

ORDINANCE NO. 3900

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 A CORRECTION TO THE ZONING AND LAND USE DESIGNATION OF THE LAKE WASHINGTON TECHNICAL COLLEGE (FILE NO. IV-03-30).

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 May 29, 2003 and bearing Kirkland Department of Planning and Community Development File No. IV-03-30; and

WHEREAS, prior to making the recommendation the Planning Commission, following notice as required by RCW 35A.63.070, held on May 22, 2003 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 and Figures amended: The following specific portions of the text and figures of the Comprehensive Plan, Ordinance 3481 as amended, are amended to read as follows:

- A. Section VI Land Use Element:
Map amendment to the City of Kirkland Comprehensive Land Use Map as shown in Exhibit A attached to this ordinance and incorporated by reference.
- B. Section XV.F. North Rose Hill Neighborhood Plan:
Text and land use map Figure NRH-4 amendments to Section XV.F. North Rose Hill Neighborhood Plan as shown in Exhibit B 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:

- C. Table of Contents:
Text amendments to Table of Contents as shown in Exhibit C attached to this ordinance and incorporated by reference.
- D. Chapter 5. Definitions:
Text amendments to Definitions Sections 5.415, and 5.960, as shown in Exhibit D attached to this ordinance and incorporated by reference.
- E. Chapter 60. Planned Area 14:
Text amendments to add new use zone charts for the new Planned Area 14 as shown in Exhibit E attached to this ordinance and incorporated by reference.

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

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

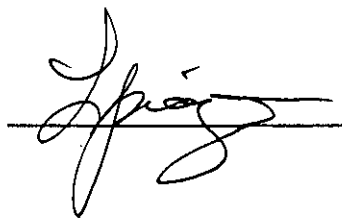
Section 4. Severability: If any section, subsection, sentence, clause, phrase, part or portion of this ordinance, including those parts adopted by reference, is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of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

Section 5. Effective Date: 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 Ordinance Copy: 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 15th day of July, 2003.

SIGNED IN AUTHENTICATION THEREOF this 15th day of July, 2003.



Mayor

Attest:

