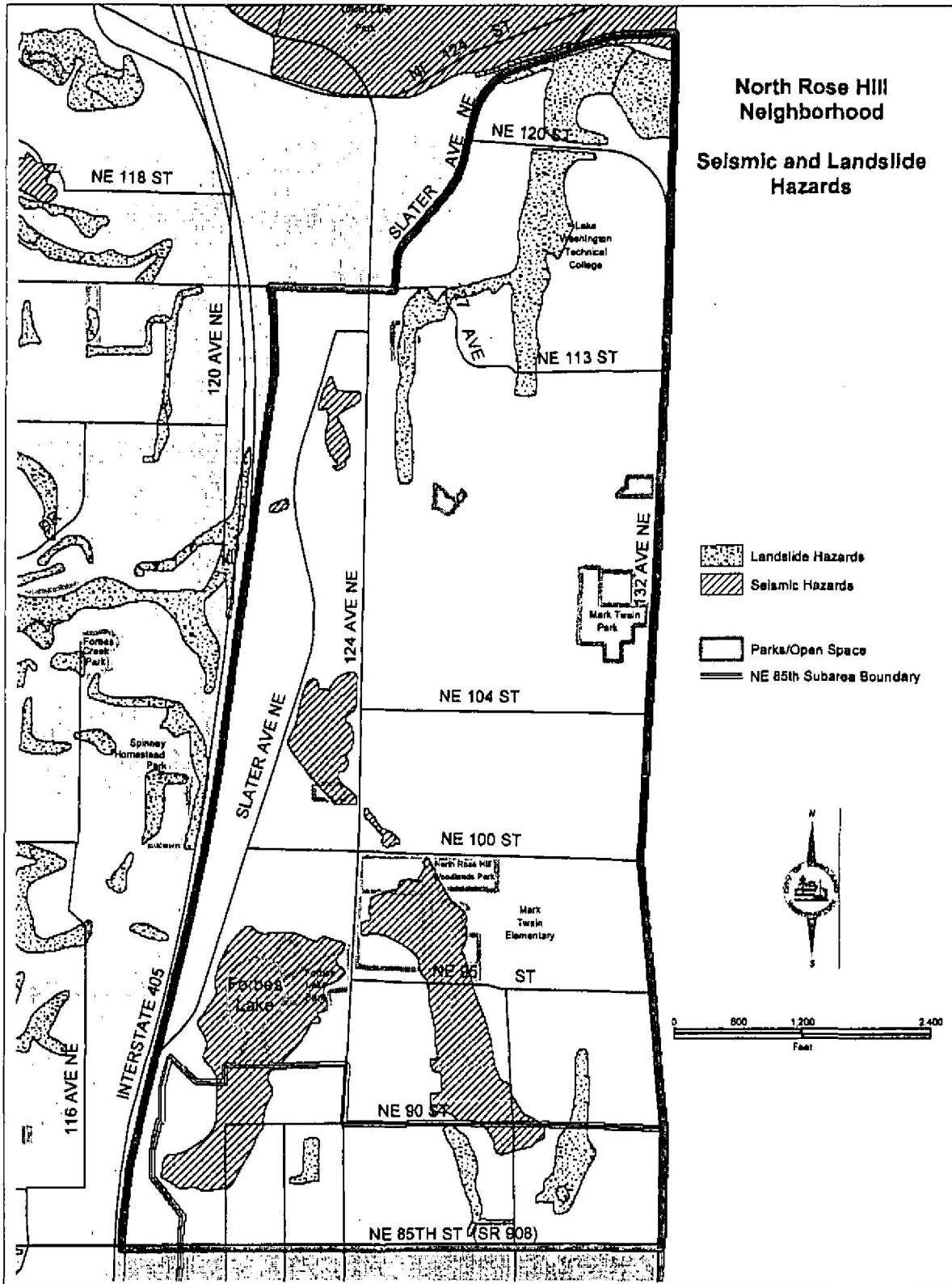


Figure NRH-3

Goal NRH 5 – Protect potentially hazardous areas, such as landslide, erosion, and seismic areas, through limitations on development and maintenance of existing vegetation.

- **Policy NRH 5.1 - Regulate development on slopes with high or moderate landslide or erosion hazards and on seismic hazard areas to avoid damage to life and property.**

The North Rose Hill Neighborhood contains areas with steep slopes including moderate and high erosion and/or landslide hazards. Moderate and high landslide hazard areas are primarily found north of NE 112th Street and south of NE 94th Street (see Figure NRH-3). These areas are prone to landslides, which may be triggered by grading operations, land clearing, irrigation, or the load characteristics of buildings on hillsides.

Seismic hazard areas are located primarily in conjunction with wetlands that are located throughout the neighborhood (see Figure NRH 3). These areas have the potential for soil liquefaction and differential ground settlement during a seismic event.

To minimize any potential hazards, new development in these areas should be consistent with the recommendations of a qualified geotechnical professional and the goals and policies contained in the Natural Environment Element.

Goal NRH 6 – Protect wildlife throughout the neighborhood.

- **Policy NRH 6.1 – Encourage creation of backyard sanctuaries for wildlife habitat in upland areas.**

People living in the neighborhood have opportunities to attract wildlife and improve wildlife habitat on their private property. These areas provide food, water, shelter, and space for wildlife. The City, the State of Washington Department of Fish and Wildlife, and other organizations and agencies experienced in wildlife habitat restoration can provide assistance and help organize volunteer projects.

Goal NRH 7 – Identify priorities and funding sources for sensitive areas acquisition, restoration, or education.

- **Policy NRH 7.1 – Identify priority locations in the Forbes Creek Drainage Basin.**

Ensure that future generations in the North Rose Hill neighborhood will enjoy the benefits of sensitive areas. Coordinate with the City's Natural Resources Management Plan.

Land Use

Residential

Goal NRH 8 – Promote and retain the residential character of the neighborhood.

- **Policy NRH 8.1 - Encourage a variety of housing styles and types to serve a diverse population.**

The predominant housing style in the neighborhood is the traditional detached single family home. Cottage, compact single family, attached, and clustered dwellings are appropriate options to serve a diverse population and changing household demographics as allowed by city wide policies. These should incorporate architectural and site design standards to ensure compatibility with adjacent single-family areas.

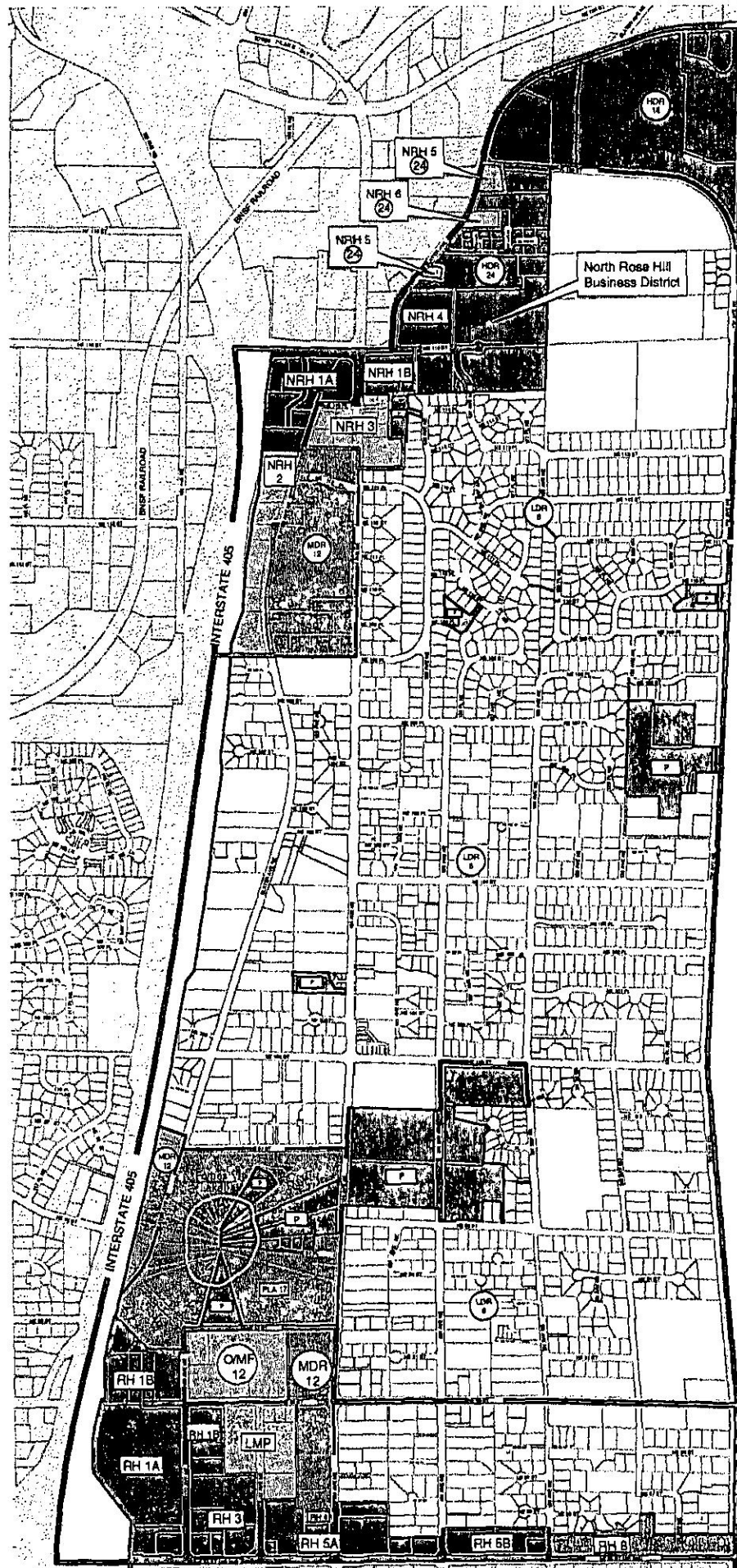
- **Policy NRH 8.2 - Locate new commercial development in the business districts at the north and south boundaries of the North Rose Hill Neighborhood in order to prevent commercial encroachment.**

Commercial development should remain in established commercial areas and not extend into the residential core of the neighborhood. Commercial development is prohibited in low, medium or high density residential areas (See Figure NRH-4).

Goal NRH 9 - Allow innovative residential development styles when specific public benefits are demonstrated as allowed by city wide policies.

- **Policy NRH 9.1 – Allow innovative development styles or techniques if increased protection of sensitive or hazardous areas, affordable or lower cost housing, or housing choice are demonstrated.**

The protection of sensitive areas and the provision of housing options for a wide spectrum of income levels and lifestyles are important values to support and encourage. Rising housing prices throughout the city and region require strategies to promote lower cost housing.



North Rose Hill Neighborhood

Land Use

Land Use Designation

- Commercial
- Light Manufacturing Park
- Office
- Office/Multi-Family
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Park/Open Space
- Residential Density in Units/Acre
- NE 65th Subarea Boundary
- North Rose Hill Business District

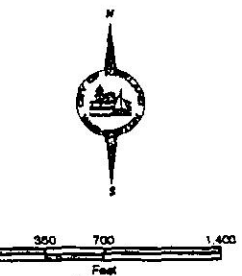


Figure NRH-4 Page 17

Low Density Development

Goal NRH 10—Maintain predominately detached single family residential development at a density of 6 units per acre in low density areas and allow some density increase if specific public benefits are demonstrated as allowed by city wide policies (see Figure NRH-4).

- **Policy NRH 10.1 – Preserve low density areas south of NE 117th Street to approximately NE 86th Street, and between the freeway and 132nd Avenue NE.**

These areas are the residential core of the North Rose Hill neighborhood. Neighborhood character should be protected while ensuring housing choice by allowing innovative housing styles and techniques that are subject to design standards. Consider densities that support public values if it results in less or equal development intensity as compared to traditional development.

Medium Density Development

Goal NRH 11 – Allow multifamily development at a density of 12 units per acre as a transition between low density areas and more intensive development (see Figure NRH-4).

- **Policy NRH 11.1 – Allow multifamily development with a density of 12 units per acre in the area north of the Kirkland Boys and Girls Club to NE 113th Place, subject to the following standards:**
 - (1) To reduce the potential for a piecemeal development pattern, aggregation of at least two acres should be encouraged for multifamily development.
 - (2) Improvement of an east/west right-of-way, such as NE 112th Place or an appropriate alternate may be required. This connection would provide improved general and emergency access to Slater Avenue NE.
 - (3) Retention of significant vegetation to provide protection from I-405 should be required.
 - (4) If adjacent to wetland areas or 124th Avenue NE, natural environment and transportation goals should be observed.

- **Policy NRH 11.2 – Allow multifamily development with a density of 12 units per acre west of Slater Avenue NE, at approximately NE 97th Street.**

Protection of established single-family areas to the north should be required. Building location and landscaping should buffer the low density residential area.

High Density Development

Goal NRH 12– Locate high-density development with densities between 18 and 24 units per acre at the north end of the neighborhood, close to the Totem Lake neighborhood and the Lake Washington Technical College (see Figure NRH-4).

- **Policy NRH 12.1 – Allow multifamily development at a density of 18 units per acre in the northeast corner of the neighborhood subject to the following standards to ensure protection of landslide and erosion hazard slope areas and preservation of significant vegetation:**
 - (1) Preparation of a slope stability analysis and compliance with recommendations to ensure stability.
 - (2) Retention of maximum vegetative cover.
 - (3) Clustering of structures to preserve significant groupings of trees.
 - (4) Dedication of natural greenbelt easements in the sensitive slope areas.
 - (5) Substantial setbacks and landscape buffers adjacent to single-family areas.
- **Policy NRH 12.2 – Allow twenty-four units per acre in the area east of Slater and north of NE 116th Street, close to the activities and services of Totem Lake.**

High residential densities are found in the multifamily areas adjacent to NE 116th Street and extending north along Slater Avenue NE. This fully-developed area is closely associated with the activities and services of the Totem Lake commercial area and the North Rose Hill business district.

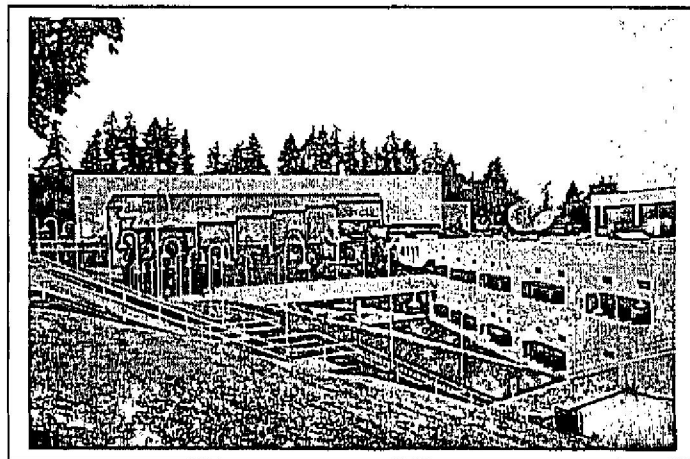
Planned Area 17

Goal NRH 13 – Protect the natural features of Forbes Lake, Forbes Creek, and associated sensitive area wetlands and buffers (see Figure NRH-4).

- **Policy NRH 13.1 – Consider medium density residential development with a maximum density of 12 units per acre subject to the following development standards:**
 - (1) Development should be subject to a public review process.
 - (2) A minimum of two acres should be aggregated for multifamily development to reduce the potential for a piecemeal development pattern.
 - (3) West of Forbes Lake, development should provide for the continuation of a bicycle and pedestrian path that generally follows the alignment of Slater Avenue NE and connects to NE 90th Street.
 - (4) New development adjacent to Forbes Lake should provide for public access to the lake in appropriate locations. Public access should be limited to passive uses, such as walking trails or viewpoints.
 - (5) Vehicular connection through this subarea to NE 90th Street is not permitted.
 - (6) Future development density potential may be reduced from what otherwise could be achieved around Forbes Lake based on the presence of environmental constraints in PLA 17 and the application of management techniques to protect these resources.
 - (7) If adjacent to wetland areas or 124th Avenue NE, Goal NRHs 3 and 23 should be observed.

Institutional

Public - Lake Washington Technical College (see Figure NRH-4)



Goal NRH 14 – Recognize and enhance the role the college plays in the North Rose Hill Neighborhood, the wider Kirkland community and in the region.

- **Policy NRH 14.1 – Encourage Lake Washington Technical College to provide non-motorized connections between the surrounding residential areas and the campus.**

These links will provide access to the college at multiple locations.

- **Policy NRH 14.2 - Seek partnership opportunities between Lake Washington Technical College and the City on educational, technical, recreational, and social services.**

Community partnerships build neighborhood pride and self determination.

- **Policy NRH 14.3 - Encourage Lake Washington Technical College to continue to provide community-meeting facilities for the neighborhood and the City.**

Community meetings generate community involvement and these public facilities provide the North Rose Hill neighborhood a location for such meetings.

Goal NRH 15 – Ensure that any college expansion is compatible with the surrounding residential neighborhood.

- **Policy NRH 15.1 – Provide public review of major expansion of the college. Mitigation may be required for impacts of the proposed expansion and, where feasible, the existing use.**

Traffic impacts on the surrounding residential neighborhood should be addressed with expansion of the facility.

- **Policy NRH 15.2 - Consider an extension of NE 116th Street to 132nd Avenue NE, in order to improve access to the college.**

Street extension should not adversely impact campus traffic, safety and security. Except for that right-of-way, no development should occur in the steep and heavily vegetated slope area. This area should remain a dedicated natural greenbelt easement.

- **Policy NRH 15.3 - Consider relocating the NE 120th Street driveway farther to the west, away from the bend in the road to the east. Allow no additional driveways to 132nd Avenue NE.**

These modifications would improve traffic flow and safety.

- **Policy NRH 15.4 - Encourage creation of affordable housing near the college.**

Lake Washington Technical College is a major public facility in North Rose Hill. It occupies about 54 acres. The college is a major traffic generator and located along a bus line, which would benefit from affordable housing located close by.

Private - City Church (see Figure NRH-4)

Goal NRH 16 - Ensure that any future church expansion or redevelopment of the site is compatible with the surrounding residential community.

- **Policy NRH 16.1 – Provide public review of redevelopment or expansion of the church. Consider mitigation of impacts from the proposed expansion and, where feasible, the existing use.**

Existing parking lot design and landscaping deficiencies, and traffic, storm drainage, and visual impacts on the surrounding residential neighborhood should be addressed with expansion or redevelopment of the facility.

- **Policy NRH 16.2 – Encourage housing at this site.**

City Church occupies about 16 acres and is a major private institution in North Rose Hill. Opportunities to provide housing in conjunction with redevelopment of the site should be pursued.

Commercial

North Rose Hill Business District (see Figure NRH-4)

A portion of the North Rose Hill Business District along with high density property to the north east along Slater Avenue, is within the proposed Totem Lake urban center pursuant to the King County Countywide Planning Policies.

Goal NRH 17 – Develop the North Rose Hill Business District to complement the Totem Lake Neighborhood.

- **Policy NRH 17.1 – Improve NE 116th Street with coordinated streetscape improvements and gateway features.**

This is a major entranceway to the North Rose Hill and Totem Lake neighborhoods. It should provide a positive first impression.

- **Policy NRH 17.2 - Establish urban design standards for commercial and mixed-use residential development in the North Rose Hill Business District. Encourage building designs that provide architectural and human scale buildings, discourage parking lots in front of buildings, ensure pedestrian orientation, provide convenient bike and pedestrian connections to the neighborhood, and are complementary to the design standards for the Totem Lake Neighborhood.**

Utilize the design review process for commercial and mixed-use residential development to administer these standards.

Goal NRH 18 - Encourage increased residential capacity in the North Rose Hill Business District to help meet housing needs.

- **Policy NRH 18.1 - Allow increased height when upper story residential use is provided.**

Increased building height should be permitted to ensure that this use is on an equal footing with the development of a commercial use since housing development may be less financially profitable than commercial development when both are allowed. An increase in height should be allowed when upper story residential use is provided to further encourage developers to choose to provide housing. This incentive would enable residential use to be included either in mixed-use projects or in stand-alone developments where retail use is not mandated as a ground floor use.

- **Policy NRH 18.2 – Implement regulatory and other incentives to encourage affordable housing in conjunction with city-wide efforts.**

Incentives may include floor area ratio increases, reduced setbacks, increased height, reduced parking requirements, increased lot coverage, fee waivers (road impact fees, park impact fees, permit fees, and utility and/or infrastructure costs), reduced review process (e.g., staff level review rather than hearing examiner), and expedited permit processing.

Goal NRH 19 – Limit the types of commercial uses to those that are compatible with the residential focus of the North Rose Hill Business District.

- **Policy NRH 19.1 - Designate the following subareas to address site-specific development standards.**

Use the NRH (North Rose Hill) Business District prefix to identify the subareas (see the attached map).

NRH 1A

- West of 124th Avenue NE is a mixed-use retail commercial/residential designation.
- This area should have a regional commercial character that supports and promotes the residential development that is being encouraged to locate there. Uses should be compatible with residential development.
- The types of commercial uses allowed in this area should be compatible with the community and the region. Car and boat dealerships and big box retail uses are prohibited.
- Increased building heights should be allowed in order to provide sufficient incentive to develop a range of housing choices in conjunction with commercial development.



- Buildings exceeding two stories must be developed with residential uses above the ground floor. A maximum of 5 stories is permitted.
- Hotel uses are appropriate to a maximum of 4 stories. These facilities should be designed to be compatible with the residential character of the area.
- With any development at the corner of NE 116th Street and 124th Avenue NE, neighborhood gateway features, such as open space, plaza, or signage should be integrated with a pedestrian connection linking Slater and NE 116th Street. In the alternative, a corner feature should be provided.

NRH 1B

- East of 124th Avenue NE is a mixed-use retail commercial/residential designation.
- This area should have a neighborhood commercial character to support and promote the residential development that is being encouraged to locate there. Uses should be compatible with residential development.
- The types of commercial uses allowed in this area should be limited to both office uses and those retail uses that serve the people working and living in Kirkland. Traditional neighborhood business uses are retail sales of goods and services with limited gross floor area. Car and boat dealerships, hotels/motels, entertainment, and big box retail uses are prohibited.

- Increased building heights should be allowed in order to encourage new residential development or redevelopment in conjunction with commercial development. Buildings exceeding two stories must be developed with residential uses above the ground floor. A maximum of 5 stories is permitted.
- Establish 15-foot landscape buffers between commercial development and adjacent residential uses.

NRH 2

- This area borders I-405 and provides a transition between the freeway and established residential areas to the east, and between the mixed-use retail/residential uses to the north along 116th Street and established residential areas to the south.
- Stand alone or mixed-use office/residential uses should be developed.
- Provide flexibility in density to encourage residential development and affordable housing.
- The types of commercial uses allowed should be limited to those compatible with the residential focus of the area. Retail uses, restaurants, and taverns should be prohibited.
- Establish building and site design standards that require pedestrian orientation, horizontal and vertical modulation, peaked roofs, parking lot placement in side and rear yards, and other elements to increase compatibility with surrounding residential uses. Building mass should be oriented away from low-density areas.
- Building heights should not exceed the maximum elevations of adjacent multi-family residential development to the east.
- To encourage residential re-development some height increase is justified. Buildings exceeding two stories must be developed with residential uses above the ground floor.

NRH 3

- This area functions as a transition between the mixed-use retail/residential uses to the north along NE 116th Street and established residential areas to the south.
- Stand alone offices or residential uses or mixed-use office/multifamily uses are appropriate.

- The types of commercial uses allowed should be compatible with the residential focus of the area. Retail uses, restaurants, and taverns are prohibited.
- Provide flexibility in density to encourage residential development and affordable housing.
- Building height should not exceed three stories to provide a transition to the established multi-family and single-family homes to the east and south.
- Impacts from development should be mitigated adjoining established single-family areas located to the east and south.
- A 15-foot wide heavily landscaped buffer should be provided, and building mass should be oriented away from low-density areas. Design standards should require pedestrian orientation, horizontal modulation, and blank wall treatments, to increase compatibility with surrounding residential uses. Peaked roofs are encouraged. Property abutting the publicly owned open space to the east should provide pedestrian connection to 124th Avenue NE.

NRH 4

- Allow general commercial uses north of NE 116th and east of Slater.
- The existing North Park Business Center includes some wholesale/manufacturing uses as a carry over from when the area was designated for industrial development. Continue to allow new wholesale/manufacturing uses in the existing structures if they maintain or enhance compatibility with nearby residential development. Relocate non-conforming businesses to sites that do not adjoin residential development and are specifically designated for industrial uses and development, if and when redevelopment occurs.
- Limit building height to a maximum of three stories to reflect the scale of multifamily residential development surrounding much of NRH 4.
- Some height increase is justified to encourage residential re-development and affordable housing. Buildings exceeding two stories must be developed with residential uses on one floor.
- Bring parking lot landscaping and design into conformance as redevelopment occurs.

- Establish building and site design standards for redevelopment to require pedestrian orientation, horizontal modulation, blank wall treatments, parking lot landscaping, lighting and noise limits, and 15-foot landscape buffers between commercial development and adjacent residential uses.

NRH 5

- Allow office and residential uses with a density of 24 units per acre at the following two locations where existing office uses are currently located:
 - At the southeast corner of 120th Street and Slater Avenue NE.
 - At the property surrounded by the Ridgewood Village multi-family development abutting Slater Avenue NE.
- The types of commercial uses allowed should be compatible with the residential focus of the area. Retail uses, restaurants, and taverns are prohibited.

NRH 6

- Allow either stand alone residential use with a density of 24 units per acre or office use on the ground floor and residential uses above on the lot abutting Slater between the Totem Firs and Slater Park multi-family developments.
- The types of commercial uses allowed should be compatible with the residential focus of the area. Retail uses, restaurants, and taverns are prohibited.

NE 85th Street Subarea

Goal NRH 20 – Support the goals and policies found in the NE 85th Street Subarea chapter of the Comprehensive Plan for land development.

Transportation

Streets

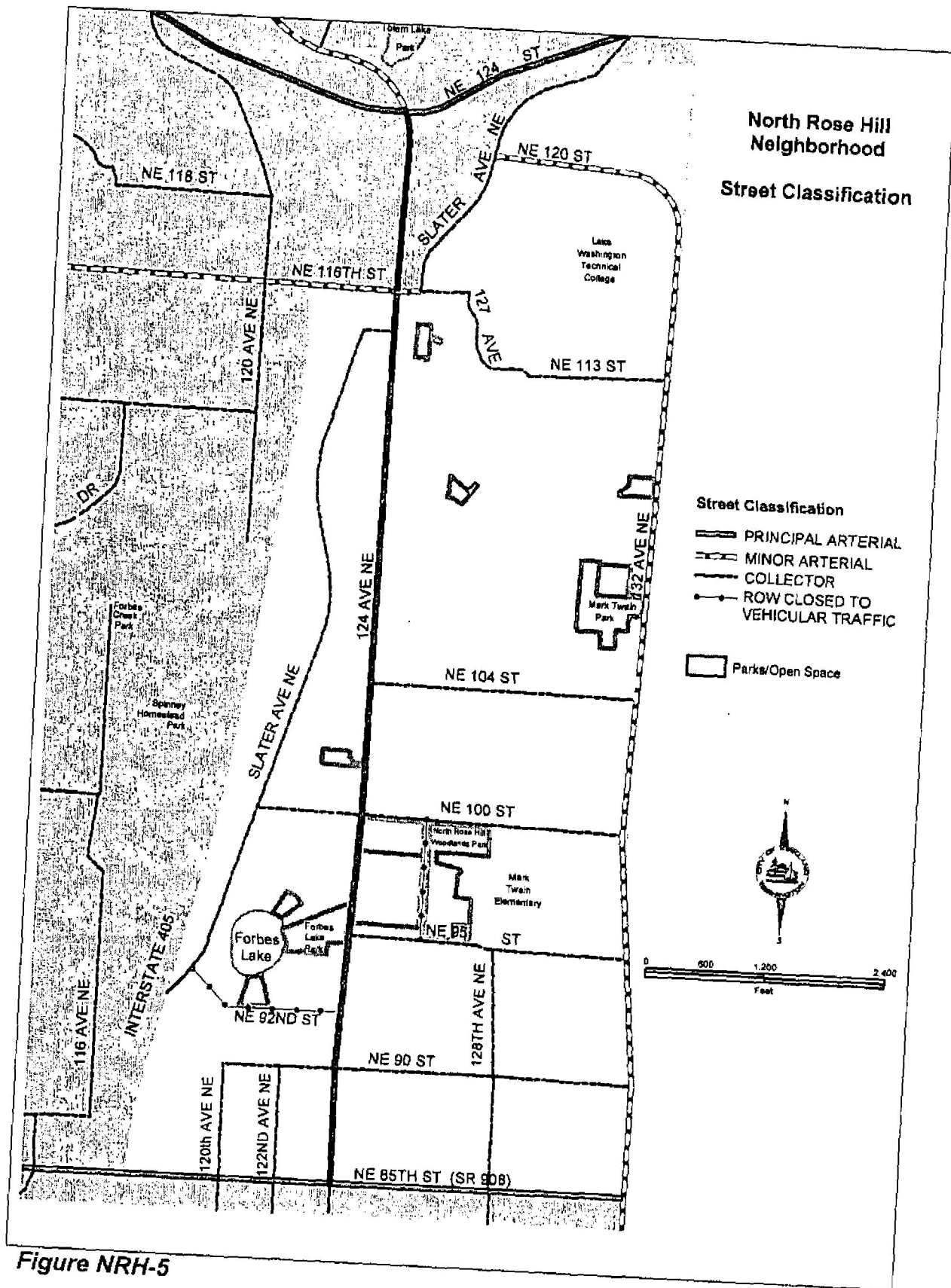
The original circulation pattern in North Rose Hill was a grid pattern. Maintenance and enhancement of this grid system will promote neighborhood mobility and will provide for equitable distribution of traffic on neighborhood streets. The streets that compose this grid network are described below and shown on Figure NRH-5.

124th Avenue NE is a principal arterial that is the most traveled route into and through the neighborhood. Most of 124th Avenue NE is improved with two lanes and asphalt shoulders. At the major intersections with NE 85th Street and with NE 116th Street, 124th Avenue NE is developed with curb, sidewalk, landscape strip, and five lanes. In development of the remainder of the street, maintenance of one through lane in each direction is preferred. Full development will likely have a center left-turn lane, curbs, gutters, landscape strip, sidewalks and bike lanes. 124th Avenue NE carries transit routes 230, and 277.

132nd Avenue NE is a minor arterial that is improved with two travel lanes, bike lanes, and an asphalt path on the west side. Full development of this street will likely have one through lane in each direction with a center left-turn lane, curbs, gutters, landscape strip, bike lanes and sidewalks. 132nd Avenue NE carries transit route 238.

NE 116th Street is a principal arterial. Improvements east of 124th Avenue NE include three lanes, curb, gutter, landscape strip, and sidewalk. West of 124th Avenue NE, NE 116th Street has four travel lanes, a center turn lane, and intermittent bike lanes, sidewalks, curbs, and gutters, and landscape strips. NE 116th Street carries transit route 236.

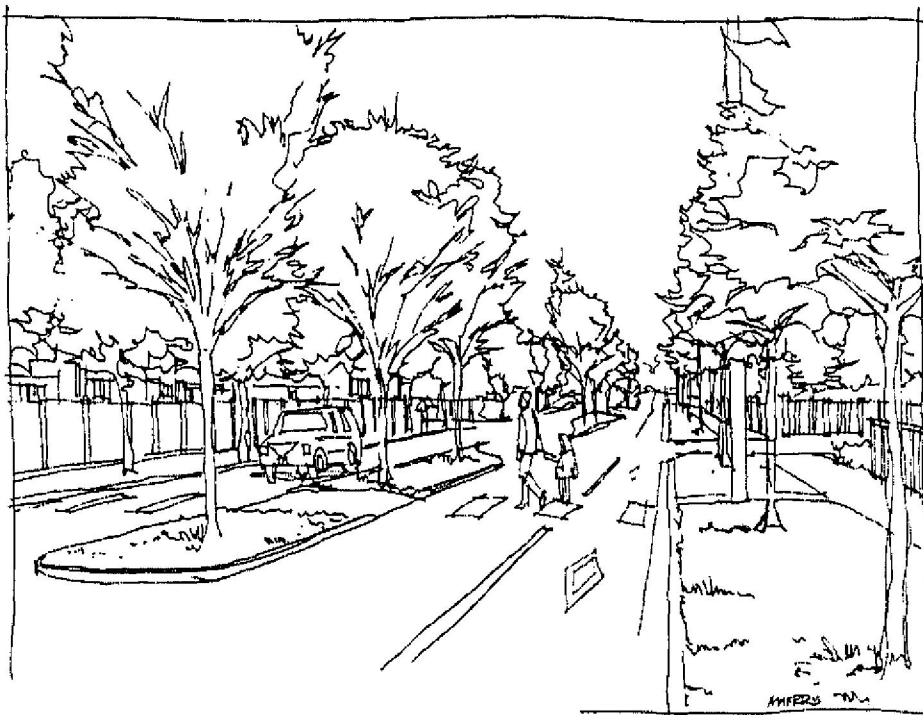
Neighborhood Collectors: Numerous streets within the grid network of North Rose Hill serve as neighborhood collectors. These streets connect the neighborhood to the arterial system and provide primary access to adjacent uses. Design standards for these streets call for two traffic lanes, a parking lane, curb, gutter, sidewalk, and landscape



strip. The specific streets that serve this function are shown on Figure NRH-5.

Slater Avenue NE, north of NE 116th Street is a minor arterial and is improved with two travel lanes, a center turn lane, bike lanes, curb, gutter, sidewalk, and landscape strip. Slater Avenue NE carries transit route 238. Slater Avenue NE, south of NE116th Street, is a collector and is primarily improved with two travel lanes. There is intermittent curb, gutter, sidewalk, and landscape strip where new development has occurred.

Neighborhood Access: All of the streets not discussed above are classified as neighborhood access streets. These streets provide access to adjacent residences and connect to neighborhood collectors. Full improvements on these streets include two traffic lanes, curb, gutter, sidewalk, and landscape strip.



Goal NRH 21 – Maintain and enhance the arterial street network.

- Policy NRH 21.1 - Enhance the arterial street network with the following improvements:

124th Avenue NE

- Provide 80 feet of right of way width the length of 124th Avenue NE. Dedication of an additional 10-ft minimum of right-of-way from each side of the street is necessary when development occurs.

The right-of-way dedication is necessary to accommodate a center turn lane and landscaped median islands, one through lane in each direction, one bike lane in each direction, intersection queue by-pass lanes for transit, and a wide landscape strip and sidewalk on both sides of the street.

- Provide sidewalks, curbs, gutters, landscape strips, and bike lanes along the entire length of 124th Avenue NE.

This street provides direct access to both the Woodland Park and the Boys and Girls Club. Completion of sidewalks to improve pedestrian safety, especially between public facilities, is a high priority.

- Provide crosswalk improvements, such as pedestrian signage, safety refuge islands, and signals, at existing and emerging activity centers.

Crosswalk improvements at key locations such as 95th Street and NE 112th Place that serve activity centers should be installed as warranted.

- Prioritize traffic flow for transit by providing queue by-pass lanes or signal pre-emption.

Queue by pass lanes at locations where traffic queuing at intersections would otherwise slow buses will help to encourage transit use.

- Improve the appearance of and function of 124th with the installation of landscape medians.

Pedestrian safety will be paramount in the design of the landscape medians with consideration for pedestrian visibility. The design of the median must also consider emergency vehicular access. Additionally, minimize locations where medians interfere with driveway access when evaluating the appropriateness of either intermittent or continuous landscape medians.

132nd Avenue NE

- Coordinate improvements to 132nd Avenue NE with the City of Redmond.

While Kirkland's city limits extend to the east side of 132nd Avenue NE this street is a mutual concern to both Kirkland and Redmond. Both jurisdictions should coordinate planning facilities that address common issues of concern.

- Provide sidewalks, curbs, gutters, landscape strips, and bike lanes along the entire length of 132nd Avenue NE.

This street provides direct access to both Mark Twain Park and the Lake Washington Technical College. Completion of sidewalks to improve pedestrian safety, especially between public facilities, is a high priority.

- Provide a traffic signal and signalized crosswalk when engineering signal warrants are met at NE 100th Street.

Crosswalk improvements at other key locations that serve activity centers should also be installed as warranted.

- Prioritize traffic flow for transit by providing queue by-pass lanes or signal pre-emption.

Queue by-pass at locations where traffic queuing at intersections would otherwise slow buses will help to encourage transit use.

- Improve the appearance of and function of 132nd Avenue NE with the installation of landscape medians.

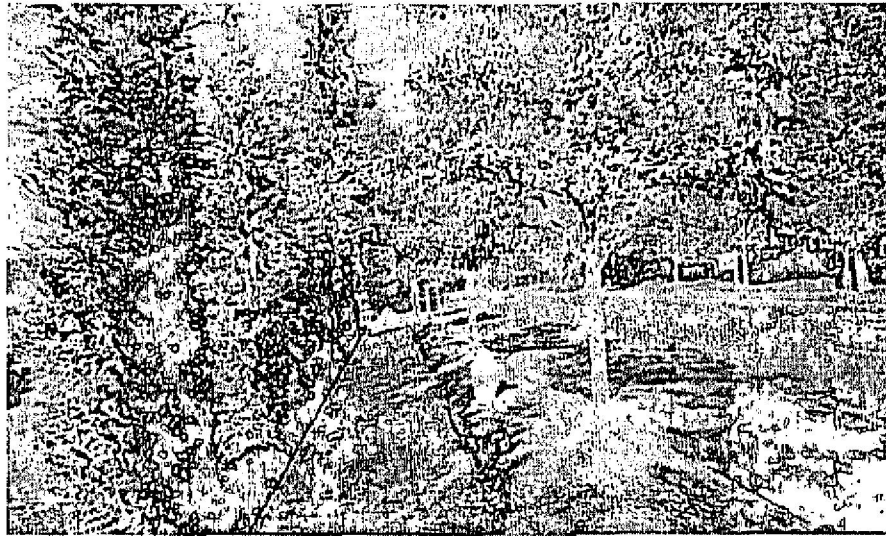
Pedestrian safety will be paramount in the design of the landscape medians with consideration for pedestrian visibility. The design of the median must also consider emergency vehicular access.

NE 116th Street

- Install sidewalks, bike lanes, planter strips and consider other improvements such as landscape medians, high occupancy vehicle treatments, and on-street parking west of 124th Avenue NE.

These improvements are necessary to provide street definition, pedestrian safety, and access in support of the mixed-use residential/commercial development that is encouraged here.

Slater Avenue NE



- Install bike lanes and sidewalks south of NE 116th Street. Because this street provides direct access to the NE 100th Street pedestrian bicycle 1-405 overpass and the Boys and Girls Club, pedestrian and bicycle safety is very important.

Goal NRH 22 – Manage traffic impacts within the neighborhood to enhance neighborhood mobility and provide for more equitable distribution of traffic on neighborhood streets.

- **Policy NRH 22.1 – Prepare a traffic calming analysis and program for the existing and proposed street network.**
The City should work with the community to identify and provide methods to lower traffic speeds and direct traffic through the neighborhood.
- **Policy NRH 22.2 – Consider alternative design to conventional "grid patterned" streets to address topographic and sensitive area constraints, aesthetics, and safety of children and pedestrians/bicyclists, while at the same time considering emergency vehicular access.**

Street design should address these physical constraints while minimizing impacts to emergency response vehicles.

- **Policy NRH 22.3 - Map where anticipated street connection locations could be considered with future infill development in**

order to provide predictability in the development process and for the neighborhood.

While the North Rose Hill street connection plan map (Figure NRH - 6 and Table NRH -1) indicates and describes the potential locations of street connections for future infill development, the exact location will be determined at the time of development. The development permit process should ultimately determine these locations. When new street connections are not required or not feasible, pedestrian and bicycle connections should still be pursued.

Goal NRH 23– Control development adjoining 124th and 132nd Avenues NE to enhance safety and efficiency of circulation.

- **Policy NRH 23.1 – Discourage direct access.**

If driveways to 124th or 132nd Avenues NE must be provided, separation of at least 300 feet between driveways should be required. New driveways should be located so that future development can meet this standard and /or use a shared driveway.

Access easements to allow for shared access to 124th Avenue NE and or interior connections to side streets should be provided.

As access to side streets becomes available, driveways to 124th Avenue NE should be closed.

- **Policy NRH 23.2 – Design buildings and landscape adjoining development to minimize potential noise and visual impacts generated by traffic on 124th and 132nd Avenues NE.**

Goal NRH 24 – Avoid development of unimproved rights-of-way impacted by sensitive areas.

- **Policy NRH 24.1 – Do not improve the following specific right-of-way segments:**

126th Avenue NE, south of NE 100th Street. This segment of 126th Avenue NE bisects the North Rose Hill Woodlands Park and fire station. It is also within a wetland area, and should remain in its natural condition.

120th Avenue NE, from NE 92nd Street to NE 90th Street. Improvement of this street would connect Slater Avenue NE to NE 85th Street corridor. Due to environmental

North Rose Hill Street Connection Plan

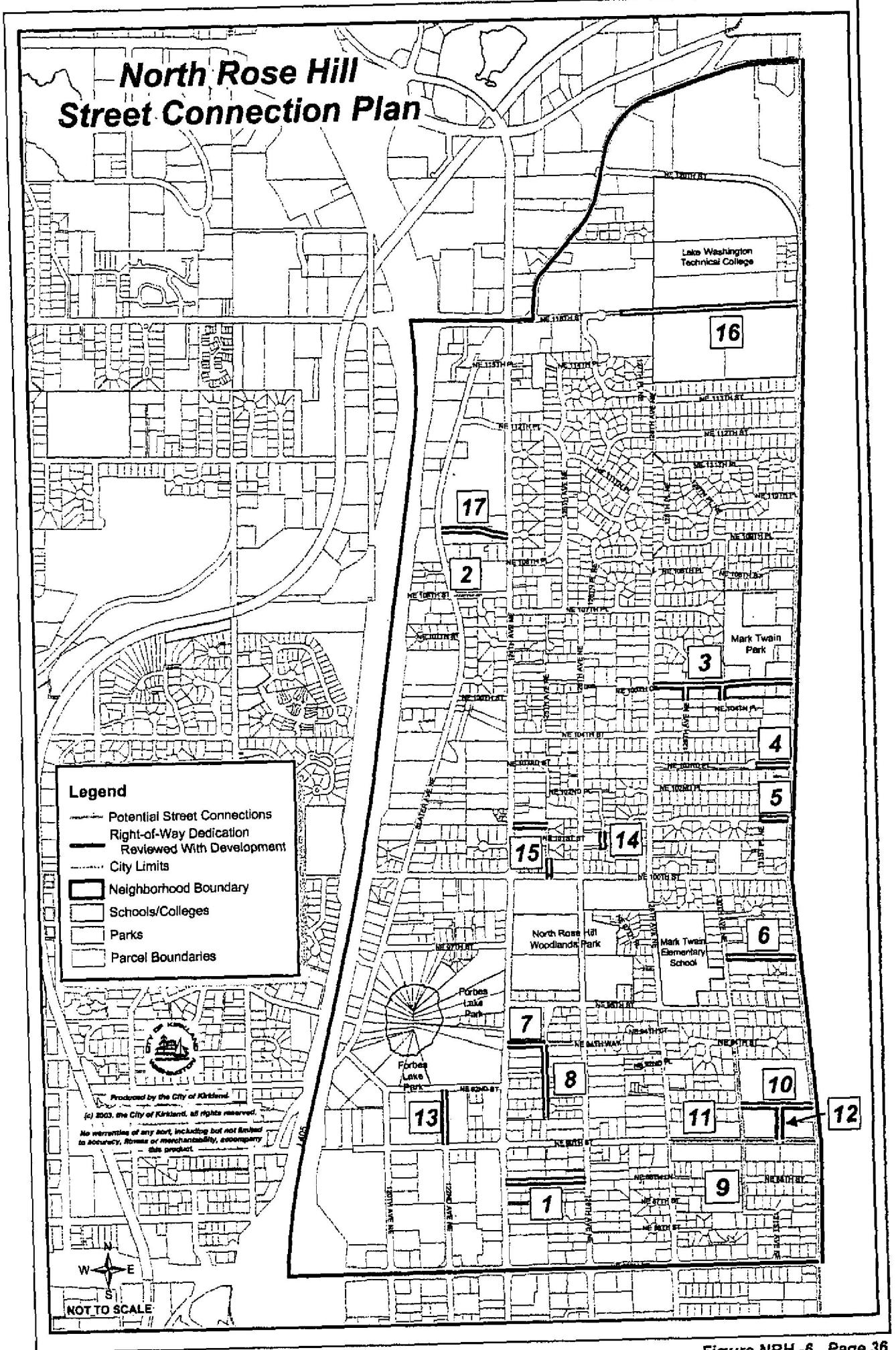


Figure NRH -6 Page 36

NORTH ROSE HILL STREET CONNECTION PLAN DESCRIPTION LIST

1. NE 88TH STREET BETWEEN 124TH AVENUE NE AND 126TH AVENUE NE
2. NE 108TH STREET BETWEEN SLATER AVENUE NE AND 123RD AVENUE NE
3. NE 105TH STREET BETWEEN 128TH AVENUE NE AND 132ND AVENUE NE
4. NE 103RD PLACE BETWEEN 132ND AVENUE NE AND EXISTING CUL-DE-SAC END
5. NE 101ST PLACE BETWEEN 131ST PLACE NE AND 132ND AVENUE NE
6. NE 97TH STREET BETWEEN 130TH AVENUE NE AND 132ND AVENUE NE
7. NE 94TH STREET BETWEEN 125TH AVENUE NE AND 124TH AVENUE NE
8. 125TH AVENUE NE BETWEEN NE 91ST STREET AND NE 95TH STREET
9. 130TH AVENUE NE BETWEEN NE 87TH STREET AND NE 94TH STREET
10. NE 91ST STREET BETWEEN 130TH AVENUE NE AND 132ND AVENUE NE
11. NE 90TH STREET BETWEEN 128TH AVENUE NE AND 132ND AVENUE NE
12. 131ST AVENUE NE BETWEEN NE 90TH STREET AND NE 91ST STREET
13. 122ND AVENUE NE BETWEEN NE 90TH STREET AND NE 92ND STREET
14. 126TH PLACE NE BETWEEN NE 102ND PLACE AND NE 100TH PLACE
15. NE 101ST PLACE BETWEEN 124TH AVENUE NE AND 125TH AVENUE NE
16. NE 116TH STREET BETWEEN 127TH AVENUE NE AND 132ND AVENUE NE
17. NE 109TH PLACE BETWEEN SLATER AVENUE AND 124TH AVENUE NE

Table NRH-1

constraints in the vicinity of this right-of-way, this should remain in its natural condition. Additionally, this connection could increase traffic on Slater Avenue NE, and cause greater congestion at the intersection of NE 85th Street/120th Avenue NE.

NE 92nd Street, west of 122nd Avenue NE. Due to environmental constraints in the vicinity of this right-of-way, this should remain in its natural condition.

Pedestrian/Bicycle Circulation

The existing Nonmotorized Transportation Plan (NTP) maps most of the planned bicycle and pedestrian facilities planned for a ten year horizon. Those projects mapped in the North Rose Hill Neighborhood Plan not shown in the NTP will be added during periodic updates to the NTP. Figures NRH -7 and 8 show the planned bike and pedestrian system in the NRH neighborhood.

City policy requires that all through-streets have pedestrian improvements. Generally, these improvements include curbs, landscape strips, and sidewalks. As new development occurs, pedestrian improvements are usually installed by the developer. In developed areas, the City should identify areas of need and install sidewalks through the capital improvement budget process.

Bicycles are permitted on all city streets. However bicycle lanes should be located on 132nd Avenue NE, 124th Avenue NE, and Slater Avenue NE. These lanes should be identified by appropriate signs and markings. Other streets planned for bike routes are designated in the Nonmotorized Transportation Plan and in Figure NRH – 7 bike system.

Goal NRH 25 – Maintain and enhance the street network for all modes of transportation.

- **Policy NRH 25.1 - Encourage mobility and the use of non-motorized transportation by providing appropriate facilities for pedestrians and bicyclists throughout the North Rose Hill neighborhood and between neighborhoods:**

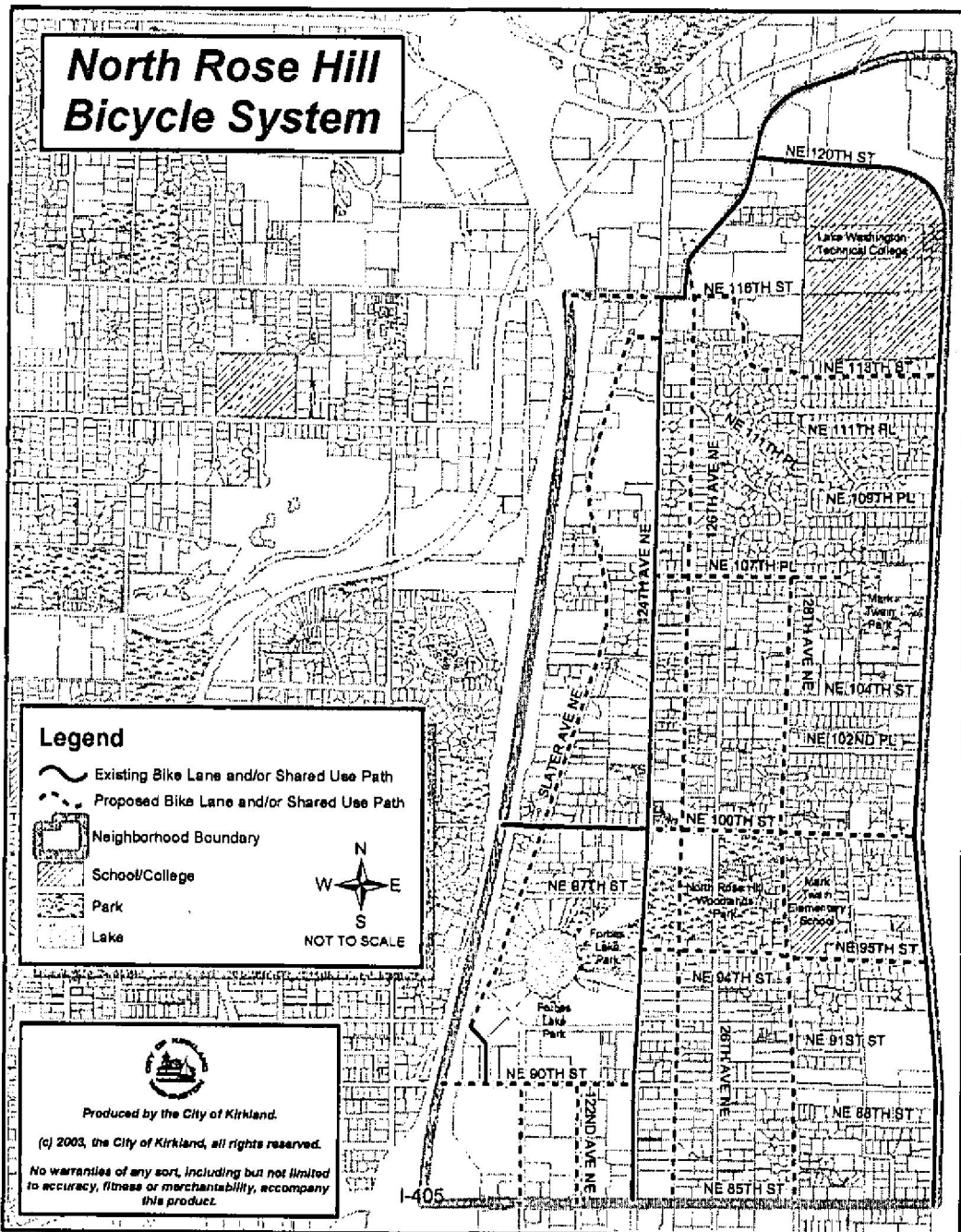


Figure NRH-7

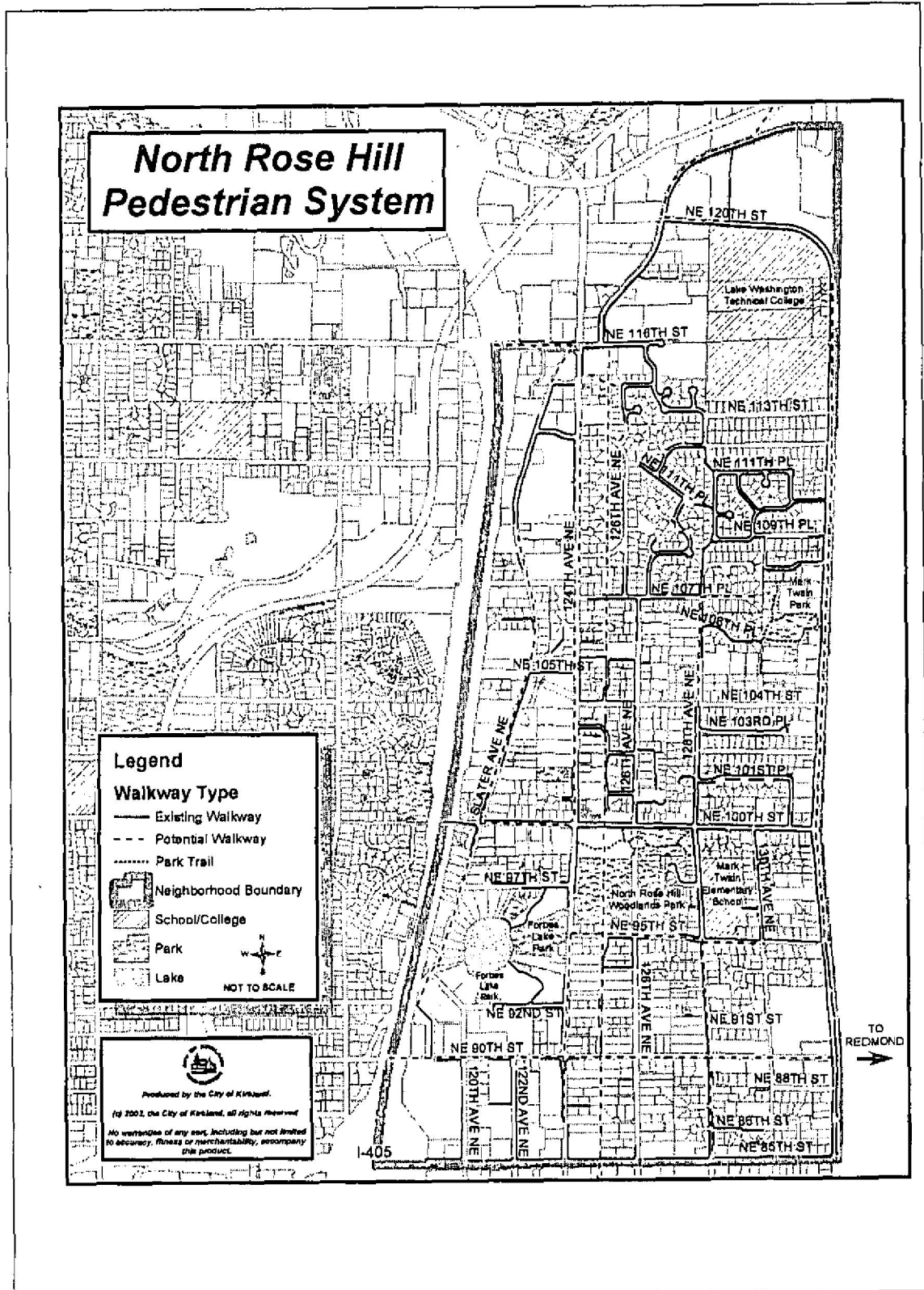


Figure NRH-8

The following non-motorized connections should be improved and added to the Non Motorized Transportation Plan as appropriate:

Between bus stops and residential development.

Along school walk routes.

Connecting activity areas such as parks and the Boys and Girls Club, and Lake Washington Technical College.

Wherever a street connection is not required or feasible to connect dead end streets to adjacent streets. When new street connections are not required or not feasible, pedestrian and bicycle connections should still be pursued.

Between the Redmond regional trail and the I-405 pedestrian overpasses. This link should follow NE 90th Street, heading west from the Redmond boundary at 132nd Avenue NE, to connect to a planned 90th Street overpass, and then north through the existing pedestrian easement at the Costco parking lot, to Slater Avenue NE connecting to the existing 100th Street overpass.

Around a limited portion of Forbes Lake connecting City owned property and existing public access across private property.

Various links between the Lake Washington Technical College and surrounding residential development to the west and south.

Along the Seattle City Light transmission line easement in cooperation with the utility and adjacent property owners.

- **Policy NRH 25.2 – Develop the following new non-motorized connections to provide convenient and safe pedestrian mobility between the Business Districts and residential areas in the neighborhood.**

North/ south link between Slater Avenue through the North Rose Hill Business District to NE 116th Street and northward to the Totem Lake neighborhood.

North/south link between Slater Avenue and the Rose Hill Business District through the Costco parking lot.

East/west link between 124th Avenue NE and the low-density area of North Rose Hill through the open space west of 126th Avenue NE at approximately NE 114th Place.

Parks and Open Space

There are a number of publicly and privately owned areas in the North Rose Hill neighborhood that currently provide park and open space opportunities. In addition, there is a private nonprofit facility in the neighborhood that provides recreation opportunities. They are briefly described below and shown in Figure NRH -9.

Parks

Mark Twain Park is a seven-acre neighborhood park that was transferred to the City in 1989 as part of the annexation agreement between the City and King County. This park is located on 132nd Avenue NE, at approximately NE 107th Street. Improvements in this park include walking and jogging paths, a children's playground, a basketball court, and an open lawn area for informal recreation activities. Development and improvement of facilities for passive uses, such as walking or jogging, is encouraged.

North Rose Hill Woodlands Park



...is a 26.8 acre neighborhood and nature park located between 124th Avenue NE and 128th Avenue NE south of NE 100th Street. It contains over a half-mile of paved trails, interpretive signs, picnic areas, children's playground, benches, wetlands, and an open lawn area for informal play. Parking and public restrooms are available at the fire station on site.

Forbes Lake Park is a 7.2 acre waterfront park located at 9501 124th Avenue N, west of the Lockshire development on NE 92nd Street, and south of the Lake Kirkland development on NE 97th Street. Together the park contains over 479 lineal feet of shoreline. The park is

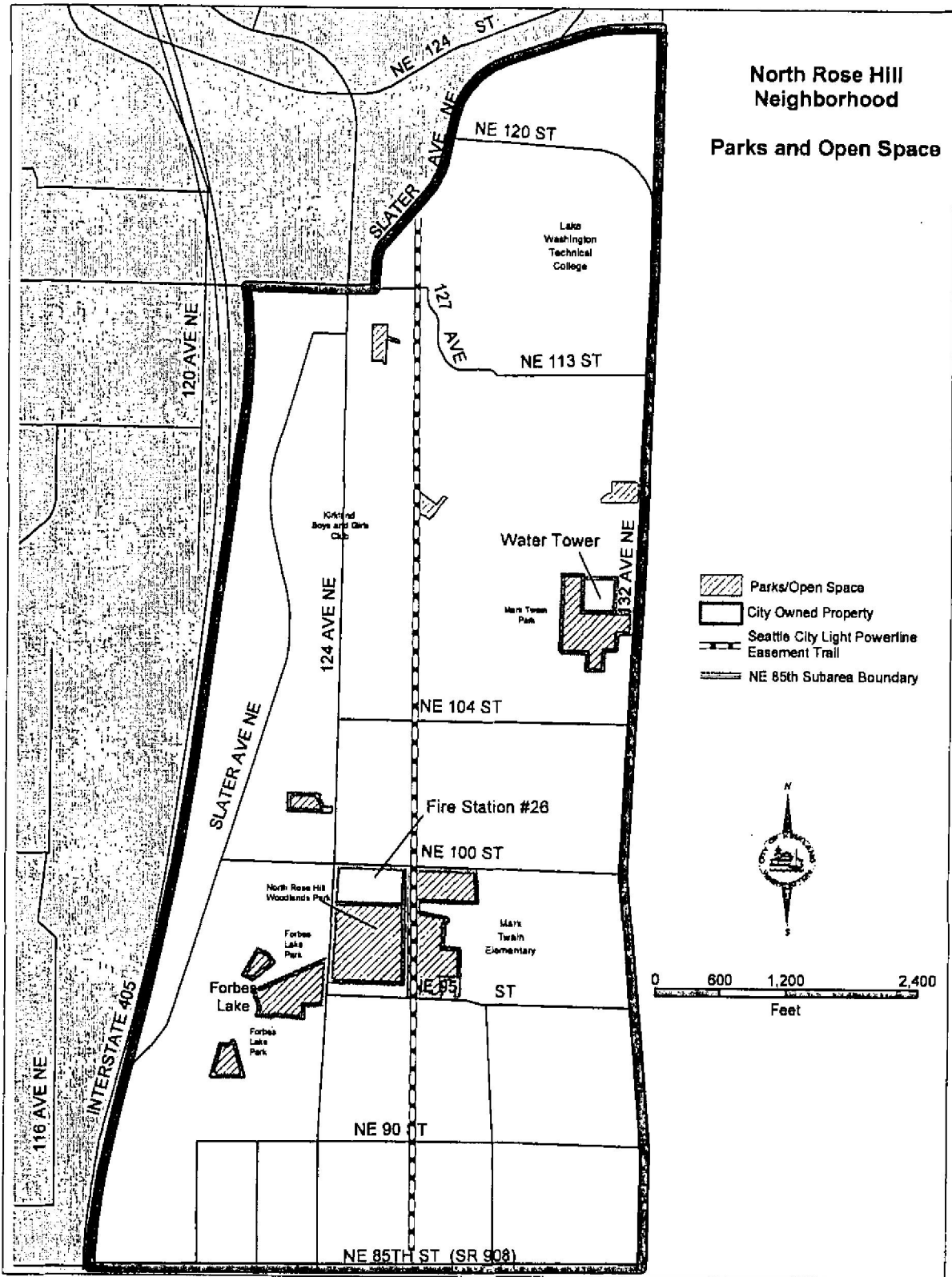


Figure NRH-9

currently undeveloped. Forbes Lake is an important public landmark and open space feature in the neighborhood. In future development, the City should seek to enhance the public views of the lake and wetland areas. To preserve the natural wetland system, active recreational use of this area should be discouraged.

Public Schools

Mark Twain Elementary School is an eight-acre site located at NE 95th Street and 130th Avenue NE. The school is improved with playfields, children's play equipment and open space for informal recreation. The school's multipurpose room also provides indoor recreation space on a limited basis.

Lake Washington Technical College is a State Vocational – Technical College. The college occupies 54 acres at approximately 132nd Avenue NE and NE 120th Street. With the exception of the instructional buildings and associated parking, the site is heavily wooded. The slope on the west side of the site is not well suited for active recreational use.

Private Nonprofit Recreation

Kirkland-Redmond Boys and Girls Club is a private nonprofit service organization whose primary mission is to serve youth. It is located at 124th Avenue NE and NE 108th Street. This facility includes a multipurpose room, game room, gymnasium, arts and crafts room, library, and educational center. The site also has a playfield.

Open Space Tracts

Various open space tracts have been dedicated in many existing subdivisions. Ownership of several of these tracts has been transferred to the City (Tract B Trillium Court, and Tract A, Lake Kirkland Park). The remaining tracts are either owned jointly by the homeowners within the subdivision or by King County. These tracts vary in size and have generally been left as unimproved open space.

Goal NRH 26 – Prioritize acquisition of a new neighborhood park where park level of service is deficient.

- **Policy NRH 26.1 – Acquire suitable land in the northwest portion of the neighborhood for neighborhood park development.**

There are deficiencies in the neighborhood park level of service based on the desire for parkland to be located within one quarter mile of all residents. Therefore the north end of the neighborhood is targeted for potential site acquisition.

- **Policies 26.2 – Consider other locations for park and open space acquisition as opportunities arise.**

Acquisition of additional land for park and open space should be considered using evaluation criteria established by the Park Board and City Council. Criteria include those related to cost, location, site characteristics, and available funding.

Goal NRH 27 – Seek opportunities to develop community-meeting places.

- **Policy NRH 27.1 – Provide a community gathering place at Woodlands Park in conjunction with the development of the Williamson property.**

A designated community gathering place, such as a well-designed picnic shelter, should be incorporated into Woodlands Park when the Williamson property is developed in the future. The shelter should be made available on both a scheduled and unscheduled basis for community gatherings and informal meetings.

Goal NRH 28 – Seek opportunities to develop off-street trails for recreational use that connect activity nodes and neighborhoods.

- **Policy NRH 28.1 – Explore the potential for a trail connecting the North Rose Hill neighborhood to the South Rose Hill and Totem Lake neighborhoods within the Seattle City Light Power Line Easement.**

An off-street north/south trail through the neighborhood serves the recreational needs of the community by providing a safe pedestrian and bicycle link separated from the street system. This will provide a more pedestrian friendly option to the street system. Eventually this trail could link up to the Bridle Trails neighborhood and trail systems in adjoining jurisdictions.

Public Services/Facilities

Utilities

Surface Water

Goal NRH 29 – Create a stormwater collection and transmission system that decreases peak flows, reduces flooding, and that protects and improves water quality.

- **Policy NRH 29.1 – Protect and improve water quality through the use of the best available source control and treatment practices.**
- **Policy NRH 29.2 – Mitigate stormwater impacts of past and future development through reduction of the height and duration of peak flows.**

These policies mirror those of the City's surface water utility. The goals are written to include both controls that are placed on proposed new development (through design requirements), and programs and projects implemented by the City to address existing problems.

The easiest and least expensive way to protect water quality is to stop pollution at its source. Everyday activities of individuals in a watershed affect the quality of water in our streams. In cases where pollution cannot be eliminated at the source, treatment systems can be used to remove pollutants from water before it flows into a stream or lake.

When peak flows are increased, and persist for longer time periods than under pre-developed conditions, the quality of the water and available habitat in a stream will decrease. Kirkland has many streams in which such damage has already occurred. Two of the major goals of the surface water utility are to repair such damage, and to prevent future damage. This is accomplished through construction of capital improvement projects, and through regulation of new development.

Goal NRH 30 – Enhance and protect the Forbes Creek and Juanita Creek Basins in the North Rose Hill neighborhood.

- **Policy NRH 30.1 – Investigate water quality and Forbes Lake flooding/levels and develop projects and programs to address identified problems.**

Property owners adjoining Forbes Lake are concerned that lake level fluctuations contribute to infiltration of drain fields and basement flooding. Lack of formal public access to the Lake has hindered public involvement in these issues since there has been no public benefit identified in using City funds for private benefit. However, if potential water quality impacts to fish in lower reaches of Forbes Creek do result from fluctuations in Forbes Lake water levels, there is a public benefit for the City to investigate and address these concerns.

- **Policy NRH 30.2 – Give funding priority to projects and programs that address identified water quality and lake flooding/level problems.**

These projects and programs should be identified in both the Surface Water Master Plan, and the surface water portion of the Capital Improvement Program.

Sewer

Goal NRH 31 – Provide sanitary sewers to those areas currently on septic systems pursuant to the Sanitary Sewer Comprehensive Plan.

- **Policy NRH 31.1 – Install new sanitary sewer systems concurrent with new development.**
- **Policy NRH 31.2 - Maintain individual property owners existing septic systems in high working order.**
- **Policy NRH 31.3 – Eliminate failing septic systems.**

The Emergency Sewer Program is a program identified in the Capital Improvement Program to eliminate failing septic systems.

Water

Goal NRH 32 – Provide water service to new development in accordance with the Water Comprehensive Plan.

- **Policy NRH 32.1 - Provide potable water to meet water quality and fire flow standards.**

- **Policy NRH 32.2 - Encourage the efficient use of and conservation of potable water by the adoption of appropriate development standards.**

Water is becoming a scarce resource which must be managed efficiently.

Urban Design

Goal NRH 33 – Ensure that public improvements and private development contribute to neighborhood quality and identity in the North Rose Hill business district.

- **Policy NRH 33.1 - Establish building and site design standards that apply to all new, expanded, or remodeled commercial, multifamily, or mixed-use buildings.**

Building design standards should address building scale, building mass, materials; building entries; service areas; roof treatments; pedestrian oriented frontage; and relationship to adjacent land uses.

Site design standards should address building placement on the site; vehicular and pedestrian access to the site and on-site circulation; site lighting; landscaping, including parking lot landscaping; signs; preservation of existing vegetation, and buffers between higher intensity development and adjacent land uses.

- **Policy NRH 33.2 - Utilize the design review process to administer building and site design standards applicable to commercial, multifamily, and mixed use development.**

Design review will ensure compliance with these standards.

- **Policy NRH 33.3 - Minimize the appearance of parking areas through location and shared facilities.**

Parking in front of buildings is discouraged. Combined lots that serve more than one business or use are encouraged.

- **Policy NRH 33.4 - Include high quality materials, the use of public art, bicycle and pedestrian amenities, directional signs on all arterials, and other measures for public buildings, public infrastructure, such as streets, and parks.**

These will help create an attractive image of the North Rose Hill business district.

Goal NRH 34 – Provide transitions between the commercial and residential uses in the neighborhood.

- **Policy NRH 34.1 - Establish site and building development requirements such as landscape buffers and height regulations that address transition areas and protect nearby residential neighborhoods.**

Landscaping is used to soften and separate uses by creating a transition zone. Likewise, the size or height of the building should not overpower adjoining residential areas.

Goal NRH 35 – Promote high quality design by establishing building and site design standards that apply to all new innovative residential designs and styles like attached, clustered, compact single family, or cottage housing in low-density zones.

- **Policy NRH 35.1 - Establish design standards that address: building placement on the site, clustering, open space preservation, building scale in proportion with the lot and with the surrounding neighborhood, preservation of existing vegetation, and integration with detached single family homes.**

These standards will help ensure acceptance of innovative housing.

Goal NRH 36 – Provide streetscape improvements throughout the neighborhood that contribute to a sense of neighborhood identity and enhanced visual quality.

- **Policy NRH 36.1 - Establish a street tree plan for the neighborhood.**

Trees bordering streets can unify the neighborhoods landscape.

- **Policy NRH 36.2 - Develop center landscape medians and/or other enhancements along 132nd and 124th Avenues NE with extensive greenery to visually soften and enhance these arterials.**

Consider seasonal color, and drought tolerant native species in their design.

- **Policy NRH 36.3 – Incorporate design features into pedestrian routes.**

Pedestrians require more detailed visual stimuli than do people in fast moving vehicles. Pedestrian paths should be safe, enjoyable,

and interesting. Varying pavement textures and pedestrian safety islands and signalization at crosswalks are methods to strengthen these pathways.

Goal NRH 37– Develop gateway features that strengthen the character and identity of the neighborhood.

- **Policy NRH 37.1 - Use public and private efforts to establish gateway features at the locations identified in Figure NRH-10.**

These should frame and enhance views into the neighborhood. An existing gateway sign is located on 124th Avenue NE north of NE 85th Street. Other locations are shown in Figure NRH-10.

At some locations, private development should install gateway features as part of future development. In other instances, public investment is necessary. Depending on the location, improvements such as landscaping, signs, structures, or other features that identify the neighborhood could be included.

Goal NRH 38 – Preserve territorial views.

- **Policy NRH 38.1 – Preserve the territorial view of the Totem Lake Commercial area from NE 120th Street.**

This view conveys the neighborhoods context in the larger community. It is an important feature that should be preserved.

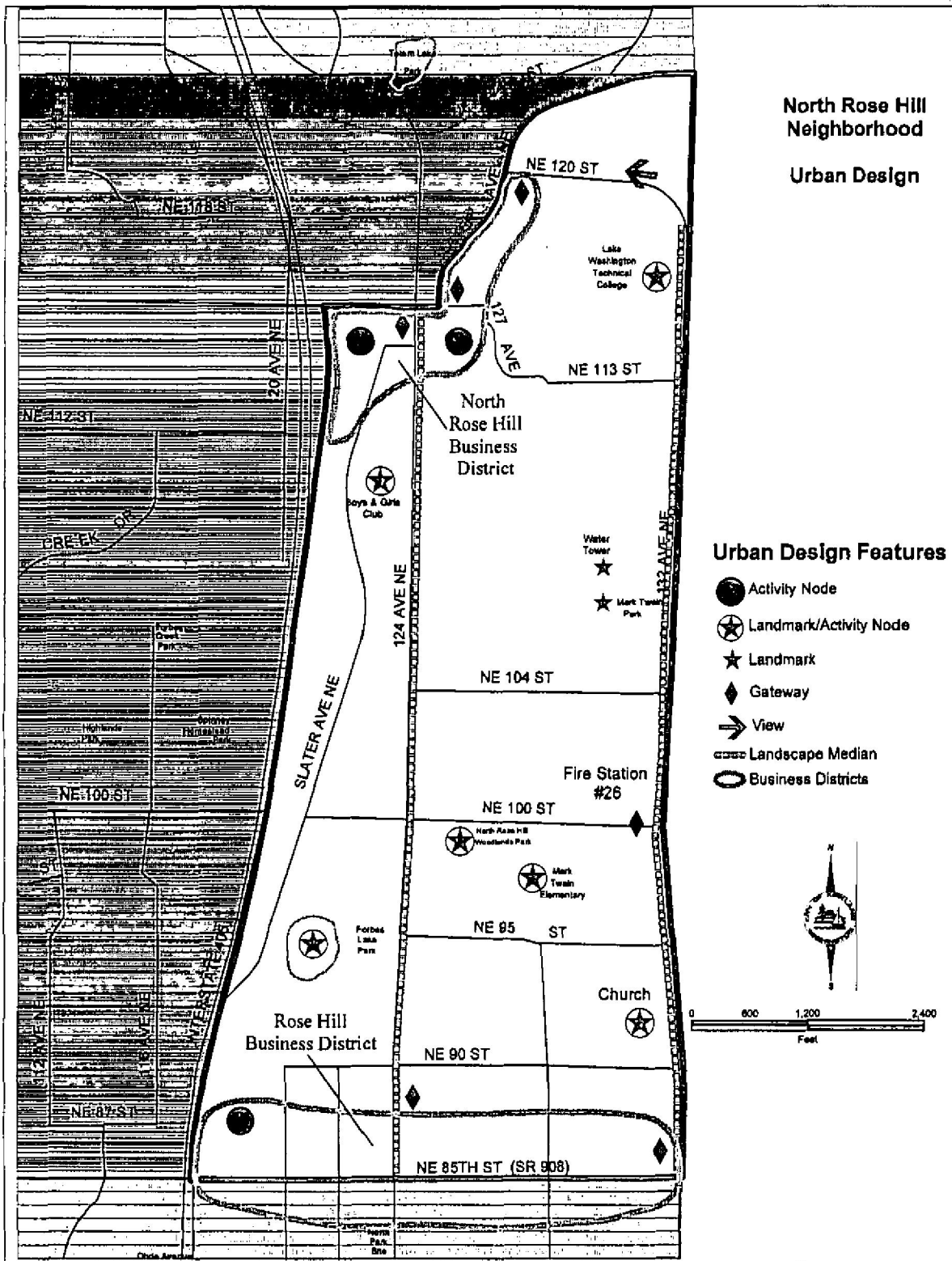


Figure NRH-10

TABLE OF CONTENTS

Table of Revised Pages

Chapter 1	-	User Guide	1
Chapter 5	-	Definitions	5
Chapter 10	-	Legal Effect/Applicability	25
Chapter 15	-	Single-Family Residential (RS) Zones	29
Chapter 17	-	Single-Family Residential Annexation (RSX) Zones	37
Chapter 20	-	Multifamily Residential (RM) Zones	45
Chapter 25	-	Professional Office Residential (PR) Zones	53
Chapter 27	-	Professional Office (PO) Zones	61
Chapter 30	-	Waterfront District (WD) Zones	
		WDI Zone	67
		WDII Zone	81
		WDIII Zone	91
Chapter 35	-	Freeway Commercial (FC) Zones	
		FCI Zone	107
		FCII Zone	113
		FCIII Zone	123
Chapter 40	-	Neighborhood Business (BN) Zones	129
Chapter 45	-	Community Business (BC) Zones	135
Chapter 47	-	Community Business Annexation (BCX) Zones	143
Chapter 50	-	Central Business District (CBD) Zones	
		CBD-1	151
		CBD-2	155
		CBD-3	169
		CBD-4	175
		CBD-5	179
		CBD-6	183
		CBD-7	191
		CBD-8	197
Chapter 52	-	Juanita Business District (JBD) Zones	
		JBD-1	237
		JBD-2	247
		JBD-3	255
		JBD-4	261
		JBD-5	269
		JBD-6	285
Chapter 54	-	North Rose Hill Business District (NRHBD) Zones	
		NRH-1A	TBD
		NRH-1B	TBD
		NRH-2	TBD
		NRH-3	TBD
		NRH-4	TBD
		NRH-5	TBD
		NRH-6	TBD
Chapter 55	-	Light Industrial Technology (LIT) Zones	313
Chapter 57	-	Industrial Limited Commercial (ILC) Zones	321
Chapter 60	-	Planned Areas (PLA)	
		PLA1	329
		PLA2	337
		PLA3	343
		PLA5	363
		PLA6	395

	PLA7	463
	PLA8	483
	PLA9	491
	PLA10	497
	PLA11	515
	PLA12	522.1
	PLA13	523
	PLA15	541
	PLA16	565
	PLA17	571
Chapter 65 -	Park/Public Use (P) Zone	589
Chapter 72 -	Adult Activities Overlay Zone	591
Chapter 75 -	Historic Landmark Overlay Zone	593
Chapter 78 -	Secure Community Transition Facility Overlay Zone	596.1
Chapter 80 -	Equestrian Overlay Zone	597
Chapter 85 -	Geologically Hazardous Areas	601
Chapter 90 -	Drainage Basins	607
Chapter 92 -	Design Regulations	630.3
Chapter 95 -	Landscaping	631
Chapter 100 -	Signs	637
Chapter 105 -	Parking and Parking Areas, Vehicle and Pedestrian Access, and	
Chapter 110 -	Required Public Improvements	661
Chapter 115 -	Miscellaneous Use Development and Performance Standards	679
Chapter 117 -	Personal Wireless Service Facilities	715
Chapter 120 -	Variances	725
Chapter 125 -	Planned Unit Development	727
Chapter 127 -	Temporary Use	733
Chapter 130 -	Rezone	735
Chapter 135 -	Amendments to the Text of the Zoning Code	739
Chapter 140 -	Amendments to the Comprehensive Plan	741
Chapter 142 -	Design Review	743
Chapter 145 -	Process I	753
Chapter 150 -	Process IIA	763
Chapter 152 -	Process IIB	777
Chapter 155 -	Process III	789
Chapter 160 -	Process IV	801
Chapter 161 -	Process IVA	807
Chapter 162 -	Nonconformance	811
Chapter 165 -	Authority	821
Chapter 170 -	Code Enforcement	825
Chapter 175 -	Bonds	833
Chapter 180 -	Plates	837

Related I:

Ordinance Table

Interpretations

- .115 Changing Message Center – An electronically controlled public service time and temperature sign where copy changes are shown on the same lamp bank.
- .120 Church – An establishment, the principal purpose of which is religious worship, and for which the principal building or other structure contains the sanctuary or principal place of worship, and which includes related accessory uses.
- .125 City Manager – The chief administrative official of the City.
- .126 Class A Streams – As defined in Chapter 90 KZC.
- .127 Class B Streams – As defined in Chapter 90 KZC.
- .128 Class C Streams – As defined in Chapter 90 KZC.
- .130 Clustered Development – The grouping or attaching of buildings in such a manner as to achieve larger aggregations of open space than would normally be possible from lot by lot development at a given density.
- .135 Code (this) – The code of the City of Kirkland adopted as KMC Title 23.
- .140 Commercial Recreation Area and Use – An area and use operated for profit, with private facilities, equipment or services for recreational purposes, including swimming pools, tennis courts, playgrounds and other similar uses. The use of such an area may be limited to private membership or may be open to the public upon the payment of a fee.
- .145 Commercial Zones – The following zones: BN; BC; BCX; CBD; FC I; FC II; JBD 1; JBD 2; JBD 4; JBD 5; JBD 6; PLA 8; PLA 10A; and PLA 13A NRH 1A, NRH 1B, and NRH 4.
- .150 Common Recreational Open Space Usable for Many Activities – Any area available to all of the residents of the subject property that is appropriate for a variety of active and passive recreational activities, if that area:
- a. Is not covered by residential buildings, parking or driving areas; and
 - b. Is not covered by any vegetation that impedes access; and
 - c. Is not on a slope that is too steep for the recreational activities.
- .153 Community Facility – A use which serves the public and is generally of a public service, noncommercial nature. Such use shall include food banks, clothing banks, and other nonprofit social service organizations; nonprofit recreational facilities; and nonprofit performing arts centers.
- .155 Community Recreation Area or Clubhouse – An area devoted to facilities and equipment for recreational purposes, swimming pools, tennis courts, playgrounds, community club houses and other similar uses maintained and operated by a nonprofit club or organization whose membership is limited to the residents within a specified geographic area.
- .160 Comprehensive Plan – The Comprehensive Plan of the City, listing the goals and policies regarding land use within the city.
- .165 Construction Sign – An informational sign which identifies the architect, engineer, contractor and any other individual or corporation involved with the construction of a building or use.
- .170 Contour Line – The interconnection of points having the same height above sea level.

- .490 Low Density Zones – 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; PLA 6C, 6E; PLA 16; WD II; and comparable zones in other adjoining jurisdictions, except properties with approved intent to rezone to zoning designations other than low density.
- .491 Low Income Household – One or more adults and their dependents whose income does not exceed 50 percent of the median household income for the Seattle Metropolitan Statistical Area, adjusted for household size, as published by the United States Department of Housing and Urban Development.
- .492 Low Income Unit – A housing unit for which the monthly housing expense, including an appropriate utility allowance, is no greater than 30 percent of the median monthly income for a low income household.
- .500 Marquee Sign – Any sign which forms part of, or is integrated into, a marquee or canopy and which does not extend horizontally beyond the limits of such marquee or canopy.
- .505 Master Plan – A complete development plan for the subject property showing placement, dimensions and uses of all structures as well as streets and other areas used for vehicular circulation.
- .510 Maximum Lot Coverage – The maximum percentage of the surface of the subject property that may be covered with materials which will not allow for the percolation of water into the underlying soils.
- .515 Medium Density Use – Detached, attached, or stacked dwelling units on a subject property which contains at least 3,600 square feet per unit but not more than 7,199 square feet per unit.
- .520 Medium Density Zones – The following zones: RM 5.0; RM 3.6; WD I; WD III; PLA 2, 3B; PLA 6F, H, K; PLA 7C; PLA 9; PLA 15B; and PLA 17A.
- .525 Mean Sea Level – The level of Puget Sound at zero tide as established by the US Army Corps of Engineers.
- .527 Mini-Day-Care Center – A day-care operation with no more than 12 attendees at any one time, not including immediate family members who reside in the center or employees of the mini-day-care center.
- .528 Mini-School – A school operation with no more than 12 attendees at any one time, not including immediate family members who reside in the school or employees of the mini-school.
- .529 Minor Improvements – As defined in Chapter 90 KZC.
- .530 Minor Lake – As defined in Chapter 90 KZC.
- .535 Minor Stream – Any stream that does not meet the definition of major stream.
- .536 Moderate Income Household – One or more adults and their dependents whose income exceeds 50 percent, but does not exceed 80 percent, of the median household income for the Seattle Metropolitan Statistical Area, adjusted for household size, as published by the United States Department of Housing and Urban Development.

- .595 Office Zones – The following zones: PO; PR 8.5; PR 5.0; PR 3.6; PR 2.4; PR 1.8; JBD 3; PLA 3A; PLA 5B, C; PLA 6B; PLA 10B, C; PLA 11; PLA 13B; PLA 15A; FC III, NRH 2, NRH 3, NRH 5, and NRH 6.
- .600 Official Newspaper of the City – The publication designated by ordinance or resolution to contain official newspaper publications for City government.
- .605 Official Notification Boards of the City – The bulletin boards in the public areas of City Hall and the Kirkland Public Library.
- .607 On-Site Hazardous Waste Treatment and Storage Facilities – Facilities which treat and store hazardous wastes generated on the same lot, geographically contiguous, or bordering property. Travel between two properties divided by a public right-of-way, and owned, operated, or controlled by the same person, shall be considered on-site travel if: (a) the travel crosses the right-of-way at a perpendicular intersection, or (b) the right-of-way is controlled by the property owner and is inaccessible to the public (see WAC 173-303-040(59)).
- .610 Open Space – Land not covered by buildings, roadways, parking areas or surfaces through which water can percolate into the underlying soils.
- .612 Ordinary High Waterline – This term has the same meaning as "high waterline."
- .615 Oriented – Facing or directed toward.
- .620 Outdoor – Not contained within a building.
- .622 Outdoor Storage – Any material, including items for storage or sale, lease, processing and repair (including vehicles), not in an enclosed structure.
- .625 Outer Harbor Line – The line designated as such on the Zoning Map.
- .630 Owner – In reference to property, the person listed at the King County Assessor's Office as paying the property taxes on the subject property.
- .632 Parking Area – Any area designed and/or used for parking vehicles.
- .633 Parking Lot – An outdoor parking area, excluding outdoor storage or display areas of vehicles or boats for sale or lease.
- .635 Parking Space – An area which is improved, maintained and used for the sole purpose of temporarily accommodating a motor vehicle that is not in use.
- .640 Pedestal Sign – A ground-mounted sign which is no higher than five feet above average ground elevation. See Plate 12 in Chapter 180 KZC for a graphic depiction of pedestal signs.
- .645 Pedestrian Orientation – Pertaining to facilities which encourage pedestrian movement and are designed and oriented toward use by pedestrians.
- .647 Pedestrian-Oriented Street – Every street within or abutting the CBD 1 Zone or CBD 2 Zone, except First Avenue South and First Street South, and those streets designated in the design regulations for the JBD.
- .650 Person – Any individual, partnership, association, corporation, unit of government or any other legal entity.
- .655 Planning Department – The Department of Community Development of the City of Kirkland.

945 Uniform Sign Code – The Uniform Sign Code as amended and adopted in Chapter 21.16 KMC.

.955 Use – The nature of the activities taking place on private property or within structures thereon. Each separate listing under the "Use" column in the Chapters 15 through 65 KZC is a separate use.

.960 Use Zone – The zoning designations on the Zoning Map as follows:

RS 35	BC	PLA 6C	
RSX 35	BCX	PLA 6D	
RS 12.5		PLA 6E	
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 6I	
RS 5.0	CBD 5	PLA 6J	
RSX 5.0	CBD 6	PLA 6K	
	CBD 7	PLA 7A	
RM 5.0	CBD 8	PLA 7B	
RM 3.6		PLA 7C	
RM 2.4	JBD 1	PLA 8	<u>NRH 3</u>
RM 1.8	JBD 2	PLA 9	<u>NRH 4</u>
	JBD 3	PLA 10A	<u>NRH 5</u>
WD I	JBD 4	PLA 10B	<u>NRH 6</u>
WD II	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	
	PLA 3B	PLA 17A	
PO	PLA 5A	PLA 17B	
	PLA 5B	PLA 17C	
FC I	PLA 5C		
FC II	PLA 5D	P	
FC III	PLA 5E	<u>NRH 1A</u>	
	PLA 6A	<u>NRH 1B</u>	
BN	PLA 6B	<u>NRH 2</u>	

.965 Vehicle Service Station – A commercial use supplying petroleum products that are for immediate use in a vehicle.

.970 Vehicle Storage Area – An outside area which is used for the storage of operational vehicles

.973 Vehicular Access Easement or Tract – A privately owned right-of-way, but not including a driveway easement.

.974 View Corridor – An open area that provides an unobstructed view across the subject property to and beyond Lake Washington from the adjacent right-of-way.

.975 Wall Sign – A sign attached to and extending not more than 18 inches from the facade or face of a building with the exposed face of the sign parallel to the facade or face of the building.

Chapter 10 -- LEGAL EFFECT/APPLICABILITY

Sections:

- 10.05 User Guide
- 10.10 Time of Effect
- 10.15 Authority
- 10.17 Purpose
- 10.20 Map Incorporated
- 10.25 Zoning Categories Adopted
- 10.30 Overlay Designations Adopted
- 10.35 Zoning Boundary Interpretation
- 10.40 Unzoned Property
- 10.45 Annexed Property

10.05 User Guide

This chapter contains a variety of information regarding the effect and applicability of this code and amendments to this code. It also contains information regarding the Zoning Map, the symbols on that map and the boundaries on that map.

10.10 Time of Effect

1. General – Except as specified in subsection (2) of this section, this code, including amendments, applies to every development, use, action or activity commenced or engaged in after the effective date of this code, or amendment.
2. Exception – Applicant's Choice – An applicant may elect at any time to withdraw a pending or approved development permit application and submit a new development permit application. The new application will be reviewed entirely under the Zoning Code, including amendments, in effect at the time a complete application is submitted for the new permit.

10.15 Authority

This code is adopted under the authority of Article XI, Section 11, of the Washington State Constitution and Chapter 35A.63 RCW.

10.17 Purpose

The purpose of this code is to provide for and promote the health, safety, and welfare of the general public and not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the provisions of this code.

10.20 Map Incorporated

The map, or set of maps, entitled City of Kirkland Zoning Map and signed by the Mayor is hereby adopted as part of this code. See Chapter 130 KZC for information regarding amending this map.

10.25 Zoning Categories Adopted

The City is divided into the following zoning categories:

<u>Zoning Category</u>	<u>Symbol</u>
1. Single-Family Residential Zones	RS and RSX (followed by a designation indicating minimum lot size per dwelling unit)

- | | | |
|-----|--|--|
| 2. | Multifamily Residential Zones | RM (followed by a designation indicating minimum lot size per dwelling unit) |
| 3. | Professional Office/Residential Zones | PR (followed by a designation indicating minimum lot size per dwelling unit) |
| 4. | Professional Office Zones | PO |
| 5. | Waterfront Districts | WD (followed by a designation indicating which Waterfront District) |
| 6. | Freeway Commercial Zones | FC (followed by a designation indicating which Freeway Commercial Zone) |
| 7. | Neighborhood Business | BN |
| 8. | Community Business | BC and BCX |
| 9. | Central Business District | CBD (followed by a designation indicating which sub-zone within the Central Business District) |
| 10. | Juanita Business District | JBD (followed by a designation indicating which sub-zone within the Juanita Business District) |
| 11. | <u>North Rose Hill Business District</u> | <u>NRH(followed by a designation indicating which sub-zone within the Juanita Business District)</u> |
| 44. | <u>12</u> Light Industrial Zones | LIT, ILC |
| 42. | <u>13</u> Planned Areas | PLA (followed by a designation indicating which Planned Area, and in some cases, which sub-zone within a Planned Area) |
| 43. | <u>14</u> Park/Public Use Zones | P |

10.30 Overlay Designations Adopted

The following overlay zones apply in various areas:

- | <u>Overlay Zoning Category</u> | <u>Symbol</u> |
|-----------------------------------|---------------|
| 1. Adult Activities Overlay Zone | "AE" |
| 2. Historic Landmark Overlay Zone | "HL" |
| 3. Equestrian Overlay Zone | "EQ" |

10.35 Zoning Boundary Interpretation

1. Following Property Lines – Where a zone boundary is indicated as approximately following a property line, the property line is the zone boundary.
2. Following Streets – Where a zone boundary is indicated as following a street, the midpoint of the street is the zone boundary.
3. Lakes – Where a zone abuts upon or extends into a lake, the zone boundary extends into that lake to the full limit and territorial extent of the police power, jurisdiction and control of the City of Kirkland.

4. Other Cases – Where a zone boundary is not indicated to follow a property line or street, the boundary line is as drawn, based on the scale shown on the Zoning Map.

5. Classification of Vacated Rights-of-Way – Where a right-of-way is vacated, the area comprising the vacated right-of-way will acquire the classification of the property to which it reverts.

10.40 Unzoned Property

Any property within the City of Kirkland which, for any reason, does not indicate a zone designation, will be construed to be within the RS 35 Zone.

10.45 Annexed Property

Whenever, prior to annexation, a proposed extended Comprehensive Plan and zoning regulations and/or map have been prepared and adopted by the City pursuant to RCW 35A.14.330, that plan and zone regulation and/or map will, upon the effective date of annexation, be deemed to amend this code to the extent set forth in the annexation ordinance. Any other property or area which may, because of annexation, become a part of the City, will be deemed to be zoned with a classification the same as, or as nearly comparable as possible with, the classification that the property was zoned immediately prior to annexation.

CHAPTER 20 – MULTIFAMILY RESIDENTIAL (RM) ZONES

20.05 User Guide.

The charts in KZC 20.10 contain the basic zoning regulations that apply in each RM 5, RM 3.6, RM 2.4, and RM 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 20.08

Section 20.08 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 or a low density use in PLA 17, 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 General Moorage Facility and Detached Dwelling Units uses).

3. If the subject property is located east of JBD 2 and west of 100th Avenue NE, the following regulation applies:
Must provide a public pedestrian access easement if the Planning Official determines that it will furnish a pedestrian connection or part of a connection between 98th Avenue NE and 100th Avenue NE. Pathway improvements will also be required if the easement will be used immediately. No more than two complete connections shall be required (does not apply to General Moorage Facility uses)
4. If the subject property is located within the North Rose Hill neighborhood, east of Slater Avenue NE and north of NE 116th Street, the minimum required front yard is 10 feet. Ground floor canopies and similar entry features may encroach into the front yard, provided the total horizontal dimension of such elements may not exceed 25 percent of the length of the structure. No parking may encroach into the required 10 foot front yard.
5. Any required yard abutting Lake Washington Boulevard or Lake Street South must be increased two feet for each one foot the structure exceeds 25 feet above average building elevation (does not apply to General Moorage Facility and Public Park uses).
6. If the subject property is located between Juanita Drive and Lake Washington or 98th Avenue NE and Lake Washington, the following regulations apply:
 - a. Must provide a required yard of 15 feet or 15 percent of average parcel depth, measured from the high waterline. To the extent that this provision is inconsistent with other required yard dimensions identified in this Chapter, this provision shall govern.
 - b. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas.

Section 20.08
(continued)

Section 20.08 GENERAL REGULATIONS

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

- c. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one contiguous piece. Within the view corridor, structures, parking areas, and landscaping will be allowed, provided they do not obscure the view from Juanita Drive or 98th Avenue NE to and beyond Lake Washington. This corridor must be adjacent to either of the side property lines, whichever will result in the widest view corridor given development on adjacent properties.
(Does not apply to General Moorage Facility, Detached Dwelling Units and Public Park uses).
- 7. May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.
- 8. May also be regulated under the Shoreline Master Program, KMC Title 24.

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS													
Section 20.10	USE ▼	REGULATIONS ▼	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 9)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
.010	Detached Dwelling Units		None	5,000 sq. ft. in an RM 5.0 Otherwise, 3,600 sq. ft.	20	5, but 2 side yards must equal at least 15.	10	60%	If adjoining a low density zone other than RSX, then 25 above average building elevation. Otherwise, 30 above average building elevation.	E	A	2.0 per unit	<ol style="list-style-type: none"> For this use, only one dwelling unit may be on each lot regardless of the size of the lot. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached or Stacked Dwelling Units Stacked Dwelling Units are not permitted in RM 5.0.			3,600 sq. ft. with a density as established on the Zoning Map. See Spec. Reg. 1.						D		1.7 per unit.	<ol style="list-style-type: none"> Minimum amount of lot area per dwelling unit is as follows: <ol style="list-style-type: none"> In RM 5.0 zones the minimum lot area per unit is 5,000 sq. ft. In RM 3.6 zones the minimum lot area per unit is 3,600 sq. ft. In RM 2.4 zones the minimum lot area per unit is 2,400 sq. ft. In RM 1.8 zones, the minimum lot area per unit is 1,800 sq. ft. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. If the subject property contains four or more units, then it must contain at least 200 sq. ft. per unit of common recreational space usable for many activities. This required common recreational open space must have the following minimum dimensions:

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS											
Section 20.10	USE	REGULATIONS	Required Review Process	MINIMUMS			MAXIMUMS			Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)		Lot Coverage	Height of Structure	Landscaping Category (See Ch. 95)		Sign Category (See Ch. 100)
				Front	Side	Rear					
.020 (cont)											<p>a. For four to 20 units, the open space must be in one or more pieces each having at least 800 sq. ft. and having a length and width of at least 25 feet.</p> <p>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.</p> <p>4. The required common recreational open space may be reduced to 150 sq. ft. per unit if permanent outdoor furniture, pool, cooking facilities, playing equipment, and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.</p> <p>5. <u>If the subject property is located within the NRH neighborhood, west of Slater Avenue NE and south of NE 100th Street, and if it adjoins a low density zone or a low density use in PLA 17, then landscape category A applies.</u></p>
.030	Church		Process IIA, Chapter 150 KZC.	7,200 sq. ft.	20	20	70%		C	B	<p>1. Site must abut and be accessible from at least one roadway having at least two moving traffic lanes.</p> <p>2. No parking is required for day-care or school ancillary to the use.</p> <p>3. <u>If the subject property is located within the NRH neighborhood, west of Slater Avenue NE and south of NE 100th Street, and if it adjoins a low density zone or a low density use in PLA 17, then landscape category A applies.</u></p>

Section 20.10	USE	REGULATIONS	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS									
			MINIMUMS		MAXIMUMS							
			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)	
.070 (cont)										7. May include accessory living facilities for staff persons. 8. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).		
.080	Assisted Living Facility (Not permitted in RM 5.0)		None	3,600 sq. ft.	20	5 but 2 side yards must equal at least 15.	10	60%	D	A	1.7 per independent unit. 1 per assisted living unit.	<p>1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility.</p> <p>2. 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.</p> <p>3. 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 Process 11B, 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:</p> <p>a. Project is of superior design, and</p> <p>b. Project will not create impacts that are substantially different than would be created by a permitted multifamily development.</p> <p>4. 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.</p> <p>5. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.</p>

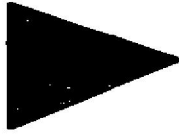
Section 20.10	USE	REGULATIONS	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										
			MINIMUMS			MAXIMUMS			Required Review Process	Sign Category (See Ch. 95)	Landscape Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)		Lot Coverage	Height of Structure						
			Front Side	Rear									
.080 (cont)												<p>6. If the subject property is located east of JBD 2 and west of 100th Avenue NE, the following regulation applies: Must provide a public pedestrian access easement if the Planning Official determines that it will furnish a pedestrian connection or part of a connection between 98th Avenue NE and 100th Avenue NE. Pathway improvements will also be required if the easement will be used immediately. No more than two complete connections shall be required.</p> <p>7. If the subject property is located within the NRH neighborhood, west of Slater Avenue NE and south of NE 100th Street, and if it adjoins a low density zone or a low density use in PLA 17, then landscape category A applies.</p>	
.090	Convalescent Center or Nursing Home		7,200 sq. ft.	10 on each side	70%		C	B	1 for each bed.	<p>1. 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.</p> <p>2. If the subject property is located within the NRH neighborhood, west of Slater Avenue NE and south of NE 100th Street, and if it adjoins a low density zone or a low density use in PLA 17, then landscape category A applies.</p>			

Section 20.10	USE REGULATIONS	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										
		Required Review Process	Lot Size	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
			Front	Side	Rear							
.100	Public Utility	Process IIA, Chapter 150 KZC.	None	20	20 on each side	20	70%	If adjoining a low density zone other than RSX, then 25 above average building elevation. Otherwise, 30 above average building elevation.	A	B	See KZC 105.25.	<ol style="list-style-type: none"> 1. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. 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. 3. <u>If the subject property is located within the NRH neighborhood, west of Slater Avenue NE and south of NE 100th Street, and if it adjoins a low density zone or a low density use in PLA 17, then landscape category A applies.</u>
.110	Government Facility Community Facility				10 on each side	10			C See Spec. Reg. 2.	B See Spec. Reg. 3.		
.120	Public Park	See Special Regulations 1 and 2.		Will be determined on case-by-case basis.	-					B		<ol style="list-style-type: none"> 1. Except as provided for in Special Regulation 2 below, any development or use of a park 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: <p style="text-align: right;">Continued on Next Page</p>

CHAPTER 54 - NRH BUSINESS DISTRICT (NRHBD) ZONES

54.02 User Guide. The charts in KZC 54.06 contain the basic zoning regulations that apply in the NRHBD 1A zone 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 54.04



Section 54.04 GENERAL REGULATIONS

The following regulations apply to all uses in these zones unless otherwise noted:

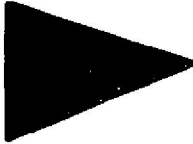
1. Refer to Chapter 1 KZC to determine what other provisions of this Code may apply to the subject property.
2. In cases where the height of a structure is specified in number of stories, the following applies:
 - a. Height measured at the midpoint of the frontage of the subject property on the abutting right-of-way. If the site abuts more than one right-of-way, the applicant may select the right-of-way from which to measure.
 - b. The following height per story are allowed:
 1. Ground floor retail; ground floor restaurant and tavern; ground floor entertainment /cultural and/or recreational facility shall be a minimum of 13 feet in height and a maximum of 15 feet.
 2. Office; private club or lodge; church; school, daycare center; public utility, government facility, or community facility; public park, ground floor hotel or motel; retail above the ground floor shall be a maximum of 13 feet.
 3. Residential; hotel or motel above the ground floor shall be of maximum of 10 feet.
 - c. To determine the allowed height of a structure, determine the number of stories allowed in the use zone charts and apply the allowed height per story specified in subsection c. of this section. For example, if three stories are allowed and the proposed use is ground floor retail with two stories of residential above, the allowed height would be 35 feet.
 - d. Height shall be measured above the point of measurement (e.g. above average building elevation, or above right-of-way) as specified in the particular use zone charts. For purposes of measuring building height above the abutting right(s)-of-way, alleys shall be excluded.
 - e. In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in NRHBD zones are established:
 1. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two feet.
 2. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal or greater than four feet vertical to 12 feet horizontal.
3. The minimum required front yard is 10 feet, unless otherwise prescribed in the use zone chart. Ground floor canopies and similar entry features may encroach into the front yard, provided the total horizontal dimension of such elements may not exceed 25 percent of the length of the structure. No parking may encroach into the required 10 foot front yard.
4. A pedestrian connection should be developed to link Slater Avenue NE with NE 116th Street.

NRH 1A

USE ZONE CHART

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

Section	USE	REGULATIONS	MINIMUMS				MAXIMUMS		Special Regulations (See also General Regulations)	
			Required Review Process	Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage		Height of Structure
				Front	Side	Rear				
.10	Office Use See Spec. Reg. 1 and 2.	DESIGN REVIEW Chapter 142 KMC	None	10'	0'	0'	80%	2 stories above abutting right-of-way.	B Landscape Category (See Ch. 95) D Sign Category (See Ch. 95) If a medical, dental, or veterinary office, then 1 per each 200 square feet of gross floor area, otherwise 1 per 300 gross floor area.	1. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: <ol style="list-style-type: none"> The assembled or manufactured goods are subordinate to and are dependent upon this use. The outward appearance and impacts of this use with ancillary assembly or manufacturing must be no different from other office uses. 2. The following regulations apply to veterinary offices only: <ol style="list-style-type: none"> May only treat small animals on the subject property Outside runs and other outside facilities for the animals are not permitted. Site must be designed so noise from this use is not audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. A veterinary office is not permitted if the subject property contains dwelling units.
.20	Vehicle Service Station See Spec. Reg. 1 and 2.	DESIGN REVIEW Chapter 142	22,500 sq. ft.	40'	15' on each side	15'	80%	2 stories above abutting right-of-way	A E See KZC 105.25	1. This use is permitted only if the subject property abuts NE 116 th Street. 2. May not be more than two vehicle service stations at an intersection. 3. Gas pumps islands must be setback at least 20 feet from all property lines. Canopies and covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See KZC 115.105, Outdoor Use, Activity, and Storage, for further regulations.



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS												
Section	R	Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 95)	Req'd Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.30	Restaurant or Tavern	REVIEW Chapter 142					80%	2 stories above abutting right-of-way.	B	D	1 per each 100 sq. ft. of gross floor area.	
.40	Restaurant See Special Reg. 1, 2 and 3.	DESIGN REVIEW Chapter 142	None	10'	0'	0'	80%	2 stories above abutting right-of-way.	A	D	1 per each 80 square feet of gross floor area.	<ol style="list-style-type: none"> 1. This use is permitted only if the subject property abuts NE 116th Street. This use may not be oriented towards nor take access from NE 115th Place or Slater Avenue NE. 2. Drive-in and drive-through facilities are not permitted. 3. Must provide one outdoor waste receptacle for every eight parking stalls.
.50	Hotel or Motel	DESIGN REVIEW Chapter 142	None	10'	0'	0'	80%	4 stories above abutting right-of-way.	B	D	1 per each room. See Spec. Reg. 2	<ol style="list-style-type: none"> 1. May include ancillary meeting and convention facilities. 2. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis. 3. May include ancillary meeting and convention facilities. 4. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis.

NRH 1A

USE ZONE CHART

Section	USE	REGULATIONS	Required Review Process	MINIMUMS			MAXIMUMS			Special Regulations (See also General Regulations)		
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure		Landscaping Category (See Ch. 95)	Sign Category (See Ch. 95)
				Front	Side	Rear						
.60	Any retail establishment, other than those specifically listed in this zone and prohibited by Special Regulation 1, selling goods and providing services including banking and other financial services. See special Regulation 2.		DESIGN REVIEW Chapter 142	10'	0'	0'	80%	2 stories above abutting right-of-way.	B	D	1 per each 300 square feet of gross floor area.	1. The following uses and activities are prohibited: a. Vehicle or boat sales or rental facilities. b. Retail establishments providing storage services unless accessory to another permitted use; c. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses; d. Outdoor storage of bulk commodities, except in the following circumstances: 1) If the square footage of the storage area is less than 20% of the retail structure, 2) If the commodities represent growing stock in connection with horticultural nurseries, whether the stock is in open ground, pots, or containers. This use may not exceed 60,000 sq. ft. of gross floor area.

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

NRH 1A

USE ZONE CHART

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

Section	USE	REGULATIONS	MINIMUMS				MAXIMUMS				Special Regulations (See also General Regulations)
			Required Review Process	Lot Size	REQUIRED YARDS (See Ch. 115)			Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 95)	
			Front	Side	Rear	Lot Coverage					
.70	Automotive service center See Spec. Reg. 1, 2, 3, 5 and 6.	DESIGN REVIEW Chapter 142	10'	0'	0'	80%	2 stories above abutting right-of-way.	A	D	1 per each 250 sq. ft. of gross floor area. See Spec. Reg. 4.	<ol style="list-style-type: none"> This use specifically excludes new or used vehicle or boat sales or rentals, and any vehicle or boat body work. This use may not exceed 60,000 sq. ft. of gross floor area. No openings (i.e., doors, windows which open, etc.) shall be permitted in any facade of the building adjoining a residential use. Windows are permitted if they are triple-paned and unable to be opened. Ten percent of the required parking spaces on site must have a minimum dimension of 10 feet wide by 30 feet long for motor home/travel trailer use. Storage of used parts and tires must be conducted entirely within an enclosed structure. See also ZCS 115.105 for additional regulations. Site must be designed so noise from this use adjoining to any residential use complies with the standards set forth in WAC 173-60-040(1) for a Class B source property and a Class A receiving property. A certification to this effect, stamped by an Acoustical Engineer, must be submitted with the development permit application.
.80	Private Lodge or Club	DESIGN REVIEW Chapter 142	10'	0'	0'	80%	2 stories above abutting right-of-way.	C	D	1 per each 300 feet of gross floor area.	

NRH 1A

USE ZONE CHART

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

Section	USE	REGULATIONS		MINIMUMS				MAXIMUMS				Special Regulations (See also General Regulations)
		Required Review Process	Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 95)	See KZC (See Ch. 105)	
				Front	Side	Rear						
.90	Stacked Dwelling Unit See Spec. Regulation 1 and 2.	DESIGN REVIEW Chapter 142	None	Same as regulations for the Ground floor use	Same as regulations for the Ground floor use	Same as regulations for the Ground floor use	Same as regulations for the Ground floor use	5 stories above abutting right of way.	Same as these regulations for the Ground floor use.	A	See KZC 105.25.	<ol style="list-style-type: none"> 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.
.100	Church See Special Reg. 1.	DESIGN REVIEW Chapter 142	None	10'	0'	0'	80%	30 feet above average building elevation.	C	B	1 for every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 2.	<ol style="list-style-type: none"> May include accessory living facilities for staff persons. No parking is required for day-care or school ancillary to this use

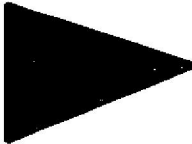
NRH 1A

USE ZONE CHART

Section	USE	REGULATIONS		MINIMUMS			MAXIMUMS			Landscape Category (See Ch. 95)	Sign Category (See Ch. 95)	Req'd Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		Required Review Process	Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure					
				Front	Side	Rear							
.110	School or Day-care Center See Special Reg. 2, 5, and 7.	DESIGN REVIEW Chapter 142	None	10' See Special Reg. 3.	0' See Special Reg. 3	0' See Special Reg. 3	80%	2 stories above abutting right-of-way. See Special Reg. 1.	D	B	See KZC 105.25. See Spec. Reg. 4 and 6..	<ol style="list-style-type: none"> 1. 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. 2. Structured play areas must be setback from all property lines as follows: <ol style="list-style-type: none"> a. 20 feet if this use can accommodate 50 or more students or children b. 10 feet if this use can accommodate 13 to 49 students of 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. 4. May include accessory living facilities for staff persons. 5. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 6. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 7. 	

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

NRH 1A



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS													
Section	USE	REGULATIONS	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 95)	Req'd Parking Spac (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
.120	Mini School or Mini-day-care See Special Reg. 2, 6, and 7.	DESIGN REVIEW Chapter 142	None	10' See Special Reg. 3.	0' See Special Reg. 3	0' See Special Reg. 3	80%	2 stories above abutting right-of-way. See Special Reg. 1.	D	B	See KZC 105.25. See Spec. Reg. 4 and 5.	<ol style="list-style-type: none"> 1. A six-foot high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses 3. Structured play areas must be setback from all property lines by at least five feet. 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 improvements. 5. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 6. May include accessory living facilities for staff persons. 7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 	
.130	Assisted Living Facility See Spec. Reg. 1 and 2.	DESIGN REVIEW Chapter 142	None	Same as regulations For the Ground floor use..	Same as regulations For the Ground floor use.	Same as regulations For the Ground floor use.	Same as regulations For the Ground floor use.	5 stories above abutting right-of-way.	B	A	1 per assisted living unit	<ol style="list-style-type: none"> 1. This use may be located on the street level floor of a building only if there is a commercial 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 commercial space if the applicant demonstrates that the proposed configuration of the commercial 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. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 	

NRH 1A



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS													
Section	USE	REGULATIONS	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 95)	Req'd Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
.140	Convalescent Center or Nursing Home	DESIGN REVIEW Chapter 142	None	10'	0'	0'	80%	5 stories above abutting right-of-way.	C	B	1 for each bed.	1.	
.150	Public Utility	DESIGN REVIEW Chapter 142	None	10'	0'	0'	80%	2 stories above abutting right-of-way.	A	B	See KZC 105.25.	2.	
.160	Government Facility or Community Facility	DESIGN REVIEW Chapter 142	None	10'	0'	0'	80%	2 stories above abutting right-of-way.	C See Special Regulation 1.	B	See KZC 105.25.	3. Landscape category A or B may be required depending on the type of use on the subject property and the impacts associated with this use.	

NRH 1A

USE ZONE CHART

Section	USE	REGULATIONS		DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS					Special Regulations (See also General Regulations)			
		Required Review Process	Lot Size	MINIMUMS REQUIRED YARDS (See Ch. 115)			MAXIMUMS Height of Structure			Landscape Category (See Ch. 95)	Sign Category (See Ch. 95)	Req'd Parking Spaces (See Ch. 105)
				Front	Side	Rear	Lot Coverage					
.170	Public Park	DESIGN REVIEW Chapter 142 See Special Reg. 1 and 2.	None	Will be determined on a case by case basis.					I	B	See KZC 105.25.	<p>I. Except as provided for in Special Regulation 2 below, any development or use of a park 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;</p> <p>a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.</p> <p>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:</p> <ol style="list-style-type: none"> 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable development regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act. 5) A summary and evaluation of issues raised and comments received on the proposed master plan; and 6) A recommended action by the City Council.

NRH 1A

USE ZONE CHART

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

Section	USE	REGULATIONS		MINIMUMS					MAXIMUMS		Special Regulations (See also General Regulations)	
		Required Review Process	Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 95)		Req'd Parking Spaces (See Ch. 105)
				Front	Side	Rear						
.170 (cont)											<p>c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds</p> <p>1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and</p> <p>2) It is consistent with the public health, safety, and welfare.</p> <p>In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:</p> <p>a. Location, dimensions, and uses of all active and passive recreation areas;</p> <p>b. Potential users and hours of use;</p> <p>c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;</p> <p>d. Landscaping;</p> <p>e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</p> <p>2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following:</p> <p>a. Lighting for outdoor nighttime activities;</p> <p>b. The construction of any building of more than 4,000 square feet;</p> <p>c. The construction of more than 20 parking stalls;</p>	

NRH 1A

USE ZONE CHART

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

Section	USE	REGULATIONS		MINIMUMS				MAXIMUMS			Special Regulations (See also General Regulations)	
		Required Review Process	Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 95)		Req'd Parking Spaces (See Ch. 105)
				Front	Side	Rear						
.170 (cont)												d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

CHAPTER 54 - NRH BUSINESS DISTRICT (NRHBD) ZONES

54.08 User Guide. The charts in KZC 54.12 contain the basic zoning regulations that apply in the NRHBD 1B zone 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 54.10

Section 54.10 GENERAL REGULATIONS

The following regulations apply to all uses in these zones unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provisions of this Code may apply to the subject property.
2. In cases where the height of a structure is specified in number of stories, the following applies:
 - a. Height measured at the midpoint of the frontage of the subject property on the abutting right-of-way. If the site abuts more than one right-of-way, the applicant may select the right-of-way from which to measure.
 - b. The following height per story are allowed:
 1. Ground floor retail; ground floor restaurant and tavern; ground floor entertainment /cultural and/or recreational facility shall be a minimum of 13 feet in height and a maximum of 15 feet.
 2. Office; private club or lodge; church; school, daycare center; public utility, government facility, or community facility; public park, ground floor hotel or motel; retail above the ground floor shall be a maximum of 13 feet.
 3. Residential; hotel or motel above the ground floor shall be of maximum of 10 feet.
 - c. To determine the allowed height of a structure, determine the number of stories allowed in the use zone charts and apply the allowed height per story specified in subsection c. of this section. For example, if three stories are allowed and the proposed use is ground floor retail with two stories of residential above, the allowed height would be 35 feet.
 - d. Height shall be measured above the point of measurement (e.g. above average building elevation, or above right-of-way) as specified in the particular use zone charts. For purposes of measuring building height above the abutting right(s)-of-way, alleys shall be excluded.
 - e. In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in NRHBD zones are established:
 1. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two feet.
 2. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal or greater than four feet vertical to 12 feet horizontal.
3. 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 façade 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 Façade Regulation for further details.
(Does not apply to Detached Dwelling Units uses.)
4. The minimum required front yard is 10 feet, unless otherwise prescribed in the use zone chart. Ground floor canopies and similar entry features may encroach into the front yard, provided the total horizontal dimension of such elements may not exceed 25 percent of the length of the structure. No parking may encroach into the required 10 foot front yard.

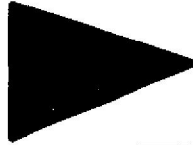
USE ZONE CHART

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

Section	USE REGULATIONS	Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 99)	Sign Category (See Ch. 100)	Req'd Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.10	Office Use See Special Reg. 1 and 2.	DESIGN REVIEW Chapter 142 KMC	None	10'	0'	0'	80%	2 stories above abutting right-of-way.	B	D	If a medical, dental, or veterinary office, then 1 per each 200 square feet of gross floor area, otherwise 1 per 300 gross floor area. 1. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are subordinate to and are dependent upon this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing must be no different from other office uses. 2. 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 permitted. c. Site must be designed so noise from this use is not audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. d. A veterinary office is not permitted if the subject property contains dwelling units.	
.20	Restaurant or Tavern See Special Reg. 1.	DESIGN REVIEW Chapter 142	None	10'	0'	0'	80%	2 stories above abutting right-of-way.	B	D	1. Gross floor area for this use may not exceed 10,000 square feet	

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

Section	USE REGULATIONS	Required Review Process	MINIMUMS				MAXIMUMS		Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Height of Structure	Landscaping Category (See Ch. 95)	
			Front	Side	Rear	Lot Coverage	Sign Category (See Ch. 100)	Req'd Parking Spaces (See Ch. 105)	
.30	Any retail establishment, other than those specifically listed in this zone and those prohibited by Special Regulation 1, selling goods and providing services including banking and other financial services. See special Reg. 2 and 3.	DESIGN REVIEW Chapter 142	10'	0'	0'	80%	B	1 per each 300 sq. ft. of gross floor area.	1. The following uses and activities are prohibited: <ol style="list-style-type: none"> Entertainment or recreational activities, vehicle or boat sales or rental facilities. Retail establishments providing storage services unless accessory to another permitted use; Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses; Outdoor storage of bulk commodities, except in the following circumstances: <ol style="list-style-type: none"> If the square footage of the storage area is less than 20% of the retail structure, If the commodities represent growing stock in connection with horticultural nurseries, whether the stock is in open ground, pots, or containers 2. Floor area for this use may not exceed 10,000 square feet. 3. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: <ol style="list-style-type: none"> The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premises. The outward appearance and impacts of this use with ancillary assembly or manufacturing must be no different from other retail uses.
.40	Vehicle Service Station See Spec. Reg. 1.	DESIGN REVIEW Chapter 142	40' See Special Reg. 2.	15' on each side See Special Reg. 2.	15' See Special Reg. 2.	80%	A	See KZC 105.25	1. May not be more than two vehicle service stations at an intersection. 2. Gas pumps islands must be setback at least 20 feet from all property lines. Canopies and covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See KZC 115.105, Outdoor Use, Activity, and Storage, for further regulations..



USE ZONE CHART

Section	USE ↓	REGULATIONS →	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										
			Required Review Process	Lot Size	MINIMUMS REQUIRED YARDS (See Ch. 115)			Lot Coverage	MAXIMUMS Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Req'd Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
					Front	Side	Rear						
.50	Automotive service center See Spec. Reg. 1, 2, 3, 5 and 6.	DESIGN REVIEW Chapter 142	None	10'	0'	0'	80%	2 stories above abutting right-of-way.	A	D	1 per each 250 sq. ft. of gross floor area. See Spec. Reg. 4.	<ol style="list-style-type: none"> Gross floor area for this use may not exceed 10,000 square feet. This use specifically excludes new or used vehicle or boat sales or rentals, and any vehicle or boat body work No openings (i.e., doors, windows which open, etc.) shall be permitted in any façade of the building adjoining a residential use. Windows are permitted if they are triple-paned and unable to be opened. Ten percent of the required parking spaces on site must have a minimum dimension of 10 feet wide by 30 feet long for motor home/travel trailer use. Storage of used parts and tires must be conducted entirely within an enclosed structure. See also ZCS 115.105 for additional regulations. Site must be designed so noise from this use adjoining to any residential use complies with the standards set forth in WAC 173-60-040(1) for a Class B source property and a Class A receiving property. A certification to this effect, stamped by an Acoustical Engineer, must be submitted with the development permit application. 	
.60	Private Lodge or Club. See Special Reg. 1.	DESIGN REVIEW Chapter 142	None	10'	0'	0'	80%	2 stories above abutting right-of-way.	B	D	1 per each 300 feet of gross floor area.	<ol style="list-style-type: none"> Gross floor area for this use may not exceed 10,000 square feet. 	
.70	Stacked Dwelling Unit See Special Regulation 1 and 2.	DESIGN REVIEW Chapter 142	None	Same as regulations for the ground floor use	Same as regulations for the ground floor use	Same as regulations for the ground floor use	Same as regulations for the ground floor use	5 stories above-abutting right of way.	Same as regulations for the ground floor use	A	See KZC 105.25.	<ol style="list-style-type: none"> 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. 	

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

Section	USE REGULATIONS	Required Review Process	Lot Size	MINIMUMS				MAXIMUMS			Special Regulations (See also General Regulations)	
				REQUIRED YARDS (See Ch. 115)			Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Req'd Parking Spaces (See Ch. 105)		
				Front	Side	Rear						Lot Coverage
.80	Church See Special Reg. 1.	DESIGN REVIEW Chapter 142	None	10'	0'	0'	80%	30 feet above average building elevation.	C	B	1 for every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 2.	<ol style="list-style-type: none"> May include accessory living facilities for staff persons No parking is required for day-care or school ancillary to this use.
.90	School or day-care center See Special Reg. 2, 5 & 7.	DESIGN REVIEW Chapter 142	None	10' See Special Reg. 3.	0' See Special Reg. 3.	0' See Special Reg. 3.	80%	2 stories above abutting right-of-way. See Special Reg. 1.	D	B	See KZC 105.25. See Special Reg. 4 and 6.	<ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 20 feet if this use can accommodate 50 or more students or children 10 feet if this use can accommodate 13 to 49 students of children 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. 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 388).

USE ZONE CHART

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

Section	USE REGULATIONS	Required Review Process	Lot Size	MINIMUMS			MAXIMUMS			Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Req'd Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Front	Side	Rear	Height of Structure	Lot Coverage	Abutting right-of-way.				
.100	Mini-School or Daycare center See Spec Reg. 2, 6, and 7.	DESIGN REVIEW Chapter 142	None	10' See Special Reg. 3.	0' See Special Reg. 3.	0' See Special Reg. 3.	2 stories above abutting right-of-way. See Special Reg. 1	80%	D	B	See KZC 105.25. See Special Reg. 4 and 5.	<ol style="list-style-type: none"> 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 by at least 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). 	
.110	Assisted Living Facility See Spec. Reg. 1 and 2.	DESIGN REVIEW Chapter 142	None	Same as regulations for the Ground floor use.	Same as regulations for the Ground floor use.	Same as regulations for the Ground floor use.	5 stories above abutting right-of-way.	Same as regulations for the Ground floor use.	A	A	1 per assisted living unit.	<ol style="list-style-type: none"> This use may be located on the street level floor of a building only if there is a commercial 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 commercial space if the applicant demonstrates that the proposed configuration of the commercial 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. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 	
.120	Convalescent Center or Nursing Home	DESIGN REVIEW Chapter 142	None	10'	0'	0'	5 stories above abutting right-of-way.	80%	C	B	1 for each bed.		
.130	Public Utility	DESIGN REVIEW Chapter 142	None	10'	0'	0'	2 stories above abutting right-of-way.	80%	A	B	See KZC 105.25.		

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

Section	USE REGULATIONS	MINIMUMS				MAXIMUMS		Special Regulations (See also General Regulations)
		Required Review Process	Lot Size	REQUIRED YARDS (See Ch. 115)			Height of Structure	
		Front	Side	Rear	Lot Coverage			
.140	Government Facility or Community Facility	10'	0'	0'	80%	2 stories above abutting right-of-way.	C See Special Reg. 1	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.
.150	Public Park	Will be determined on a case-by-case basis.					B	1. Except as provided for in Special Regulation 2 below, any development or use of a park 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: <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable development regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council.

Section	USE REGULATIONS	MINIMUMS				MAXIMUMS		Special Regulations (See also General Regulations)
		Required Review Process	Lot Size	REQUIRED YARDS (See Ch. 115)			Height of Structure	
				Front	Side	Rear		
.150 (cont)	Public Park	See Special Regulations 1 and 2	None	Will be determined on a case-by-case basis.			None	<p>c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds</p> <p>1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and</p> <p>2) It is consistent with the public health, safety, and welfare.</p> <p>In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:</p> <ul style="list-style-type: none"> 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. <p>2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following:</p> <ul style="list-style-type: none"> a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.
							<p>Req'd Parking Spaces (See Ch. 105)</p> <p>See KZC 105.25.</p>	
								<p>Sign Category (See Ch. 100)</p> <p>B</p>
								<p>Landscap Category (See Ch. 95)</p> <p>-</p>

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

CHAPTER 54 - NRH BUSINESS DISTRICT (NRHBD) ZONES

50.14 User Guide. The charts in KZC 54.18 contain the basic zoning regulations that apply in the NRHBD 2 zone 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 54.16

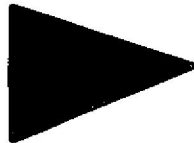


Section 54.16 GENERAL REGULATIONS

The following regulations apply to all uses in these zones 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 façade 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 Façade Regulation for further details.
(Does not apply to Detached Dwelling Units uses.)

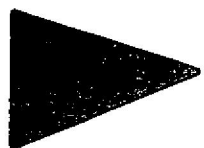


USE ZONE CHART

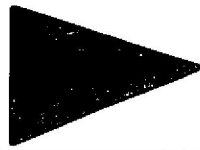
DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS													
Section	USE ↓ REGULATIONS ↔	Required Review Process	Lot Size	MINIMUMS			Lot Coverage	MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Req'd Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARDS (See Ch. 115)				Height of Structure					
				Front	Side	Rear							
.10	Detached, Attached, or Stacked Dwelling Units. (Stand Alone or Mixed with other Uses) See Special Regulation 1 and 2.	One detached dwelling unit none, otherwise DESIGN REVIEW Chapter 142	None	20'	5' but 2 side yards must equal at least 15'	10'	70%	30 feet above Slater Avenue. Height measured at mid point of frontage.	One detached dwelling unit E, otherwise D See Spec. Reg. 3.	A See Spec Reg. 3.	1.7 per unit. See Spec Reg. 3.	<ol style="list-style-type: none"> Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. A veterinary office is not permitted in any development containing dwelling units. In a mixed use development <ol style="list-style-type: none"> landscape category B will apply, and Sign category D will apply Parking requirement determined by KZC 105.25. 	
.20	Office uses See Special Reg. 1 and 2.	DESIGN REVIEW Chapter 142	None	20'	5' but 2 side yards must equal at least 15'.	10'	70%	30 feet above average building elevation.	B	D	If Medical, Dental, or Veterinary office, then one per each 200 sq. ft. of gross floor area. Otherwise, one per each 300 sq. ft. of gross floor area.	<ol style="list-style-type: none"> Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: <ol style="list-style-type: none"> The ancillary assembled or manufactured goods are subordinate to and dependent upon this use. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses. The following regulations apply to veterinary offices only: <ol style="list-style-type: none"> May only treat small animals on the subject property. Outside runs and other outside facilities for the animals are not permitted. Site must be designed so noise from this use is not audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. A veterinary office is not permitted if the subject property contains dwelling units. 	

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

Section	USE REGULATIONS	Required Review Process	MINIMUMS				MAXIMUMS			Special Regulations (See also General Regulations)		
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)		Sign Category (See Ch. 100)	Req'd Parking Spaces (See Ch. 109)
				Front	Side	Rear						
.30	Funeral Home or Mortuary	DESIGN REVIEW Chapter 142	20"	5' but 2 side yards must equal at least 15'	10'	70%	30 feet above average building elevation.	C	B	1 per each 300 sq. ft. floor area.		
.40	Church	DESIGN REVIEW Chapter 142	20"	5' but 2 side yards must equal at least 15'	10'	70%	30 feet above average building elevation.	C	B	1 for every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 1	1. No parking is required for day-care or school ancillary to this use.	



DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS													
Section	USE ↓ REGULATIONS →	Required Review Process	Lot Size	MINIMUMS			Lot Coverage	MAXIMUMS	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Req'd Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				REQUIRED YARDS (See Ch. 115)									Height of Structure
				Front	Side	Rear							
.50	School or Day-Care Center See Special Reg. 2, 5, and 7.	DESIGN REVIEW Chapter 142	None	20' See Special Reg. 3.	5' but 2 side yards must equal at least 15' See Special Reg. 3.	10' See Special Reg. 3.	70%	30 feet above average building elevation. See Special Reg. 1.	D	B	See KZC 105.25 See Special Reg. 4 and 6.	<ol style="list-style-type: none"> A six foot high fence is required only along property lines adjacent to 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: <ol style="list-style-type: none"> 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, 5 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 r-o-w improvements. Carpooling, staggered loading/unloading time, r-o-w 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 Department of Social and Health Services (WAC Title 388). 	
.60	Mini-School or Mini-Daycare See Spec Reg 2, 5, and 7.								E See Spec. Reg. 8.			<ol style="list-style-type: none"> 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 by at least 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). Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses. 	



DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS													
Section	USE REGULATIONS ↓ ↑	Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Req'd Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure					
				Front	Side	Rear							
.70	Assisted Living Facility See Special Reg. 1.	DESIGN REVIEW Chapter 142	None	20'	5' but 2 side yards must equal at least 15'.	10'	70%	30 feet above average building elevation.	D	A	1 per assisted living unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.	
.80	Convalescent Center or Nursing Home	DESIGN REVIEW Chapter 142	None.	20'	5' but 2 side yards must equal at least 15'.	10'	80%	30 feet above average building elevation.	C	B	1 for each bed.		
.90	Public Utility	DESIGN REVIEW Chapter 142	None	20'	5' but 2 side yards must equal at least 15'.	10'	80%	30 feet above average building elevation.	A	B	See KZC 105.25		
.100	Government Facility Community Facility	DESIGN REVIEW Chapter 142	None	20'	5' but 2 side yards must equal at least 15'.	10'	80%	30 feet above average building elevation.	C See Spec. Reg. 1	B	See KZC 105.25	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.	

USE ZONE CHART

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

Section	USE	REGULATIONS	Required Review Process	MINIMUMS				MAXIMUMS			Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)		Sign Category (See Ch. 100)
				Front	Side	Rear						
.110	Public Park	Public Park	See Special Reg. 1 and 2.	Will be	Determined	On a case	by case	basis.	-	B	See KZC 105.25	<p>1. Except as provided for in Special Regulation 2 below, any development or use of a park 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:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable development regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) 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 <ul style="list-style-type: none"> 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare. <p>In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:</p> <ul style="list-style-type: none"> 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;

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

Section	REGULATIONS	Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Req'd Parking Spaces (See Ch. 103)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
			Front	Side	Rear							
.110 (cont)											d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.	

CHAPTER 54 - NRH BUSINESS DISTRICT (NRHBD) ZONES

54.20 User Guide. The charts in KZC 54.24 contain the basic zoning regulations that apply in the NRHBD 3 zone 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 54.22

Section 54.22 GENERAL REGULATIONS

The following regulations apply to all uses in these zones 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 façade 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 Façade Regulation for further details.
(Does not apply to Detached Dwelling Units uses.)



DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS													
Section	USE ↓ REGULATIONS →	Required Review Process	Lot Size	MINIMUMS			Lot Coverage	MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Req'd Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARDS (See Ch. 115)				Height of Structure					
				Front	Side	Rear							
.10	Detached, Attached, or Stacked Dwelling Units (Stand Alone or Mixed with other uses) See Special Reg. 1.	One detached dwelling unit none, otherwise DESIGN REVIEW Chapter 142	None	20'	5' but 2 side yards must equal at least 15'	10'	70%	30 feet above average building elevation.	One detached dwelling unit E, otherwise D See Spec. Reg. 2.	A See Spec. Reg. 2.	1.7 per unit. See Spec. Reg. 2.	<ol style="list-style-type: none"> Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. In a mixed use development: <ol style="list-style-type: none"> Landscape category B will apply, and Sign category D will apply, and Parking requirement determined by KMC 105.25. 	
.20	Office uses See Special Reg. 1 and 2.	DESIGN REVIEW Chapter 142	None	20'	5' but 2 side yards must equal at least 15'.	10'	70%	30 feet above average building elevation.	B	D	If Medical, Dental, or Veterinary office, then one per each 200 sq. ft. of gross floor area. Otherwise, one per each 300 sq. ft. of gross floor area.	<ol style="list-style-type: none"> Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: <ol style="list-style-type: none"> The ancillary assembled or manufactured goods are subordinate to and dependent upon this use. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses. The following regulations apply to veterinary offices only: <ol style="list-style-type: none"> May only treat small animals on the subject property. Outside runs and other outside facilities for the animals are not permitted. Site must be designed so noise from this use is not audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. A veterinary office is not permitted if the subject property contains dwelling units. 	

USE ZONE CHART

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

Section	USE ↑ REGULATIONS ↑	Required Review Process	MINIMUMS				MAXIMUMS			Special Regulations (See also General Regulations)		
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)		Sign Category (See Ch. 100)	Req'd Parking Spaces (See Ch. 105)
				Front	Side	Rear						
.30	Funeral Home or Mortuary	DESIGN REVIEW Chapter 142	None	20'	5' but 2 side yards must equal at least 15'	10'	70%	30 feet above average building elevation.	C	B	1 per each 300 sq. ft. floor area.	
.40	Church	DESIGN REVIEW Chapter 142	None	20'	5' but 2 side yards must equal at least 15'	10'	70%	30 feet above average building elevation	C	B	1 for every four people based on maximum occupancy load of any area of worship . See Spec. Reg. 1	1. No parking is required for day-care or school ancillary to this use.

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

Section	USE REGULATIONS	Required Review Process	MINIMUMS				MAXIMUMS				Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	
			Front	Side	Rear						
.50	School or Day-Care Center See Special Reg. 2, 5, and 7.	DESIGN REVIEW Chapter 142	20' See Special Reg. 3	5' but 2 side yards must equal at least 15' See Special Reg. 3	10' See Special Reg. 3	70%	30 feet above average building elevation. See Special Reg. 1.	D	B	See KZC 105.25 See Special Reg. 4 and 6.	<ol style="list-style-type: none"> A six foot high fence is required only along property lines adjacent to 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: <ol style="list-style-type: none"> 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, 5 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 r-o-w improvements. Carpooling, staggered loading/unloading time, r-o-w 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 Department of Social and Health Services (WAC Title 388)
.60	Mini-School or Mini-Daycare See Special Reg. 2, 5, and 7.							E See Special Reg. 8.			<ol style="list-style-type: none"> 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 by at least 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. 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 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.
.70	Assisted Living Facility See Special Reg. 1.	DESIGN REVIEW Chapter 142	20'	5 but 2 side yards must equal at least 15'	10'	70%	30 feet above average building elevation	D	A	1 per assisted living unit.	<ol style="list-style-type: none"> Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.

NRH 3

USE ZONE CHART

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

Section	USE	REGULATIONS	Required Review Process	Lot Size	MINIMUMS				MAXIMUMS				Special Regulations (See also General Regulations)
					Front	Side	Rear	Height of Structure	Landscaping Category (See Ch. 99)	Sign Category (See Ch. 100)	Req'd Parking Spaces (See Ch. 105)		
80	Convalescent Center or Nursing Home	↔	DESIGN REVIEW Chapter 142	None	20'	5 but 2 side yards must equal at least 15'	10'	70%	30 feet above average building elevation.	C	B	1 for each bed.	
90	Public Utility		DESIGN REVIEW Chapter 142	None	20'	5 but 2 side yards must equal at least 15'	10'	70%	30 feet above average building elevation.	A	B	See KZC 105.25	
100	Government Facility Community Facility		DESIGN REVIEW Chapter 142	None	20'	5 but 2 side yards must equal at least 15'	10'	70%	30 feet above average building elevation.	C	B	See KZC 105.25	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.

Section	REGULATIONS ↕	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS					Special Regulations (See also General Regulations)
		Required Review Process	Lot Size	MINIMUMS		MAXIMUMS	
				REQUIRED YARDS (See Ch. 115)			
		Front	Side	Rear	Lot Coverage	Height of Structure	
.110	Public Park ↕	See Special Regulations 1 and 2	None	Will be determined on a case-by-case basis.			<p>1. Except as provided for in Special Regulation 2 below, any development or use of a park 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:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) 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 <ul style="list-style-type: none"> 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare. <p>In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:</p> <ul style="list-style-type: none"> 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;

NRH 3

USE ZONE CHART

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

Section	USE REGULATIONS	MINIMUMS				MAXIMUMS		Special Regulations (See also General Regulations)
		Required Review Process	Lot Size	REQUIRED YARDS (See Ch. 115)			Height of Structure	
				Front	Side	Rear		
.110 (cont)								Landscaping; Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

CHAPTER 54 - NRH BUSINESS DISTRICT (NRHBD) ZONES

54.26 User Guide. The charts in KZC 54.30 contain the basic zoning regulations that apply in the NRHBD 4 zone 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 54.28

Section 54.28 GENERAL REGULATIONS

The following regulations apply to all uses in these zones unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provisions of this Code may apply to the subject property.
2. The minimum required front yard is 10 feet, unless otherwise prescribed in the use zone chart. Ground floor canopies and similar entry features may encroach into the front yard, provided the total horizontal dimension of such elements may not exceed 25 percent of the length of the structure. No parking may encroach into the required 10 foot front yard.



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS													
Section	USE ↓ REGULATIONS →	Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Req'd Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure					
				Front	Side	Rear							
.10	Vehicle Service Station See Spec. Reg. 1 and 2.	DESIGN REVIEW Chapter 142	22,500 sq. ft.	40' See Special Reg. 3.	15' on each side.	15'	80%	30 feet above average building elevation.	A	E	See KZC 105.25	<ol style="list-style-type: none"> This use is permitted only if the subject property abuts Slater Avenue NE. No aspect or component of this use may be located on or oriented towards NE 116th Street. May not be more than two vehicle service stations at an intersection. Gas pumps islands must be setback at least 20 feet from all property lines. Canopies and covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See KZC 115.105, Outdoor Use, Activity, and Storage, for further regulations. 	
.20	A retail establishment providing new vehicle or boat sales or vehicle or boat service or repair. See Spec. Reg. 1.	DESIGN REVIEW Chapter 142	None	20'	0'	0'	80%	30 feet above average building elevation.	A See Special Reg. 2.	E	See KZC 105.25	<ol style="list-style-type: none"> Vehicle and boat rental and used vehicles or boat sales are allowed as part of this use. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in Chapter 105 KZC. See KZC 115.105, Outdoor Use Activity and Storage, for further regulations. 	
.30	Restaurant or Tavern	DESIGN REVIEW Chapter 142	None	20'	0'	0'	80%	30 feet above average building elevation.	B	E	1 per each 100 sq. ft. of gross floor area.		
.40	Fast Food Restaurant See Special Reg. 1.	DESIGN REVIEW Chapter 142	None	20'	0'	0'	80%	30 feet above average building elevation.	A	E	1 per each 80 sq. ft. of gross floor area. See Special Reg. 2.	<ol style="list-style-type: none"> This use is permitted only if the subject property abuts Slater Avenue NE. No aspect or component of this use may be located on or oriented towards NE 116th Street. Must provide one outdoor waste receptacle for every eight parking stalls. 	

NRH 4

USE ZONE CHART

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

Section	USE REGULATIONS ↕ ↔	Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Req'd Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Height of Structure	Lot Coverage				
				Front	Side	Rear						
.50	A retail establishment providing storage services. See also Spec. Reg. 1.	DESIGN REVIEW Chapter 142	None	20'	0'	0'	80%	30 feet above average building elevation.	A	E	See KZC 105.25.	1. May include accessory living facilities for resident security manager.
.60	Any retail establishment other than those specifically listed in this zone, selling goods, or providing services including banking and related financial services. See Special Reg. 1 and 3.	DESIGN REVIEW Chapter 142	None	20'	0'	0'	80%	30 feet above average building elevation.	B	E	1 per each 300 sq. ft. of gross floor area. See Special Reg. 2.	1. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are directly related to and are 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 assembly or manufacturing activities must be no different from other retail uses. 2. Access from drive through facilities must be approved by the Public Works Department. Drive through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served. 3. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if: a. The seating and associated circulation area does not exceed more than 10 percent of the gross floor area of the use; and b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.

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

Section	USE REGULATIONS ↓ ↑	Required Review Process	MINIMUMS				MAXIMUMS			Special Regulations (See also General Regulations)		
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)		Sign Category (See Ch. 100)	Req'd Parking Spaces (See Ch. 105)
				Front	Side	Rear						
.70	Office Use See Special Reg. 1 and 2.	DESIGN REVIEW Chapter 142	None	20'	0'	0'	80%	30 feet above average building elevation.	B	D	If Medical, Dental, or Veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	1. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent upon this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses. 2. 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 permitted. c. Site must be designed so noise from this use is not audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. d. A veterinary office is not permitted if the subject property contains dwelling units.
.80	Hotel or Motel See Special Reg. 1.	DESIGN REVIEW Chapter 142	None	20'	0'	0'	80%	30 feet above average building elevation.	B	E	1 per each room. See also Spec. Reg. 2.	1. May include ancillary meeting and convention facilities. 2. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis.
.90	A retail establishment providing entertainment, recreational or cultural activities.	DESIGN REVIEW Chapter 142	None	20'	0'	0'	80%	30 feet above average building elevation.	B	E	1 per every 4 fixed seats.	

USE ZONE CHART

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

Section	USE REGULATIONS	Required Review Process	MINIMUMS				MAXIMUMS			Special Regulations (See also General Regulations)		
			Lot Size	REQUIRED YARDS (See Ch. 115)			Coverage	Height of Structure	Landscape Category (See Ch. 95)		Sign Category (See Ch. 100)	Req'd Parking Spaces (See Ch. 105)
				Front	Side	Rear						
.100	Private Lodge or Club	DESIGN REVIEW Chapter 142	None	20'	0'	0'	80%	30 feet above average building elevation.	C	B	1 per each 300 feet of gross floor area.	
.110	Stacked or Attached Dwelling Units. (Stand Alone or Mixed with other Uses) See Special Reg. 1 and 2.	DESIGN REVIEW Chapter 142	None	20'	0'	0'	80%	35 feet above average building elevation. See Special Reg. 2.	D See Spec. Reg. 2.	D	1.7 per unit. See Spec. Reg. 2.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 2. If this use is part of a mixed use development, a. Height of development determined by this use category, and b. Landscape category B will apply, and c. Parking requirement for development determined by KZC 105.25, and d. A veterinary office is not permitted in any development containing dwelling units
.120	Church See Special Reg. 1.	DESIGN REVIEW Chapter 142	None	20'	0'	0'	80%	30 feet above average building elevation.	C	B	1 for every four people based on maximum occupancy load of any area of worship. See also Spec. Reg. 2.	1. May include accessory living facilities for staff persons. 2. No parking is required for day-care or school ancillary to this use.

NRH 4

USE ZONE CHART

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

Section	REGULATIONS	Required Review Process	MINIMUMS				MAXIMUMS				Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	
			Front	Side	Rear						
.130	School or Day care Center See Special Reg. 2, 6, and 7.	DESIGN REVIEW Chapter 142	20' See Spec. Reg. 3.	0' See Spec. Reg. 3.	0' See Spec. Reg. 3.	80%	30 feet above average building elevation. See Special Reg. 1.	D	B	See KZC 105.25. See Special Reg. 4 and 5.	<ol style="list-style-type: none"> A six foot high fence is required only along property lines adjacent to 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: <ol style="list-style-type: none"> 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, 5 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 r-o-w improvements. Carpooling, staggered loading/unloading time, r-o-w improvements or other means may be required to reduce traffic 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 facilities for staff persons. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
.140	Mini-School or Mini-Daycare See Spec. Reg. 2, 6 & 7										<ol style="list-style-type: none"> 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 by at least 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).
.150	Assisted Living Facility See Special Reg. 1.	DESIGN REVIEW Chapter 142	20'	0'	0'	80%	30 feet above average building elevation.	C	A	1 per assisted living unit.	<ol style="list-style-type: none"> 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	DESIGN REVIEW Chapter 142	20'	0'	0'	80%	30 feet above average building elevation.	C	B	1 for each bed.	



USE ZONE CHART

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

Section	USE REGULATIONS	Required Review Process	Lot Size	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Req'd Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARDS (See Ch. 115)			Height of Structure	Lot Coverage					
				Front	Side	Rear							
.170	Public Utility	DESIGN REVIEW Chapter 142	None	20'	0'	0'	80%	30 feet above average building elevation.	A	B	See KZC 105.25	1.	
.180	Government Facility Community Facility	DESIGN REVIEW Chapter 142	None	20'	0'	0'	80%	30 feet above average building elevation.	C See Spec. Reg. 1.	B	See KZC 105.25	2. 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.	
.190	Public Park	See Special Regulations 1 and 2	None	Will be determined on a case-by-case basis.				-	B	See KZC 105.25.	1. Except as provided for in Special Regulation 2 below, any development or use of a park 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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and 6) A recommended action by the City Council. 		

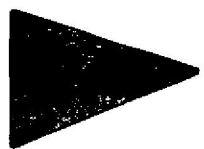
NRH 4

USE ZONE CHART

Section	REGULATIONS	MINIMUMS				MAXIMUMS			Special Regulations (See also General Regulations)		
		Required Review Process	Lot Size	REQUIRED YARDS (See Ch. 115)			Height of Structure	Landscape Category (See Ch. 95)		Sign Category (See Ch. 100)	Req'd Parking Spaces (See Ch. 109)
				Front	Side	Rear					
.190 (cont)	 								<p>c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds</p> <ol style="list-style-type: none"> 1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and 2) It is consistent with the public health, safety, and welfare. <p>In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:</p> <ol style="list-style-type: none"> 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. <p>2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following:</p> <ol style="list-style-type: none"> a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment. 		

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

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USE ZONE CHART

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS												
Section	USE ↓ REGULATIONS →	Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Req'd Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.200	High Technology. See Special Regulation 1, 2, and 3.	DESIGN REVIEW Chapter 142	None	20'	0'	0'	80%	30 feet above average building elevation	A	D	If manufact using then 1 per each 1,000 sq. ft. of gross floor area. If office then 1 per 300 sq. ft. of gross floor area. Otherwise see KZC 105.25	<ol style="list-style-type: none"> This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors. May include as part of this use, accessory retail sales, or service utilizing not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. <p>3 Refer to KZC 115.105 for provisions regarding Outdoor Use, Activity and Storage.</p>
.210	Packaging of prepared materials See Special Regulations 1, 2 and 3. Manufacturing See Special Regulations 1, 2 and 3.	DESIGN REVIEW Chapter 142	None	20'	0'	0'	80%	30 feet above average building elevation	A	C	1 per each 1,000 sq. ft. of gross floor area.	<ol style="list-style-type: none"> This use may only be permitted in the existing structure on the subject property and must be discontinued when: <ol style="list-style-type: none"> There is an increase in gross floor area of the structure, or There is an alteration or change in a consecutive 12-month period to an improvement on the subject property, and the cost of the alteration, change or other work exceeds 50% of the replacement cost of that improvement. The following manufacturing uses are permitted: <ol style="list-style-type: none"> Food, drugs, stone, clay, glass, china, ceramics products, electrical equipment, scientific or photographic equipment, fabricated metal products; Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities; Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations; Packaging of prepared materials; Textile, leather, wood, paper and plastic products from pre-prepared material; and

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

Section	REGULATIONS ↘ ↙	MINIMUMS				MAXIMUMS		Special Regulations (See also General Regulations)				
		Required Review Process	Lot Size	REQUIRED YARDS (See Ch. 115)			Height of Structure					
				Front	Side	Rear			Lot Coverage			
.210 (cont)								<p>1. Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes.</p> <p>3. May include as part of this use, accessory retail sales, office or service utilizing not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use</p>				
.220	Warehouse Storage Service. See Special Regulation 1 and 2.	DESIGN REVIEW Chapter 142	None	20'	0'	0'	80%	30 feet above average building elevation	A	C	1 per each 1,000 sq. ft. of gross floor area.	<p>1. This use may only be permitted in the existing structure on the subject property and must be discontinued when:</p> <p>a. There is an increase in gross floor area of the structure, or</p> <p>b. There is an alteration or change in a consecutive 12-month period to an improvement on the subject property, and the cost of the alteration, change or other work exceeds 50% of the replacement cost of that improvement.</p> <p>2. May include as part of this use, accessory retail sales, office or service utilizing no more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.</p>

Section	USE REGULATIONS	Required Review Process	MINIMUMS				MAXIMUMS				Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)		Req'd Parking Spaces (See Ch. 105)
				Front	Side	Rear						
.230	Wholesale Trade. See Special Regulation 1 and 2.	DESIGN REVIEW Chapter 142	None	20'	0'	0'	80%	30 feet above average building elevation	A	C	1 per each 1,000 sq. ft. of gross floor area.	1. This use may only be permitted in the existing structure on the subject property and must be discontinued when: <ul style="list-style-type: none"> a. There is an increase in gross floor area of the structure, or b. There is an alteration or change in a consecutive 12-month period to an improvement on the subject property, and the cost of the alteration, change or other work exceeds 50% of the replacement cost of that improvement. 2. May include as part of this use, accessory retail sales, office or service utilizing no more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.
.240	Industrial Laundry Facility. See Special Regulation 1 and 2.											
.250	Wholesale Printing or Publishing. See Special Regulation 1 and 2.											

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

CHAPTER 54 - NRH BUSINESS DISTRICT (NRHBD) ZONES

54.32 User Guide. The charts in KZC 54.36 contain the basic zoning regulations that apply in the NRHBD 5 zone 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 54.34

Section 54.34 GENERAL REGULATIONS

The following regulations apply to all uses in these zones unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provisions of this Code may apply to the subject property.
2. The minimum required front yard is 10 feet, unless otherwise prescribed in the use zone chart. Ground floor canopies and similar entry features may encroach into the front yard, provided the total horizontal dimension of such elements may not exceed 25 percent of the length of the structure. No parking may encroach into the required 10 foot front yard.



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS													
Section	USE ↓ REGULATIONS →	Required Review Process	Lot Size	MINIMUMS			Lot Coverage	MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Req'd Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARDS (See Ch. 115)				Height of Structure	Landscape Category (See Ch. 95)				
				Front	Side	Rear							
.10	Detached, Attached, or Stacked Dwelling Units (Stand Alone or Mixed with office uses) See Special Reg. 1, 2, and 3.	One dwelling unit none, otherwise Design Review Chapter 142	3,600 square feet with a minimum lot area per unit of 1,800 square feet.	10'	5' but 2 side yards must equal at least 15'	10'	70%	30 feet above average building elevation.	One dwelling unit E, otherwise D. See Spec. Reg. 4	A See Spec. Reg. 4	1.7 per unit. See Spec. Reg. 4	<ol style="list-style-type: none"> 1. A veterinary office is not permitted in any development containing dwelling units. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. If the subject property contains four or more units, then it must contain at least 200 sq. ft. per unit of common recreational space usable for many activities. This required common recreational open space must have the following minimum dimensions: <ol style="list-style-type: none"> a. For four to 20 units, the open space must be in one or more pieces each having at least 800 sq. ft. and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 sq. ft. per unit if permanent outdoor furniture, pool, cooking facilities, playing equipment, and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area. 4. In a mixed use development: <ol style="list-style-type: none"> a. Landscape category B will apply, and b. Sign category D will apply, and c. Parking requirement determined by KMC 105.25. 	

USE ZONE CHART

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

Section	USE ↓ ↑	REGULATIONS ↑ ↓	Required Review Process	MINIMUMS				MAXIMUMS			Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure	Landscaping Category (See Ch. 95)		Sign Category (See Ch. 100)
				Front	Side	Rear						
.20	Office uses See Special Reg. 1 and 2.		Design Review Chapter 142	10'	5' but 2 side yards must equal at least 15'	10'	70%	30 feet above average building elevation.	B	D	If Medical, Dental, or Veterinary office, then one per each 200 sq. ft. of gross floor area. Otherwise, one per each 300 sq. ft. of gross floor area.	1. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: <ol style="list-style-type: none"> The ancillary assembled or manufactured goods are subordinate to and dependent upon this use. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses. 2. The following regulations apply to veterinary offices only: <ol style="list-style-type: none"> May only treat small animals on the subject property. Outside runs and other outside facilities for the animals are not permitted. Site must be designed so noise from this use is not audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. A veterinary office is not permitted if the subject property contains dwelling units.
.30	Funeral Home or Mortuary		Design Review Chapter 142	10'	5' but 2 side yards must equal at least 15'	10'	70%	30 feet above average building elevation.	C	B	1 per each 300 sq. ft. floor area.	

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

Section	USE REGULATIONS	Required Review Process	Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Req'd Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Front	Side	Rear						
40	Church	Design Review Chapter 142	None	10'	5' but 2 side yards must equal at least 15'.	10'	70%	30 feet above average building elevation	C	B	1 for every four people based on maximum occupancy/load of any area of worship. See Spec. Reg. 1	1. No parking is required for day-care or school ancillary to this use.
50	School or Day-Care Center	Design Review Chapter 142	None	10' See Special Reg. 3.	5' but 2 side yards must equal at least 15' See Special Reg. 3.	10' See Special Reg. 3.	70%	30 feet above average building elevation See Special Reg. 1.	D	B	See KZC 105.25 See Special Reg. 4 and 6.	1. A six foot high fence is required only along property lines adjacent to outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. 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, 5 feet. 4. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting r-o-w improvements. Carpooling, staggered loading/unloading time, r-o-w improvements or other means may be required to reduce traffic impacts on nearby residential uses. 5. May include accessory living facilities for staff persons. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 389)

USE ZONE CHART

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

Section	USE REGULATIONS	Required Review Process	MINIMUMS			Lot Coverage	Height of Structure	MAXIMUMS	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Req'd Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	Front	Side							
60	<p>↕</p> <p>↔</p> <p>Mini-School or Min-Daycare</p> <p>See Special Reg. 2, 5, and 7.</p>	Design Review Chapter 142	None	10'	5' but 2 side yards must equal at least 15'	10'	70%	30 feet above average building elevation	E	B See Spec Reg. 8.	See KZC 105.25 See Special Reg. 4 and 6.	<ol style="list-style-type: none"> 1. A six-foot high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses 3. Structured play areas must be setback from all property lines by at least five feet. 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 improvements. 5. May include accessory living facilities for staff persons. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 8. Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses.
70	<p>Assisted Living Facility See Special Reg. 1, 2 and 3.</p>	Design Review Chapter 142	None.	10'	5 but 2 side yards must equal at least 15'.	10'	70%	30 feet above average building elevation	D	A	1 per assisted living unit.	<ol style="list-style-type: none"> 1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 2. 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. 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: <ol style="list-style-type: none"> a. Project is of superior design, and b. Project will not create impacts that are substantially different than would be created by a permitted multifamily development. 3. 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.
80	<p>Convalescent Center or Nursing Home</p>	Design Review Chapter 142	None	10'	5 but 2 side yards must equal at least 15'.	10'	70%	30 feet above average building elevation.	C	B	1 for each bed.	

USE ZONE CHART

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

Section	USE	REGULATIONS	Required Review Process	Lot Size	MINIMUMS				MAXIMUMS				Special Regulations (See also General Regulations)
					Front	Side	Rear	Coverage	Height of Structure	Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	Req'd Parking Spaces (See Ch. 105)	
.90	Public Utility	↕	Design Review Chapter 142	None	10'	5' but 2 side yards must equal at least 15'	10'	70%	30 feet above average building elevation.	A	B	See KZC 105.25	
.100	Government Facility Community Facility See Special Reg. 1.	↕	Design Review Chapter 142	None	10'	5' but 2 side yards must equal at least 15'	10'	70%	30 feet above average building elevation.	C See Spec. Reg. 2	B	See KZC 105.25	1. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. Landscaping 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.
.110	Public Park	↕	See Special Reg. 1 and 2.	None	Will be determined		On a case by case	by case	basis.	-	B	See KZC 105.25	1. Except as provided for in Special Regulation 2 below, any development or use of a park 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: <ol style="list-style-type: none"> One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following: <ol style="list-style-type: none"> 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; An analysis of the consistency of the proposal with applicable developmental regulations, if any; A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; A summary and evaluation of issues raised and comments received on the proposed Master Plan; and A recommended action by the City Council.

NRH 5

USE ZONE CHART

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

Section	USE →	REGULATIONS ↑	Required Review Process	MINIMUMS				MAXIMUMS		Special Regulations (See also General Regulations)		
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure			
				Front	Side	Rear						
.110 (cont)									Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	Req'd Parking Spaces (See Ch. 105)	<p>c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds</p> <p>1) it is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and</p> <p>2) it is consistent with the public health, safety, and welfare.</p> <p>In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:</p> <ul style="list-style-type: none"> 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. <p>2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following:</p> <ul style="list-style-type: none"> a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

CHAPTER 54 - NRH BUSINESS DISTRICT (NRHBD) ZONES

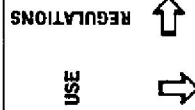
54.38 User Guide. The charts in KZC 54.42 contain the basic zoning regulations that apply in the NRHBD 6 zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 54.40

Section 54.40 GENERAL REGULATIONS

The following regulations apply to all uses in these zones unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provisions of this Code may apply to the subject property.
2. In cases where the height of a structure is specified in number of stories, the following applies:
 - a. Height measured at the midpoint of the frontage of the subject property on the abutting right-of-way. If the site abuts more than one right-of-way, the applicant may select the right-of-way from which to measure.
 - b. The following height per story are allowed:
 1. Ground floor retail; ground floor restaurant and tavern; ground floor entertainment /cultural and/or recreational facility shall be a minimum of 13 feet in height and a maximum of 15 feet.
 2. Office; private club or lodge; church; school, daycare center; public utility, government facility, or community facility; public park, ground floor hotel or motel; retail above the ground floor shall be a maximum of 13 feet.
 3. Residential; hotel or motel above the ground floor shall be of maximum of 10 feet.
 - c. To determine the allowed height of a structure, determine the number of stories allowed in the use zone charts and apply the allowed height per story specified in subsection c. of this section. For example, if three stories are allowed and the proposed use is ground floor retail with two stories of residential above, the allowed height would be 35 feet.
 - d. Height shall be measured above the point of measurement (e.g. above average building elevation, or above right-of-way) as specified in the particular use zone charts. For purposes of measuring building height above the abutting right(s)-of-way, alleys shall be excluded.
 - e. In-addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in NRHBD zones are established:
 1. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two feet.
 2. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal or greater than four feet vertical to 12 feet horizontal.
3. The minimum required front yard is 10 feet, unless otherwise prescribed in the use zone chart. Ground floor canopies and similar entry features may encroach into the front yard, provided the total horizontal dimension of such elements may not exceed 25 percent of the length of the structure. No parking may encroach into the required 10 foot front yard.



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

Section	USE	REGULATIONS	Required Review Process	MINIMUMS			MAXIMUMS			Special Regulations (See also General Regulations)		
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)
				Front	Side	Rear						
.10	Detached, Attached, or Stacked Dwelling Units (Stand Alone or Mixed with office uses) See Special Reg. 1, 2, and 3.		One dwelling unit none, otherwise DESIGN REVIEW Chapter 142	10'	5' but 2 side yards must equal at least 15'	10'	70%	30 feet above average building elevation.	One dwelling unit E, otherw ise D See Spec. Reg. 4.	A See Spec. Reg. 4.	1.7 per unit. See Spec. Reg. 4.	<p>1. Office use is permitted only on the ground floor.</p> <p>2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses; facilities and activities associated with this use.</p> <p>3. If the subject property contains four or more units, then it must contain at least 200 sq. ft. per unit of common recreational space usable for many activities. This required common recreational open space must have the following minimum dimensions:</p> <ul style="list-style-type: none"> a. For four to 20 units, the open space must be in one or more pieces each having at least 800 sq. ft. and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 sq. ft. per unit if permanent outdoor furniture, pool, cooking facilities, playing equipment, and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area. <p>4. In a mixed use development:</p> <ul style="list-style-type: none"> a. Landscape category B will apply, and b. Sign category D will apply, and c. Parking requirement determined by KMC 105.25.

USE ZONE CHART

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

Section	USE ↓ ↑ REGULATIONS	Required Review Process	MINIMUMS				MAXIMUMS			Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Height of Structure	Landscaping Category (See Ch. 99)	Sign Category (See Ch. 100)		Req'd Parking Spaces (See Ch. 105)
			Front	Side	Rear	Lot Coverage					
.20	Office uses See Special Reg. 1, 2 and 3.	DESIGN REVIEW Chapter 142	10'	5' but 2 side yards must equal at least 15'.	10'	70%	One story above abutting right of way.	C. See Special Reg. 4.	D	If Medical, Dental, or Veterinary office, then one per each 200 sq. ft. of gross floor area. Otherwise, one per 300 sq. ft. of gross floor area.	<ol style="list-style-type: none"> This use is only allowed on the ground floor. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: <ol style="list-style-type: none"> The ancillary assembled or manufactured goods are subordinate to and dependent upon this use. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses. The following regulations apply to veterinary offices only: <ol style="list-style-type: none"> May only treat small animals on the subject property. Outside runs and other outside facilities for the animals are not permitted. Site must be designed so noise from this use is not audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. Landscape category B will apply if: <ol style="list-style-type: none"> there is an increase in gross floor area of the structure, or there is an alteration or change in a consecutive 12-month period to an improvement on the subject property, and the cost of the alteration, change or other work exceeds 50% of the replacement cost of that improvement.
.30	Funeral Home or Mortuary	DESIGN REVIEW Chapter 142	10'	5' but 2 side yards must equal at least 15'.	10'	70%	30 feet above average building elevation.	C	B	1 per each 300 sq. ft. floor area.	

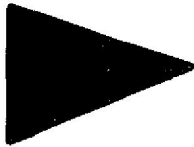
DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

Section	USE ↑ ↓	REGULATIONS	Required Review Process	MINIMUMS			MAXIMUMS			Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Req'd Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear							
.40	Church	↑	DESIGN REVIEW Chapter 142	10'	5' but 2 side yards must equal at least 15'	10'	70%	30 feet above average building elevation	C	B	1 for every four people based on maximum occupancy load of any area of worship . See Spec. Reg. 1	1. No parking is required for day-care or school ancillary to this use.	
.50	School or Day-Care Center See Special Reg. 2, 6, and 7.	↓	DESIGN REVIEW Chapter 142	10' See Special Reg. 3.	5' but 2 side yards must equal at least 15' See Special Reg. 3.	10' See Special Reg. 3.	70%	30 feet above average building elevation See Special Reg. 1.	D	B	See KZC 105.25 See Special Reg. 4 and 5.	1. A six foot high fence is required only along property lines adjacent to outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. 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, 5 feet. 4. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting r-o-w improvements. Carpooling, staggered loading/unloading time, r-o-w improvements or other means may be required to reduce traffic impacts on nearby residential uses.	



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS												
Section	USE REGULATIONS	Required Review Process	MINIMUMS					MAXIMUMS	Category (See Reg. 8)	Category (See Reg. 8)	ing spaces	Special Regulations (See also General Regulations)
cont	School or Day-Care Center (cont)											5. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 6. May include accessory living facilities for staff persons. 7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388)
.60	Mini-School or Mini-Daycare See Special Reg. 2, 6, and 7.								E See Spec. Reg. 8			1. A six-foot high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses 3. Structured play areas must be setback from all property lines by at least five feet. 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 improvements. 5. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 6. May include accessory living facilities for staff persons. 7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 8. Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses.
.70	Assisted Living Facility See Special Reg. 1, 2, and 3.	DESIGN REVIEW Chapter 142	None.	10'	5 but 2 side yards must equal at least 15'.	10'	70%	30 feet above average building elevation	D	A	1 per assisted living unit.	1 Chapter 115 K2C contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 2. 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. 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 is of superior design, and b. Project will not create impacts that are substantially different than would be created by a permitted multifamily development. 3 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.



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS													
Section	USE REGULATION S	Required Review Process	MINIMUMS					MAXIMUMS	Category	Sag	Category (See)	ing Spaces	Special Regulations (See also General Regulations)
80	Convalescent Center or Nursing Home	DESIGN REVIEW Chapter 142	None	10'	5' but 2 side yards must equal at least 15'	10'	70%	30 feet above average building elevation.	C	B	1 for each bed.		
90	Public Utility	DESIGN REVIEW Chapter 142	None	10'	5' but 2 side yards must equal at least 15'	10'	70%	30 feet above average building elevation.	A	B	See KZC 105.25		
100	Government Facility Community Facility See Special Reg. 1.	DESIGN REVIEW Chapter 142	None	10'	5' but 2 side yards must equal at least 15'	10'	70%	30 feet above average building elevation.	C See Spec. Reg. 2	B	See KZC 105.25	<ol style="list-style-type: none"> 1. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. 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. 	
110	Public Park	See Special Reg. 1 and 2.	None	Will be	Determined	On a case	by case	basis.	-	B	See KZC 105.25	<ol style="list-style-type: none"> 1. Except as provided for in Special Regulation 2 below, any development or use of a park 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: <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies; 3) An analysis of the consistency of the proposal with applicable developmental regulations, if any; 4) A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act; 	

NRH 6

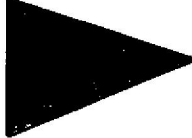
USE ZONE CHART

Section	USE ↔	REGULATIONS ↕	Required Review Process	MINIMUMS				MAXIMUMS		Special Regulations (See also General Regulations)
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure	
				Front	Side	Rear				
.110 cont	↔	↕								<p>5) A summary and evaluation of issues raised and comments received on the proposed Master Plan; and</p> <p>6) A recommended action by the City Council.</p> <p>c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds</p> <p>1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and</p> <p>2) It is consistent with the public health, safety, and welfare.</p> <p>In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:</p> <p>a. Location, dimensions, and uses of all active and passive recreation areas;</p> <p>b. Potential users and hours of use;</p> <p>c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;</p> <p>d. Landscaping;</p> <p>e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.</p> <p>2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following:</p> <p>a. Lighting for outdoor nighttime activities;</p> <p>b. The construction of any building of more than 4,000 square feet;</p> <p>c. The construction of more than 20 parking stalls;</p> <p>d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.</p>

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

60.184 User Guide. The charts in KZC 60.187 contain the basic zoning regulations that apply in Planned Area 17A, 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 60.185



Section 60.185 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 or low density use in PLA 17A, then:
 - a. A building bulk maximum will apply as follows either:
 - (1) The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - (2) The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.See KZC 115.30, Distance Between Structures Regarding Maximum Horizontal Facade Regulation, for further details.
 - b. A significant buffer shall be required around all proposed structures and parking areas. This buffer should take the form of up to a 25-foot wide landscaped area OR a lesser dimensioned area furnished with screening walls, fences, berms, or dense stands of trees, but in no case be less than 10 feet.
 - c. A solid screening wall or fence shall be required between any portion of a parking area which is closer than 40 feet to a low density use, low density zone, or the right-of way of NE 97th Street. Such wall or fence shall be in addition to the landscape materials required by Chapter 95 of this code.

(Does not apply to Detached Dwelling Unit, Mini-School or Mini-Day-Care and Family Day-Care Home uses).
3. During and after construction, substantial setbacks and protective measures should be provided around streams and wetlands (does not apply to Detached Dwelling Unit and Family Day-Care Home uses).
4. Refer to KZC 90.75 for regulations regarding Forbes Lake.

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

Section 60.187	USE	REGULATIONS	Required Review Process	Lot Size	MINIMUMS			MAXIMUMS			Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
					Front	Side	Rear	Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)			
.010	Detached Dwelling Unit		None	7,200 sq. ft.	20'	5 each side. See Special Regulation 2.	10'	60%	30 above average building elevation.	E	A	2.0 per dwelling unit.	<ol style="list-style-type: none"> For this use, only one dwelling unit may be on each lot regardless of lot size. 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. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Attached or Stacked Dwelling Units		Process IA, Chapter 150 KZC.	3,600 sq. ft. per unit, with a minimum lot size of 2 acres.		5/16 but 2 side yards must equal at least 15.				D		1.7 per unit. See Special Regulation 11.	<ol style="list-style-type: none"> Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. If the subject property contains four or more units, then it must contain at least 200 sq. ft. per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions: <ol style="list-style-type: none"> For four to 20 units, the open space must be in one or more pieces each having at least 800 sq. ft. and having a length and width of at least 25 feet. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 sq. ft. per unit if permanent outdoor furniture, pool, cooking facilities, play ground equipment, and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area. If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation. Building placement and landscape plans should provide views of Forbes Lake from adjacent right-of-way, particularly 124th Avenue NE and L-005 West of Forbes Lake, site design should provide for the continuation of a bicycle or pedestrian path which generally follows the alignment of Slater Avenue NE and NE 90th Street and connects extending south to NE 90th Street. Adjacent to Forbes Lake, new development should provide for public access to the lake in appropriate locations. Public access should be limited to passive uses, such as walking trails or viewpoints. No vehicular connection through this subarea to NE 90th Street is permitted.

Section 60.187	USE	REGULATIONS	Required Review Process	MINIMUMS			MAXIMUMS			Special Regulations (See also General Regulations)		
				Lot Size	REQUIRED YARDS (See Ch. 115)			Height of Structure	Landscape Category (See Ch. 95)		Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)
				Front	Side	Rear	Lot Coverage					
.020 (cont)	Attached or Stacked Dwelling Units										<p>8. Adjacent to 1-105, on-site improvements, such as berms, landscaping, acoustic walls, and/or other improvements to minimize visual and noise impacts, should be included in site design.</p> <p>9. The parking area shall also include a designated location and facilities to serve on-site residents as they wash or otherwise service their personal vehicles. These facilities shall be so located, improved, and furnished to prevent surface water contaminants, such as detergents, oils and debris, from entering the lake or wetlands.</p> <p>10. Lands upland of the ordinary high waterline only may be included in the calculation of lot area.</p> <p>11. The parking area shall also include a designated location and facilities to serve on-site residents as they wash or otherwise service their personal vehicles. These facilities shall be so located, improved, and furnished to prevent surface water contaminants, such as detergents, oils and debris, from entering the lake or wetlands.</p>	
.030	Church		See Special Regulation 1.	7,200 sq. ft.	20	20 on each side	20	70%	30 above average building elevation.	C	B	<p>1 for every 4 people based on maximum occupancy load of any area of worship. See Special Regulation 3.</p>
<p>1. The required review process is as follows:</p> <p>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.</p> <p>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.</p> <p>2. The property must be served by a collector or arterial street.</p> <p>3. No parking is required for day-care or school ancillary to the use.</p> <p>4. No vehicular connection through this subarea to NE 90th Street is permitted.</p>												

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS													
Section 60.187	USE ▼	REGULATIONS ▼	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 96)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
				Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
					Front	Side	Rear						
.050	Mini-School or Mini-Day-Care	Process I, Chapter 145 KZC.	7,200 sq. ft.	20	5, but 2 side yards must equal at least 15'	10	60%	30 above average building elevation.	E	B	See KZC 105.25.	<ol style="list-style-type: none"> May locate on the subject property only if: <ol style="list-style-type: none"> It will serve the immediate neighborhood in which it is located; 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 line adjacent to the out side 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 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). No vehicular connection through this subarea to NE 90th Street is permitted. 	
.060	Assisted Living Facility	Process IIA, Chapter 150 KZC.	2 acres	20	5, but side yards must equal at least 15'	10	60%	30 above average building elevation.	D	A	1.7 per independent unit. 1 per assisted living unit. See Special Regulation 14.	<ol style="list-style-type: none"> 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 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: <ol style="list-style-type: none"> Project is of superior design, and 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 outside. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 	

Section 60.187	USE	REGULATIONS	Required Review Process	MINIMUMS			MAXIMUMS			Special Regulations (See also General Regulations)			
				Lot Size	REQUIRED YARDS (See Ch. 115)		Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)		Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	
					Front	Side							Rear
.060	Assisted Living (cont) Facility									<p>6. If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation.</p> <p>7. Building placement and landscape plans should provide views of Forbes Lake from adjacent rights-of-way, particularly 12th Avenue NE and 1405.</p> <p>8. West of Forbes Lake, site design should provide for the continuation of a bicycle or pedestrian path which generally follows the alignment of Slater Avenue NE and 92nd Street and connects extending south to NE 90th Street.</p> <p>9. Adjacent to Forbes Lake, new development should provide for public access to the lake in appropriate locations. Public access should be limited to passive uses, such as walking trails or viewpoints.</p> <p>10. No vehicular connection through this subarea to NE 90th Street is permitted.</p> <p>11. Adjacent to 1405, on-site improvements, such as berms, landscaping, acoustic walls, and/or other improvements to minimize visual and noise impacts should be included in site design.</p> <p>12. Viewpoints and interpretive information around streams and wetlands should be provided where possible. These features shall be permitted only where protection of natural features can be reasonably assured.</p> <p>13. Lands upland of the ordinary high waterline only may be included in the calculation of lot areas.</p> <p>14. The parking area shall also include a designated location and facilities to serve on-site residents as they wash or otherwise service their personal vehicles. These facilities shall be so located, improved, and furnished to prevent surface water contaminants, such as detergents, oils and debris, from entering the lake or wetlands.</p>			
.070	Family Day-Care Home		None	7,200 sq. ft.	20	5, on each side. See Special Regulation 1.	10	60%	30 above average building elevation.	E	A	2.0 per dwelling unit.	<p>1. On corner lots, only one front yard must be a minimum of 20 feet. All other 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.</p> <p>2. Family day-care provider must be licensed by the state to operate a family child day-care home.</p> <p>3. A safe passenger loading area as certified by the state office of child care policy/licensor shall be provided.</p> <p>4. These uses are subject to the requirements established by the Department of Social and Health Services (MAC Title 388).</p>

Chapter 92 – DESIGN REGULATIONS

92.05 Introduction

1. General
2. Applicability
3. D.R. Procedures
4. Landscaping
5. Dedication

92.10 Pedestrian-Oriented Elements

1. Installation of Sidewalks
2. Required Major Pedestrian Pathways
3. Pedestrian-Oriented Elements Provisions Supersede
4. Through-Block Sidewalks in the JBD
5. Pedestrian Weather Protection
6. Building Frontage
7. Access to Buildings
8. Pedestrian-Oriented Space and Plazas
9. Blank Wall Treatment
10. Treatment of Building Facades
11. Screening of Certain Areas

92.15 Entry Features in the JBD

92.20 Public Improvements and Site Features

1. Public Improvement and Site Feature Standards and Masterplan for Public Property
2. On-Site Improvements

92.25 Parking Area Location and Design

1. Location of Parking Lots
2. Parking Lot Entrances and Driveways
3. Parking Lots – Pedestrian and Vehicular Access
4. Internal Parking Lot Landscaping
5. Perimeter Parking Lot Landscaping
6. Perimeter Parking Lot Landscaping – Adjacent Properties
7. Parking Garages
8. Miscellaneous Parking Area Design Details

92.30 Scale

1. Techniques To Moderate Bulk and Mass in the CBD
2. Achieving Human Scale
3. Techniques To Achieve Architectural Scale

92.35 Building Material, Color and Detail

1. Required Elements
2. Prohibited Materials
3. Metal Siding
4. Concrete Block
5. Awnings
6. Covering of Existing Facades
7. Building Cornerstone or Plaque
8. Building Corners in the CBD

92.05 Introduction

1. General – This chapter establishes the design regulations that apply to development in the Central Business District (CBD), the Juanita Business District (JBD), and the North Rose Hill Business District. Special provisions that apply to only the CBD or the JBD or the NRHBD are noted in the margins and text of the chapter.

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2. Applicability – The provisions of this chapter apply to all new development. The provisions of Chapters 142 and 162 KZC regarding Design Review (D.R.) and nonconformance establish which of the regulations of this chapter apply to developed sites. Where provisions of this chapter conflict with provisions in any other section of the code, this chapter prevails.
3. D.R. Procedures – The City will use Chapter 142 KZC to apply the regulations of this chapter to development activities that require D.R. approval.
4. Landscaping – Various places in this chapter require that landscaping be installed and maintained. The following provisions apply to the installation and maintenance of all landscaping, including street trees, installed under the provisions of this chapter unless otherwise specifically indicated:
 - a. At the time of planting, deciduous trees must be three to four inches in diameter, as measured using the standard of the American Association of Nurserymen, and coniferous trees must be six to eight feet in height at the time of planting.
 - b. Shrubs must be 18 inches high at the time of planting.
 - c. Drought-tolerant plants are encouraged.
 - d. The City will review plant choice and specific plant location as part of the D.R. approval. The City may also require or permit modification to the required plant size as part of D.R. approval. Where appropriate, the City will apply the provisions of KZC 95.20(2)(c) to require additional or more mature landscaping.
5. Dedication – The City may require the applicant to dedicate development rights, air space, or an easement to the City to ensure compliance with any of the requirements of this chapter.

92.10 Pedestrian-Oriented Elements

This section contains regulations which require various pedestrian-oriented elements on or adjacent to the subject property.

1. Installation of Sidewalks – The applicant shall install a sidewalk constructed of concrete or unit pavers, at least 10 feet in width (or as specified in the public improvement and site feature masterplan), along the entire frontage of the subject property adjacent to each *pedestrian-oriented street*. If the required improvements cannot be accommodated within existing right-of-way, the difference may be made up with a public easement over private property. Buildings may cantilever over such easement areas, flush with the property line. (See Figures 92.10.A, B, B.1 and C).

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2. Required Major Pedestrian Pathways – If the subject property abuts a street designated to contain a major pedestrian pathway on Figure 92.10.A, Figure 92.10.B, or Figure 92.10.B.1, the applicant shall install that pathway on and/or adjacent to the subject property consistent with the following standards:

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 - a. The major pedestrian pathways must be installed in the approximate location shown on

Figure 92.10.A, Figure 92.10.B, and Figure 92.10.B.1, and make the connections shown on the figures.

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- b. The major pedestrian pathways must be paved with concrete or unit pavers and have a minimum width of at least eight feet, unless otherwise noted in Figure 92.10.A. If the required improvements cannot be accommodated within the existing right-of-way, the difference may be made up with a public easement over private property. Buildings may cantilever over such easement areas, flush with the property line.
 - c. The major pedestrian pathways must have adequate lighting with increased illumination around building entrances and transit stops.
 - d. If parcels are developed in aggregate, then alternative solutions may be proposed.
3. Pedestrian-Oriented Elements Provisions Supersede – If the provisions of subsections (1) and (2) of this section both apply to improvements within and/or adjacent to a street, the provisions of subsection (1) of this section, and not subsection (2) of this section, must be followed.

Pedestrian Circulation in the CBD

FIGURE 92.10.A

Pedestrian Circulation in the JBD

FIGURE 92.10.B

Pedestrian Circulation in the NRHBD

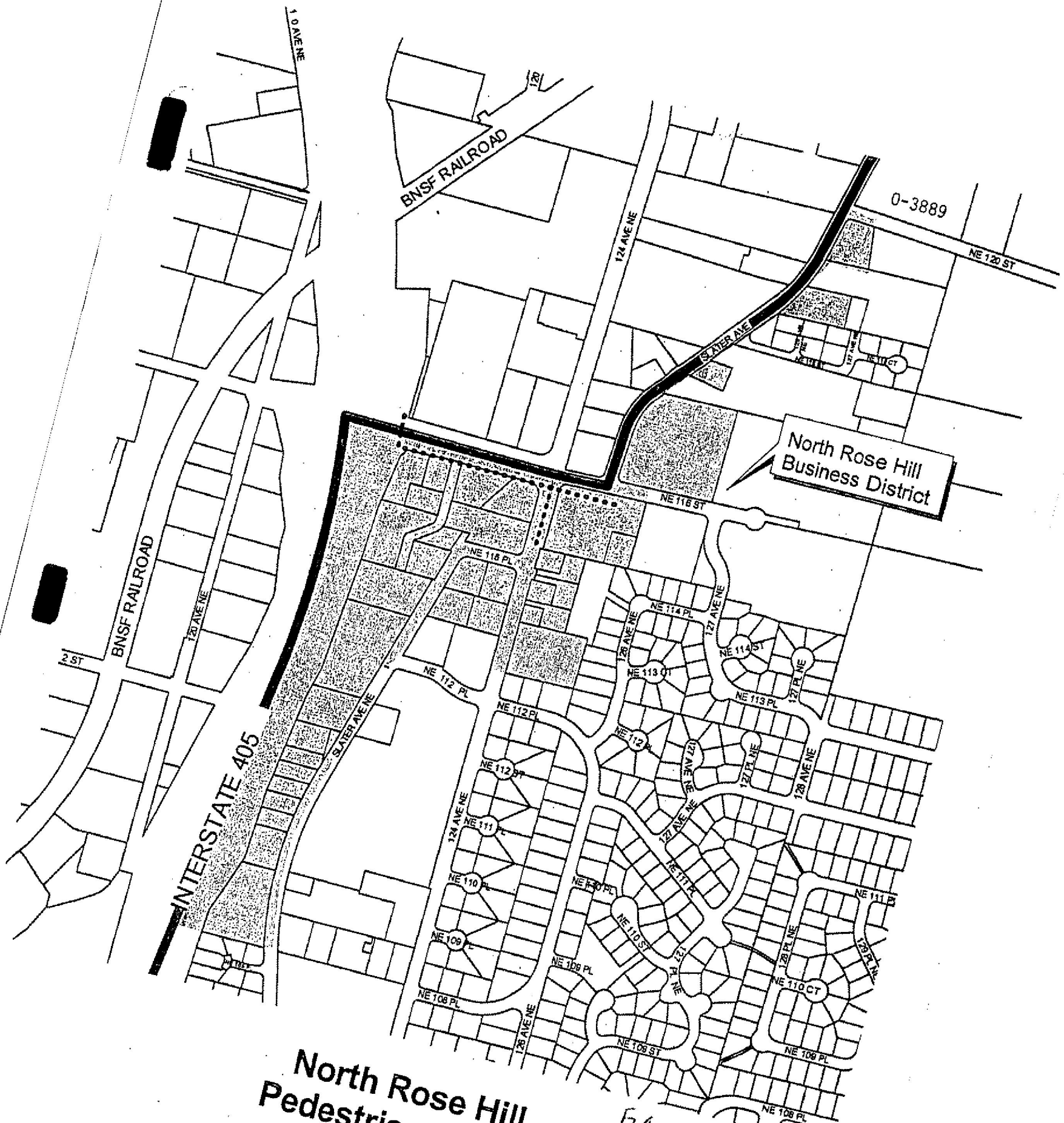
FIGURE 92.10.B.1

Required Sidewalk on Pedestrian-Oriented Streets and Major Pedestrian Ways

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FIGURE 92.10.C

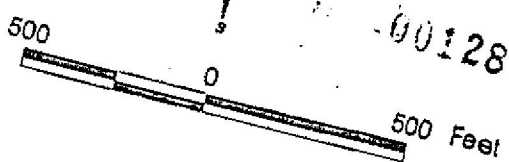
- JBD 4. Through-Block Sidewalks in the JBD – The applicant shall install a through-block sidewalk extending from the north end to the south end of JBD 1 of the Juanita Business District. Two through-block sidewalks, spaced far enough apart to provide maximum accessibility for the whole block, will also extend from the east side to the west side of JBD 1.
- The alignment of these sidewalks will take into account proposed and existing buildings and, to the extent possible, will extend along building fronts or property lines.
- a. The applicant must install sidewalks that run generally north/south (or diagonally north-east/southwest) and east/west on the subject property. The sidewalks shall be located to provide a direct continuation of the existing or future through-block sidewalk on adjacent properties. When possible, the sidewalks shall be located to create view corridors and reinforce connections to Lake Washington. During the D.R. process, the City may determine that a through-block sidewalk is not required if a suitable sidewalk exists on



**North Rose Hill
Pedestrian Routes**

Figure 92.10.B.1

 Major Pedestrian Pathway
 Neighborhood Boundary



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adjacent properties.

- b. Through-block sidewalks adjacent to the front of buildings must be 10 feet wide with a six- inch vertical curb, and paved with concrete or unit pavers. Sidewalks that are not adjacent to the front of buildings must have a minimum width of eight feet and be differentiated from underlying pavement with texture or material, unless otherwise determined through D.R.
- c. The through-block sidewalks must have adequate lighting with increased illumination around building entrances and transit stops.
- d. If parcels are developed in aggregate, then alternative solutions may be proposed
- e. Barriers which will limit pedestrian access between the subject property and adjacent properties are not permitted.

CBD & JBD 5. Pedestrian Weather Protection – The applicant shall provide overhead weather protection, consistent with the following standards:

CBD a. In the CBD, along at least 80 percent of the frontage of the subject property on each *pedestrian-oriented street*;

JBD b. In the JBD, along 100 percent of the front of the building;

c. The overhead weather protection may be composed of awnings, marquees, canopies or building overhangs;

d. It must cover at least five feet of the width of the sidewalk. The width may vary (not less than three feet) to accommodate street trees, streetlights, etc.;

e. The lowest element of the overhead weather protection must be at least eight feet above the ground immediately below it;

f. The City will specifically review and approve the color, material and configuration of all overhead weather protection as part of the D.R. decision. See KZC 92.35(5), Awnings.

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JBD 6. Building Frontage – In the JBD, all buildings must front on a right-of-way or through-block sidewalk.

7. Access to Buildings

CBD a. In the CBD, all buildings on property abutting pedestrian-oriented streets must have direct access from the sidewalk of the pedestrian-oriented street to the main building entrance.

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JBD b. In the JBD, all buildings must have convenient access from the street sidewalk or the through-block sidewalk to the main building entrance.

NRHBD c. In the NRHBD, all buildings on property abutting major pedestrian pathways must have direct access from the sidewalk of the major pedestrian pathway to the main building entrance.

CBD and NRHBD, 8. Pedestrian-Oriented Space and Plazas –

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CBD a. In the CBD, if the subject property abuts a pedestrian-oriented street or public park, the space, if any, between the sidewalk and the building must be developed consistent with the following criteria:

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- 1) Enhance visual and pedestrian access, including handicapped access, onto the subject property from the sidewalk.
- 2) Contain paved walking surface of either concrete or approved unit pavers.
- 3) Contain on-site or building-mounted lighting which provides adequate illumination.
- 4) Contain two linear feet of seating area or one individual seat per 65 square feet of area between the sidewalk and the building.
- 5) Contain landscaping, such as trees, shrubs, trellises, or potted plants.

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6) It may not include asphalt or gravel pavement or be adjacent to an unscreened parking area, a chain link fence or a blank wall which does not comply with the requirements of subsection (10) of this section.

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NRHBD b. In the NRHBD, if the subject property abuts a major pedestrian pathway on the southwest corner of NE 116th Street and 124th Avenue NE, the space if any, between the sidewalk and the building must be developed consistent with the following criteria:

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- 1) Enhance visual and pedestrian access, including handicapped access, onto the subject property from the sidewalk.
- 2) Contain paved walking surface of either concrete or approved unit pavers.
- 3) Contain on-site or building-mounted lighting which provides adequate illumination.
- 4) Contain two linear feet of seating area or one individual seat per 65 square feet of area between the sidewalk and the building.
- 5) Contain landscaping, such as trees, shrubs, trellises, or potted plants.
- 6) In the alternative, the pedestrian oriented space can be integrated with a pedestrian

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connection linking Slater Avenue NE and NE 116th Street, any where on the subject property, consistent with criteria 1-5 above.

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9. Blank Wall Treatment

- a. Each wall or portion of a wall that is closer than 50 feet to any exterior property line of the subject property and is visible from any right-of-way or is adjacent to a through-block sidewalk, must be screened or treated in at least one of the ways listed in subsection (9)(c) of this section if it meets the criteria for a blank wall under subsection (9)(b) of this section.
- b. A blank wall is any wall or portion of a wall that meets either of the following criteria (see Figure 92.10.D):
 - 1) A wall or portion of a wall with a surface area of at least 400 square feet having both a length and a width of at least 10 feet without a window, door, building modulation at least one foot in depth or other architectural feature.
 - 2) Any wall or portion of a wall between four feet and 13 feet above ground level with a horizontal dimension longer than 15 feet without a window, door, building modulation at least one foot in depth or other architectural feature.

Designating Blank Walls

FIGURE 92.10.D

2. On-Site Improvements

- a. Mixed use centers, residential projects and office buildings shall provide bicycle racks which are conveniently located for bicyclist use and provide secure storage for bicycles.
- b. Water spigots shall be provided on all building facades along sidewalks for cleaning and plant watering.

92.25 Parking Area Location and Design

This section regulates the location and design of, access for and other features of parking areas.

1. Location of Parking Lots

CBD

- a. In the CBD:
 - 1) On *pedestrian-oriented streets*, parking lots shall not be located between the *pedestrian-oriented street* and a building unless specified in the public improvement and site feature masterplan.
 - 2) On all other streets, parking lots shall not be located between the street and the building on the subject property unless no other feasible alternative exists.

JBD and NRHBD

- b. In JBD 2 and the NRHBD, parking lots shall not be located between the street and the building unless no other feasible alternative exists on the subject property.
2. Parking Lot Entrances and Driveways – As part of D.R., the City may impose additional restrictions on the width, number and location of driveways to and from the subject property to improve vehicle circulation or public safety or to enhance pedestrian movement or desirable visual characteristics. Parking lot entrances and driveways must be shared between properties whenever possible.
 3. Parking Lots – Pedestrian and Vehicular Access
 - a. Any property adjacent to a right-of-way or park must contain a pedestrian walkway from the right-of-way or park to the main entrance of the building, or to a central location if the building has multiple entrances, even if this pathway must cross a parking lot (see Figure 92.25.A).
 - b. As determined through D.R., the walkway shall be:
 - 1) Centrally located within the parking lot.
 - 2) Delineated by painted markings, distinctive pavement, or by being raised six inches above the parking lot pavement.
 - 3) At least five feet wide.
 - 4) Handicapped accessible.
 - c. All parking lots which contain more than 25,000 square feet of paved area, including access lanes and driveways, must include clearly identified pedestrian routes from the parking stalls to the main building entrance or central location.

2. Achieving Human Scale

a. General

CBD 1) CBD: Except as provided in subsection (2)(a)(3) of this section, the applicant shall use at least two of the elements or techniques listed in subsection (2)(b) of this section in the design and construction of each facade of a building facing a street or public park.

JBD and NRHBD 2) JBD and NRHBD: Except as provided in subsection (2)(a)(3) of this section, the applicant shall use at least one of the elements or techniques listed in subsection (2)(b) of this section in the design and construction of each facade of a one-story building facing a street or through-block sidewalk, and at least two of the elements or techniques for a two-story building facing a street or through-block sidewalk.

3) The applicant shall use at least three of the elements or techniques listed in subsection (2)(b) of this section in the design and construction of any facade of a building facing a street, through-block sidewalk or public park, if:

- a) The facade has a height of three or more stories; or
- b) The facade is more than 100 feet long.

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

- 1) On each story above the ground floor, provide balconies or decks, at least six feet wide and six feet deep.
- 2) On each story above the ground floor, provide bay windows that extend out at least one foot, measured horizontally, from each facade of the building.
- 3) Provide at least 150 square feet of pedestrian-oriented space that meets the criteria of KZC 92.10(8) and is in front of each facade.
- 4) Provide at least one-half of the window area above the ground floor of each facade consistent with all of the following criteria (see Figure 92.30.D):
 - a) The windows must have glazed areas with dimensions less than five feet by seven feet.
 - b) The windows must be surrounded by trim, molding and/or sill at least two inches wide.
 - c) Individual window units must be separated from adjacent window units by at least six inches of siding or other exterior finish material of the building.
- 5) Provide at least one-half of the window area above the ground floor of each facade facing a street or public park in panes with dimensions less than two feet by three feet and with individual panes separated by window mullions (see Figure 92.30.E).

105.75

Parking Area Design - Landscaping

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

105.77

Parking Area Design - Curbing

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

105.80

Parking Area Design - Buffering

1. General - Except as specified in subsection (2) of this section, the applicant shall buffer all parking areas and driveways from the right-of-way and from adjacent property with a five-foot-wide strip along the perimeter of the parking areas and driveways planted as follows:
 - a. One row of trees, two inches in diameter as measured using the standards of the American Association of Nurserymen, planted 30 feet on center along the entire length of the strip. No more than 25 percent of the required trees may be deciduous.
 - b. Groundcover planted to attain a coverage of at least 60 percent of the strip area within two years.
2. Exception - The requirements of subsection (1) of this section do not apply to any parking area that:
 - a. Is within the CBD Zone; or
 - b. Is within or under a building; or
 - c. Serves detached dwelling units exclusively; or
 - d. Is a shared parking area serving two or more adjacent uses; or

- e. Is within the JBD or NRHBD Zones and requires JBD or NRHBD design regulation compliance.
3. Overlapping Requirements – If buffering is required under Chapter 95 KZC and by this section, the applicant shall utilize the more stringent buffering requirement.

115.60

Height Regulations – Exceptions

1. General – No element or feature of a structure, other than as listed in subsection (2) of this section, may exceed the applicable height limitation established for each use in each use zone in Chapters 15 through 65 KZC.
2. Exceptions
 - a. Detached Dwelling Units
 - 1) Vents and chimneys for a detached dwelling unit may exceed the maximum height limit.
 - 2) Skylights may exceed the height limit by a maximum of six inches
 - 3) Rod, wire and dish antennas, to the extent they do not constitute personal wireless service facilities, which are subject to the provisions of Chapter 117 KZC, may not be placed above the maximum height allowed for any structure unless approved by the Planning Director. The City will approve the application if it can be demonstrated that views across the subject property are not substantially impaired and that the antenna must be placed above the roofline in order to function properly. The decision of the Planning Director in approving or denying a rod, wire, or dish antenna may be appealed using the appeal provision, as applicable, of Process I, KZC 145.60.

For the purposes of this subsection, "dish antenna" includes any antenna, whether or not it is of solid or mesh construction, designed or constructed so that the horizontal dimension of its microwave reflector or collector face equals or exceeds 30 percent of its vertical dimension. The phrase "rod or wire antenna" includes those antennas not falling within the definition of dish antenna and antennas for use by licensed amateur radio operators.

b. Other Structures

- 1) Rooftop appurtenances for all structures other than detached dwelling units may exceed the applicable height limitation by a maximum of four feet if the area of all appurtenances and screening does not exceed 10 percent of the total area of the building footprint. These structures must be located in such a way as to minimize view blockage
- 2) Appurtenances that do not meet the standards of subsection (1) of this section may be permitted if the Planning Official determines that, based on accurate graphic representations provided by the applicant, views from adjacent properties will not be significantly blocked.
- 3) Any appurtenance, other than chimneys and antennas, must be screened from all streets and nearby properties. See KZC 115.120 for standards pertaining to rooftop screening.
- 4) The provisions in Chapter 117 KZC related to personal wireless service facilities supersede the provisions of this section to the extent an appurtenance falls within the definition of a personal wireless service facility.

c. Radio Tower – A radio tower and antenna structure for use by a noncommercial, licensed amateur operator shall be allowed, if the Planning Official determines that:

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

Notice of filing application for building or other permit to construct a radio tower and/or antenna shall be given in the manner required by KZC 145.22 as to each such application which shows the proposed tower and/or antenna to either exceed the maximum allowable height for the zone in which it is located, or be within 20 feet of an electrical power or telecommunication utility line.

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

d. CBD, JBD, and NRHBD Zones – In the CBD, JBD, and NRHBD 1A, 1B, and 6 Zones, if the structure has a peaked roof, the peak may extend five feet above the height limit. The slope of the roof must be equal to or greater than three feet vertical to 12 feet horizontal.

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Chapter 142- Design Review 0-3889

- 1) The request results in superior design and fulfills the policy basis for the applicable design regulations and design guidelines;
- 2) The departure will not have any substantial detrimental effect on nearby properties and the City or the neighborhood.

142.35 Design Board Review (D.B.R.)

1. Public Meetings – All meetings of the Design Review Board shall be public meetings and open to the public.
2. Authority – The Design Review Board shall review projects for consistency with the following:
 - a. Design guidelines for pedestrian-oriented business districts, as adopted in Chapter 3.30 KMC.
 - b. The design regulations contained in Chapter 92 KZC. To the extent that the standards of the design guidelines or design regulations address the same issue but are not entirely consistent or contain different levels of specificity, the Design Review Board shall determine which standard results in superior design.
 - c. ~~The downtown plan, Juanita Business District Plan, and goals and policies contained in the North Rose Hill Neighborhood Plan for the North Rose Hill Business District contained in the Comprehensive Plan.~~

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The Design Review Board is authorized to approve minor variations in minimum required yards; provided, that the variation complies with the criteria of KZC 142.25(5)(d).

3. Pre-Design Conference – Before applying for D.B.R. approval, the applicant shall attend a pre-design conference with the Planning Official. The conference will be scheduled by the Planning Official upon written request by the applicant. The purpose of this conference is for the Planning Official to discuss how the design regulations, design guidelines, and other applicable provisions of this code and the Comprehensive Plan relate to the proposed development and to assist the applicant in preparing for the conceptual design conference.
4. Conceptual Design Conference – Before applying for design review approval, the applicant shall attend a conceptual design conference with the Design Review Board. The conference will be scheduled by the Planning Official to occur within 30 days of written request by the applicant. The purpose of this conference is to provide an opportunity for the applicant to discuss the project concept with the Design Review Board and:
 - a. To discuss how the design regulations, design guidelines and other applicable provisions of the Comprehensive Plan affect or pertain to the proposed development;
 - b. For the Design Review Board to designate which design regulation, design guidelines and other applicable provisions of the Comprehensive Plan apply to the proposed development based primarily on the location and nature of the proposed development; and
 - c. For the Design Review Board to determine what models, drawings, perspectives, 3-D CAD model, or other application materials the applicant will need to submit with the design review application.
5. Application – Following the conceptual design conference, the applicant shall submit the design review application on a form provided by the Planning Department. The application shall include all documents and exhibits listed on the application, as well as all application

materials required as a result of the conceptual design conference.

6. Public Notice

- a. Contents – On receipt of a complete design review application, the Planning Official shall schedule a design response conference with the Design Review Board to occur within 60 calendar days of receiving the complete application. The Planning Official shall provide public notice of the design response conference. Public notice shall contain the name of the applicant and project, the location of the subject property, a description of the proposed project, time and place of the first design response conference, and a statement of the availability of the application file.
- b. Distribution – The Planning Official shall distribute this notice at least 14 calendar days before the first design response conference as follows:
 - 1) By mail to owners of all property within 300 feet of any boundary of the subject property based on records of the King County Assessor.
 - 2) Publish once in the official newspaper of the City.
 - 3) Post conspicuously on the subject property on a public notice sign. The Department of Planning and Community Development is authorized to develop standards and procedures for public notice signs.

7. Design Response Conference – The design response stage allows the Design Review Board to review the design plans and provide direction to the applicant on issues to be resolved for final approval. The applicant shall present a summary of the project to the Design Review Board. The Planning Official shall present a review of the project for consistency with the requirements specified in subsection (2) of this section. Public comment relevant to the application of the design guidelines, design regulations, downtown plan, Juanita Business District Plan, or goals and policies in the North Rose Hill Plan for the North Rose Hill Business District shall be taken. Persons commenting must provide their full name and mailing address. The Design Review Board may reasonably limit the extent of comments to facilitate the orderly and timely conduct of the conference. The Design Review Board shall decide whether the application complies with the requirements specified in subsection (2) of this section. The Design Review Board shall make its decision by motion that adopts approved project drawings in addition to changes or conditions required by the Design Review Board. If the Design Review Board finds that the application does not meet those requirements, it shall specify what requirements have not been met and options for meeting those requirements. The Design Review Board may continue the conference if necessary to gather additional information necessary for its decision on the design review application. If the conference is continued to a specific date, no further public notice is required; otherwise notice shall be mailed to all parties participating in the design response conference.
8. Approval – After reviewing the D.B.R. application and other application materials, the Design Review Board may grant, deny or conditionally approve subject to modifications the D.B.R. application for the proposed development. No development permit for the subject property requiring D.B.R. approval will be issued until the proposed development is granted D.B.R. approval or conditional approval. The terms of D.B.R. approval or conditional approval will become a condition of approval on each subsequent development permit and no subsequent development permit will be issued unless it is consistent with the D.B.R. approval or conditional approval. The Planning Official shall send written notice of the D.B.R. decision to the applicant and all other parties who participated in the conference(s) within 14 calendar days of the approval. If the D.B.R. is denied, the decision shall specify the reasons for denial. The final D.B.R. decision of the City on the D.B.R. application shall be the postmarked date of the written D.B.R. decision or, if the D.B.R. decision is appealed, the date of the City's final

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decision on the appeal. Notwithstanding any other provision of this code, if an applicant submits a complete application for a building permit for the approved D.B.R. development within 180 days of the final D.B.R. decision, the date of vesting for the building permit application shall be the date of the final D.B.R. decision.

142.40 Appeals of Design Review Board Decisions

1. Jurisdiction – Appeals of the decision of the Design Review Board will be heard as follows:
 - a. If a related development permit requires an open record public hearing, then the appeal shall be heard at that hearing and decided upon by the hearing body or officer or officer hearing the related development permit.
 - b. If there are no other open record hearings required for related development permits, then the decision of the Design Review Board shall be heard at an open record hearing by the City Council

Only those issues under the authority of the Design Review Board as established by KZC 142.35(2) are subject to appeal.

2. **Who May Appeal** – The decision of the Design Review Board may be appealed by the applicant or any other individual or entity who submitted written or oral comments to the Design Review Board.
3. **Time To Appeal/How To Appeal** – The appeal, in the form of a letter of appeal, must be delivered to the Planning Department within 14 calendar days following the postmarked date of the distribution of the Design Review Board decision. It must contain a clear reference to the matter being appealed and a statement of the specific elements of the Design Review Board decision disputed by the person filing the appeal.
4. **Fees** – The person filing the appeal shall include with the letter of appeal the fee as established by ordinance.
5. **Notice**
 - a. **Content** – The Planning Official shall prepare a notice of the appeal containing the following:
 - 1) The file number and a brief written description of the matter being appealed.
 - 2) A statement of the scope of the appeal including a summary of the specific matters disputed in the letter of appeal.
 - 3) The time and place of the public hearing on the appeal.
 - 4) A statement of who may participate in the appeal.
 - 5) A statement of how to participate in the appeal.
 - b. **Distribution** – At least 14 calendar days before the hearing on the appeal, the Planning Official shall send a copy of this notice to the applicant, appellant(s), and Design Review Board. The notice of appeal may be combined with the hearing notice for the related development permit, if applicable.
6. **Participation in the Appeal** – Only the person(s) who filed the appeal, the applicant, and the chair (or designee) of the Design Review Board may participate in the appeal. These persons may participate in the appeal in either or both of the following ways:

Chapter 162-NonConformance

0-3889

162.35

Certain Nonconformances Specifically Regulated

8. CBD, JBD, and NRHBD Design Regulations

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- a. The provisions of this subsection (8) regulate under what circumstances nonconformance with the CBD, JBD, and NRHBD design regulations of Chapter 92 KZC must be corrected. Compliance with CBD, JBD, and NRHBD design regulations is only required when D.R. is required pursuant to Chapter 142 KZC. However, the City encourages voluntary compliance with the design regulations even for projects which do not require D.R. approval.
- b. If the applicant proposes to modify a building or site (or portions thereof) that does not conform to the design regulations, then the nonconforming elements on or within the building or site (or portions thereof) must be brought into conformance to the greatest extent feasible, as determined by the City, depending on the scope of the project.

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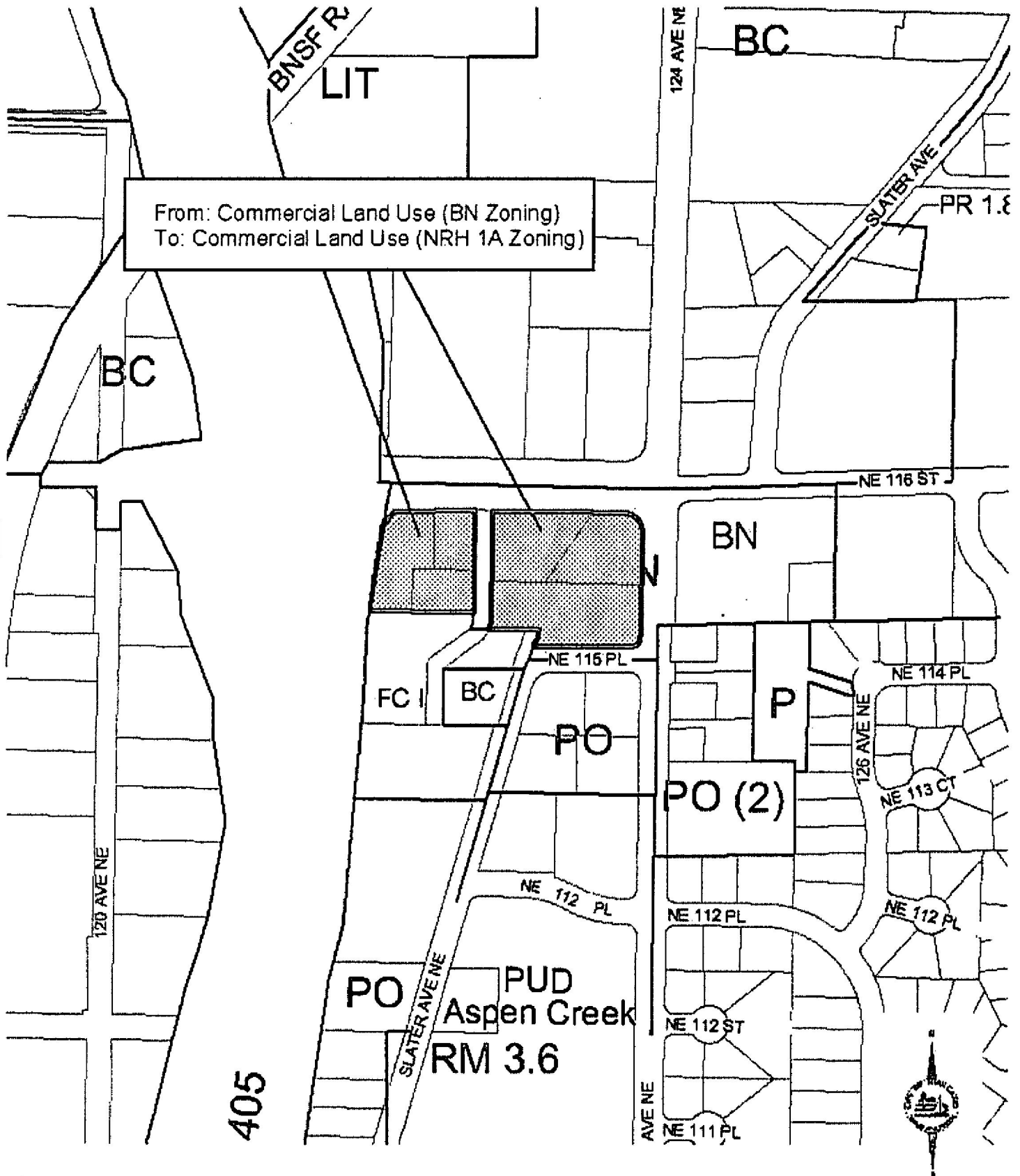
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If the design regulation that the portion of the building or site does not comply with contains alternatives for compliance, not all of which involve the portion of the building or site that will be modified, then the remodel must be brought into conformance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

City of Kirkland
North Rose Hill Plan Update
Proposed Rezones and Comprehensive Plan Amendments

0-3889

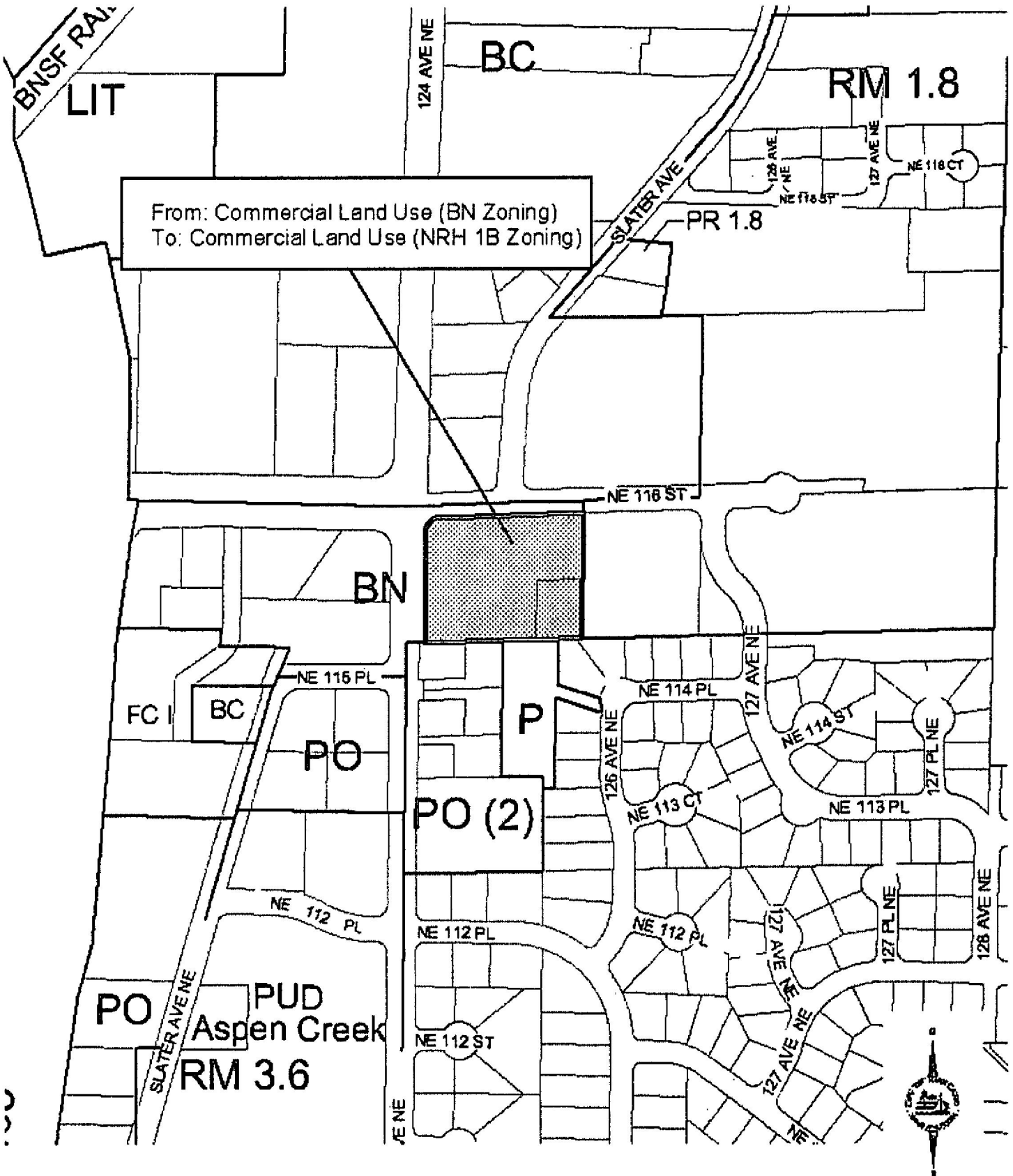
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City of Kirkland
North Rose Hill Plan Update
Proposed Rezones and Comprehensive Plan Amendments

0-3889

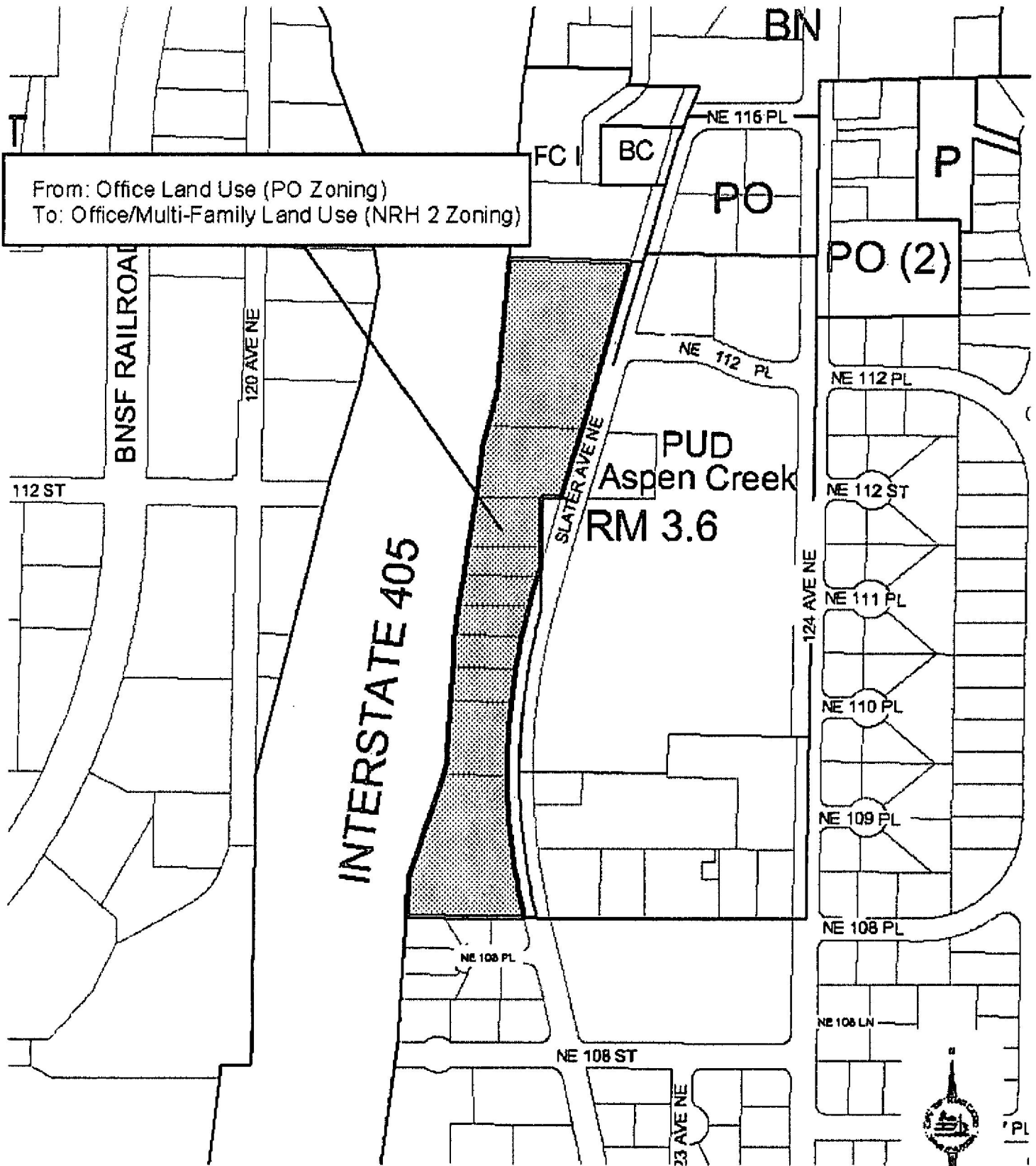
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City of Kirkland
North Rose Hill Plan Update
Proposed Rezones and Comprehensive Plan Amendments

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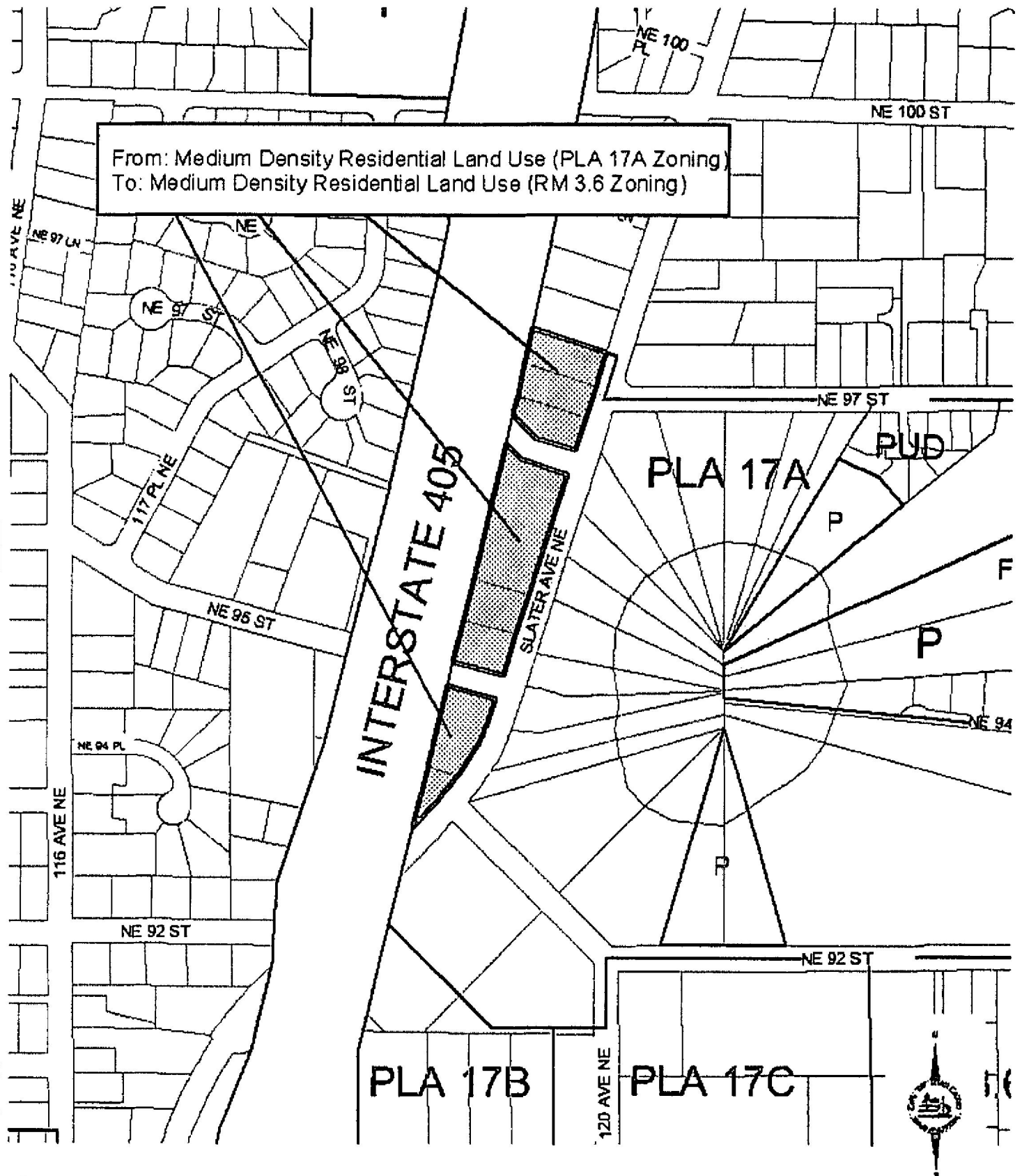
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City of Kirklind
North Rose Hill Plan Update
Proposed Rezones and Comprehensive Plan Amendments

0-3889

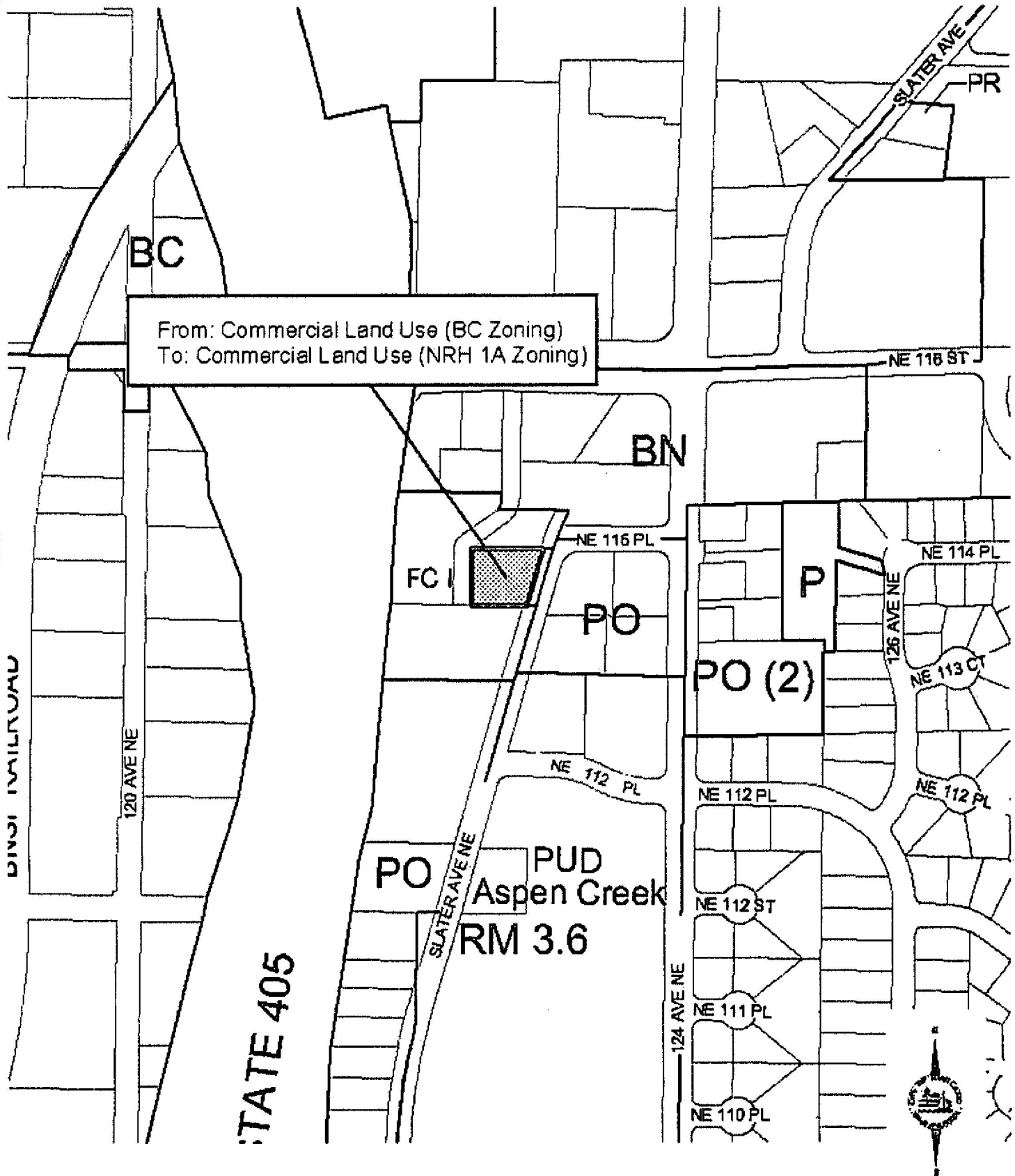
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City of Kirkland
North Rose Hill Plan Update
Proposed Rezones and Comprehensive Plan Amendments

0-3889

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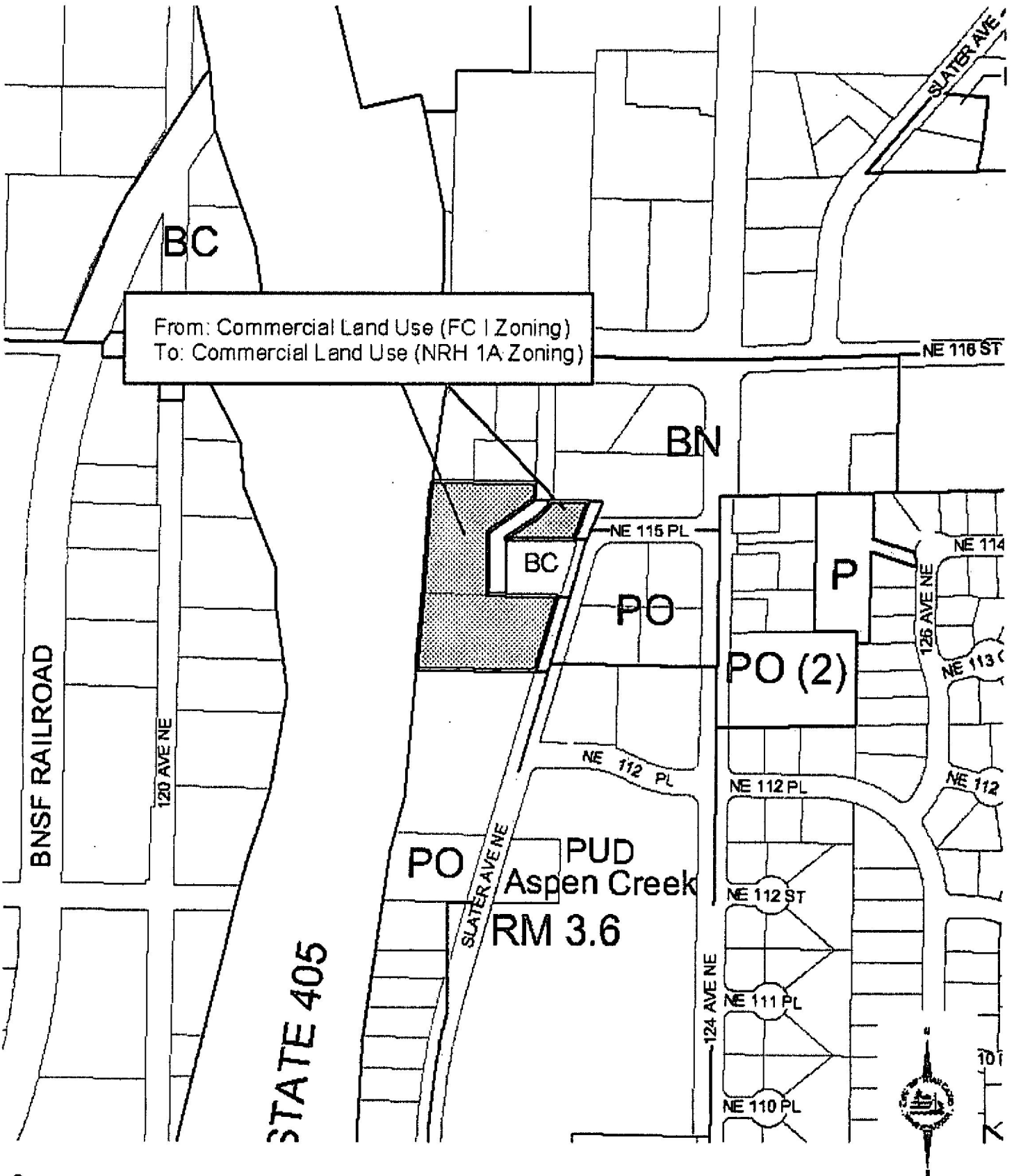


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City of Kirkland
North Rose Hill Plan Update
Proposed Rezones and Comprehensive Plan Amendments

0-3889

12340 NE 115th Place and 11261 & 12223 NE 116th St



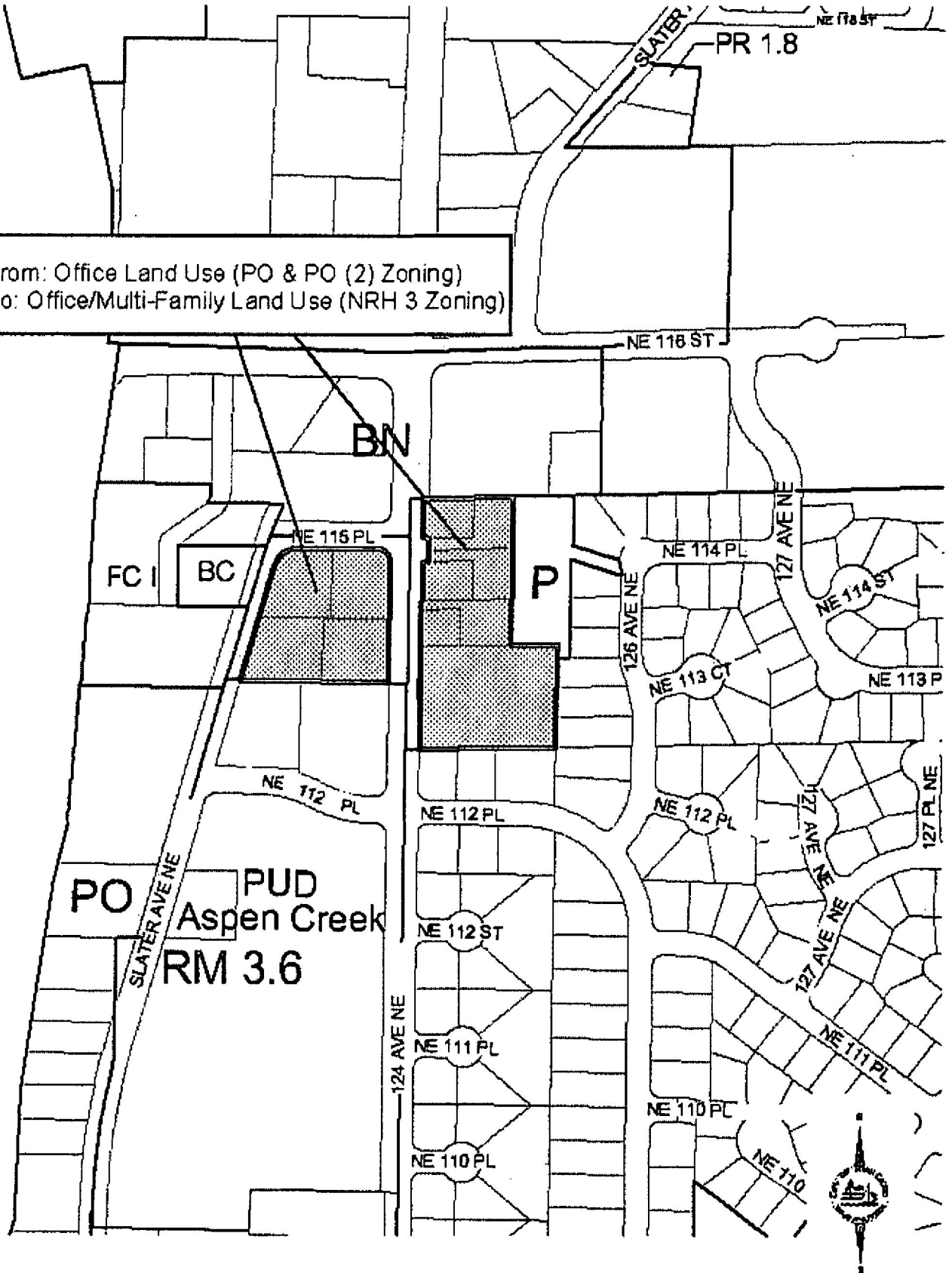
City of Kirkland
North Rose Hill Plan Update
Proposed Rezones and Comprehensive Plan Amendments

0-3889

11246 - 11428 124th Ave NE and
11416 Slater Ave NE

From: Office Land Use (PO & PO (2) Zoning)
To: Office/Multi-Family Land Use (NRH 3 Zoning)

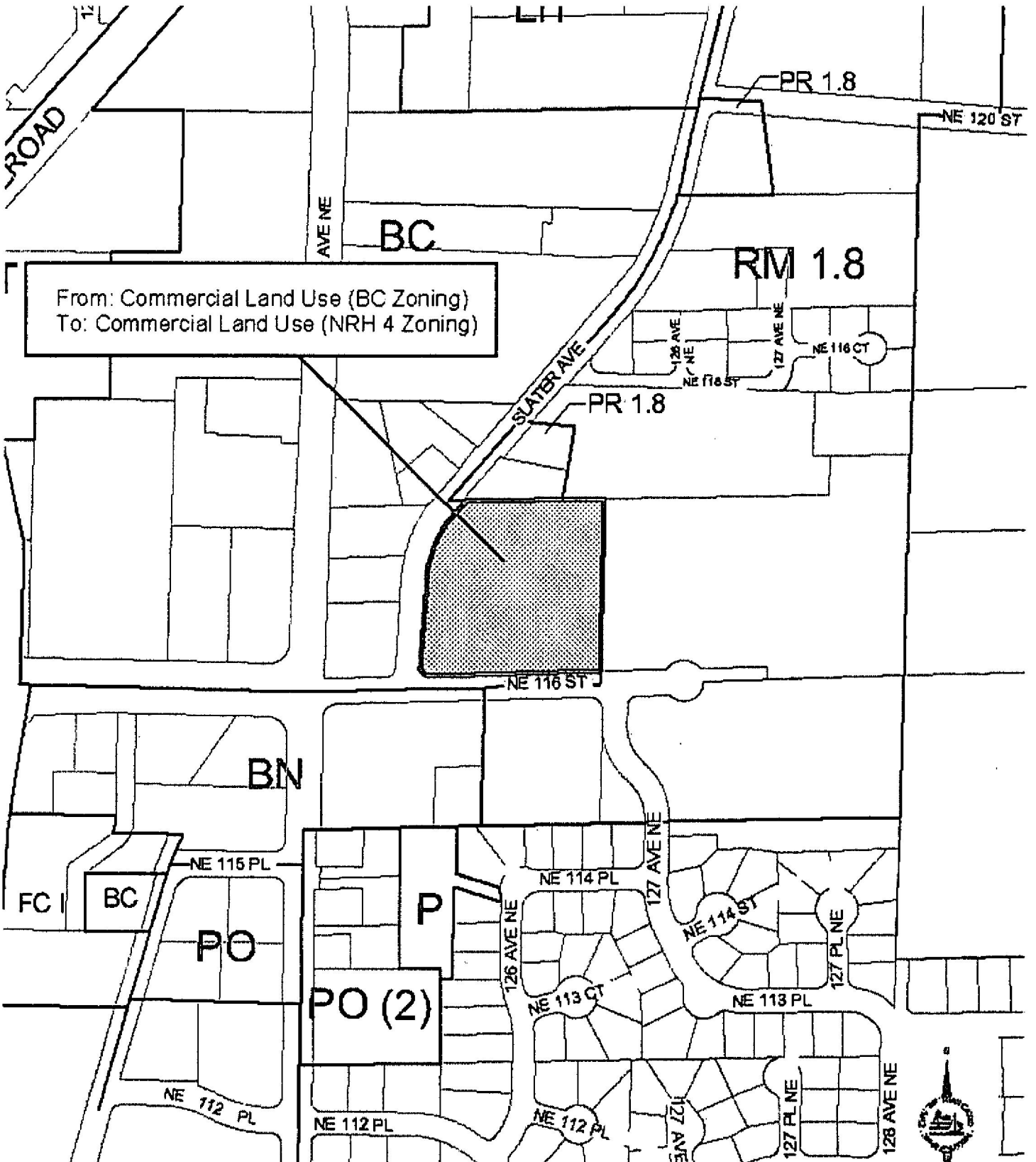
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City of Kirkland
North Rose Hill Plan Update
Proposed Rezones and Comprehensive Plan Amendments

0-3889

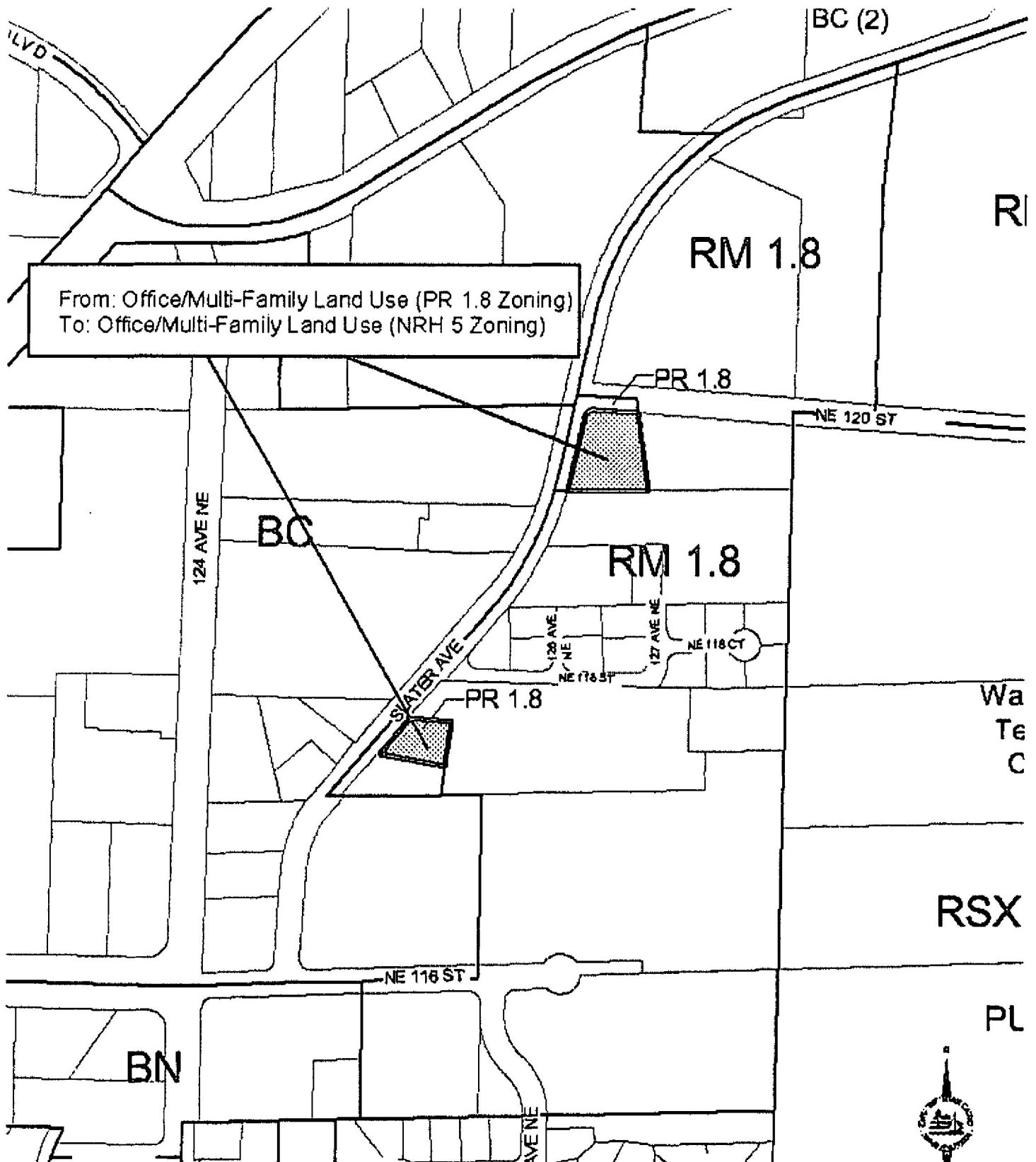
North Park Business Center - 11626 - 11630 Slater Ave NE



City of Kirkland
North Rose Hill Plan Update
Proposed Rezones and Comprehensive Plan Amendments

0-3889

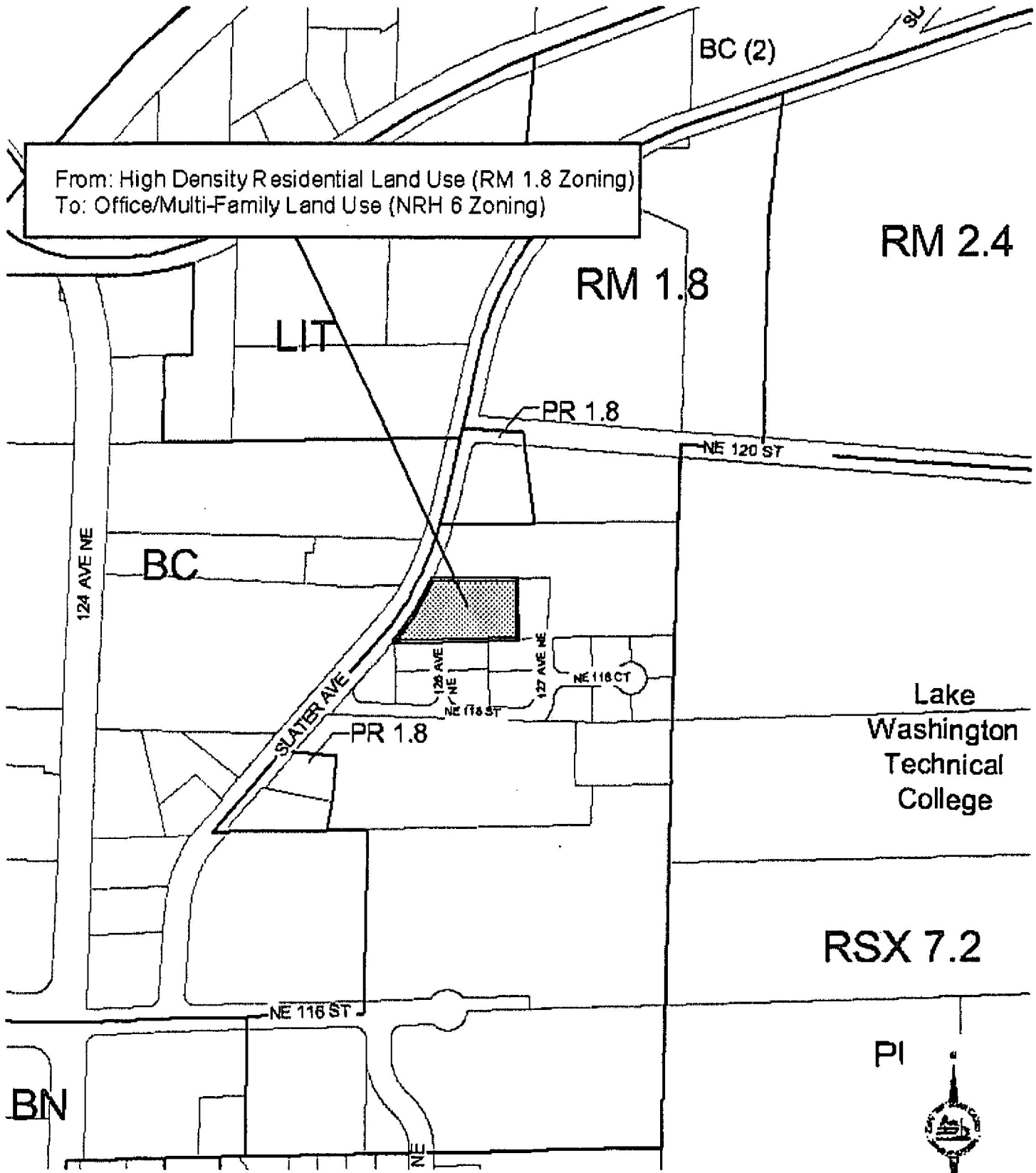
11680 and 11866 Slater Ave NE



City of Kirkland
North Rose Hill Plan Update
Proposed Rezones and Comprehensive Plan Amendments

0-3889

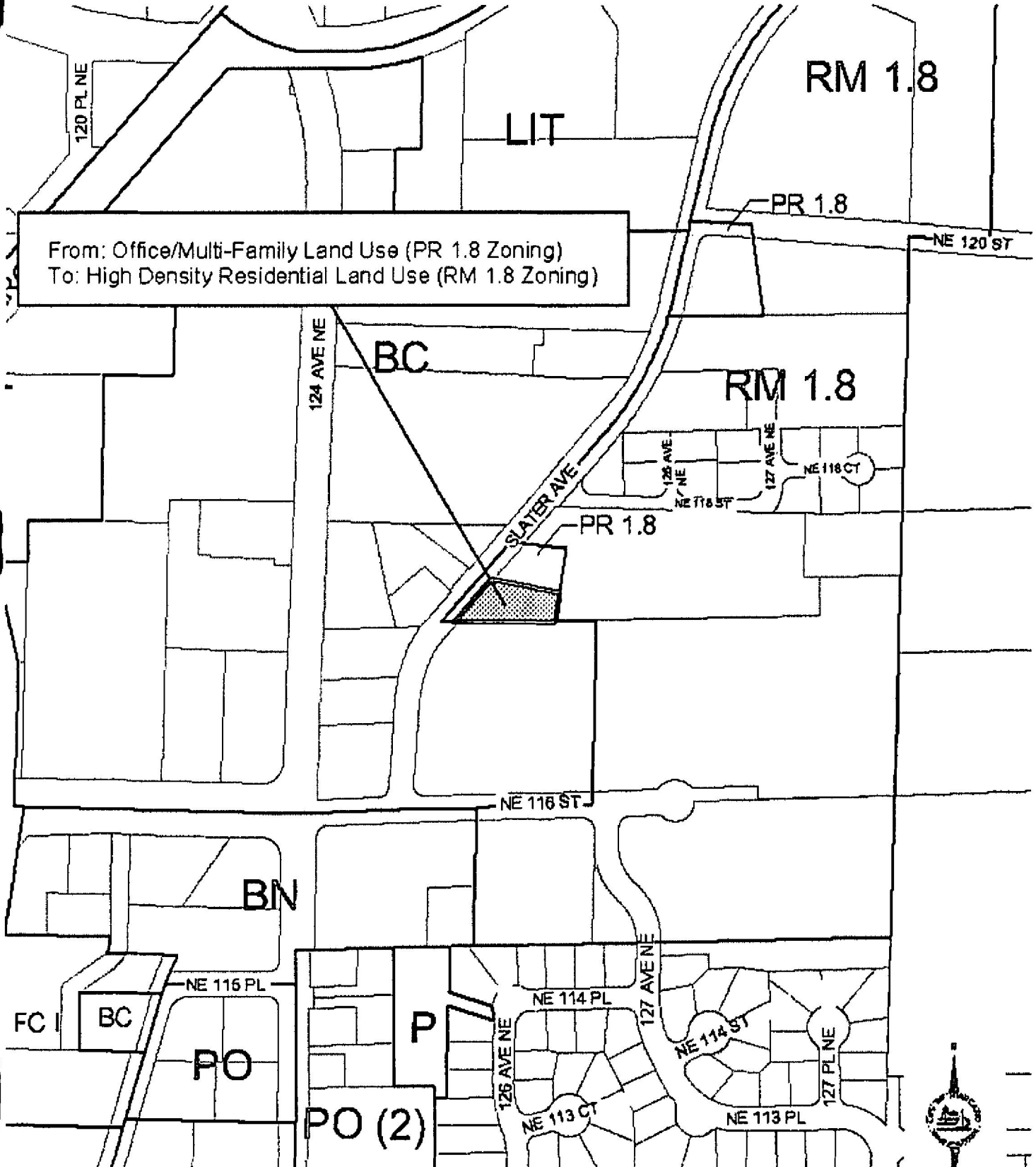
11828 Slater Ave NE



City of Kirkland
North Rose Hill Plan Update
Proposed Rezones and Comprehensive Plan Amendments

0-3889

A Portion of Ridgewood Village Condos - 12504 - 12528 NE 117th Place



PUBLICATION SUMMARY
OF ORDINANCE NO. 3889

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO COMPREHENSIVE PLANNING, LAND USE AND ZONING; AMENDING THE COMPREHENSIVE PLAN, ORDINANCE 3481 AS AMENDED, THE KIRKLAND ZONING CODE (TITLE 23 OF THE KIRKLAND MUNICIPAL CODE), AND THE KIRKLAND ZONING MAP, ORDINANCE 3710 AS AMENDED, TO IMPLEMENT THE NORTH ROSE HILL NEIGHBORHOOD PLAN UPDATE (FILE NO. IV-00-23).
).

SECTION 1. Amends the following specific portions of the Kirkland Comprehensive Plan.

- A. Amends specified text in the Table of Contents
- B. Amends text in the List of Figures
- C. Amends text in the List of Tables
- D. Amends City of Kirkland Comprehensive Land Use Plan Map in the Land Use Element
- E. Repeals the existing North Rose Hill Neighborhood Plan and replaces it with a new North Rose Hill Neighborhood Plan.

SECTION 2. Amends the following specific portions of the Kirkland Zoning Code.

- F. Amends text in the Table of Contents
- G. Amends text in the Definitions Chapter
- H. Amends text in the Legal Effect/Applicability Chapter
- I. Amends text in the Multifamily Residential Zones Chapter
- J. Adds a new North Rose Hill Business District Zones Chapter
- K. Amends text in the Planned Area 17A Chapter
- L. Amends text and figure in the Design Regulations Chapter
- M. Amends text in the Parking and Parking Areas, Vehicle and Pedestrian Access, and Related Improvements Chapter
- N. Amends text in the Miscellaneous Use Development and Performance Standards Chapter
- O. Amends text in the Design Review Chapter
- P. Amends text in the Nonconformance Chapter

SECTION 3. Amends the Kirkland Zoning Map as set forth in Exhibit Q.

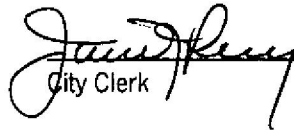
SECTION 4. Provides a severability clause for the ordinance.

SECTION 5. Establishes certification by City Clerk and notification of King County Department of Assessments.

SECTION 6. Authorizes publication of the ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code and establishes the effective date as five days after publication of summary.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its meeting on the 6th day of May, 2003.

I certify that the foregoing is a summary of Ordinance 3889 approved by the Kirkland City Council for summary publication.



City Clerk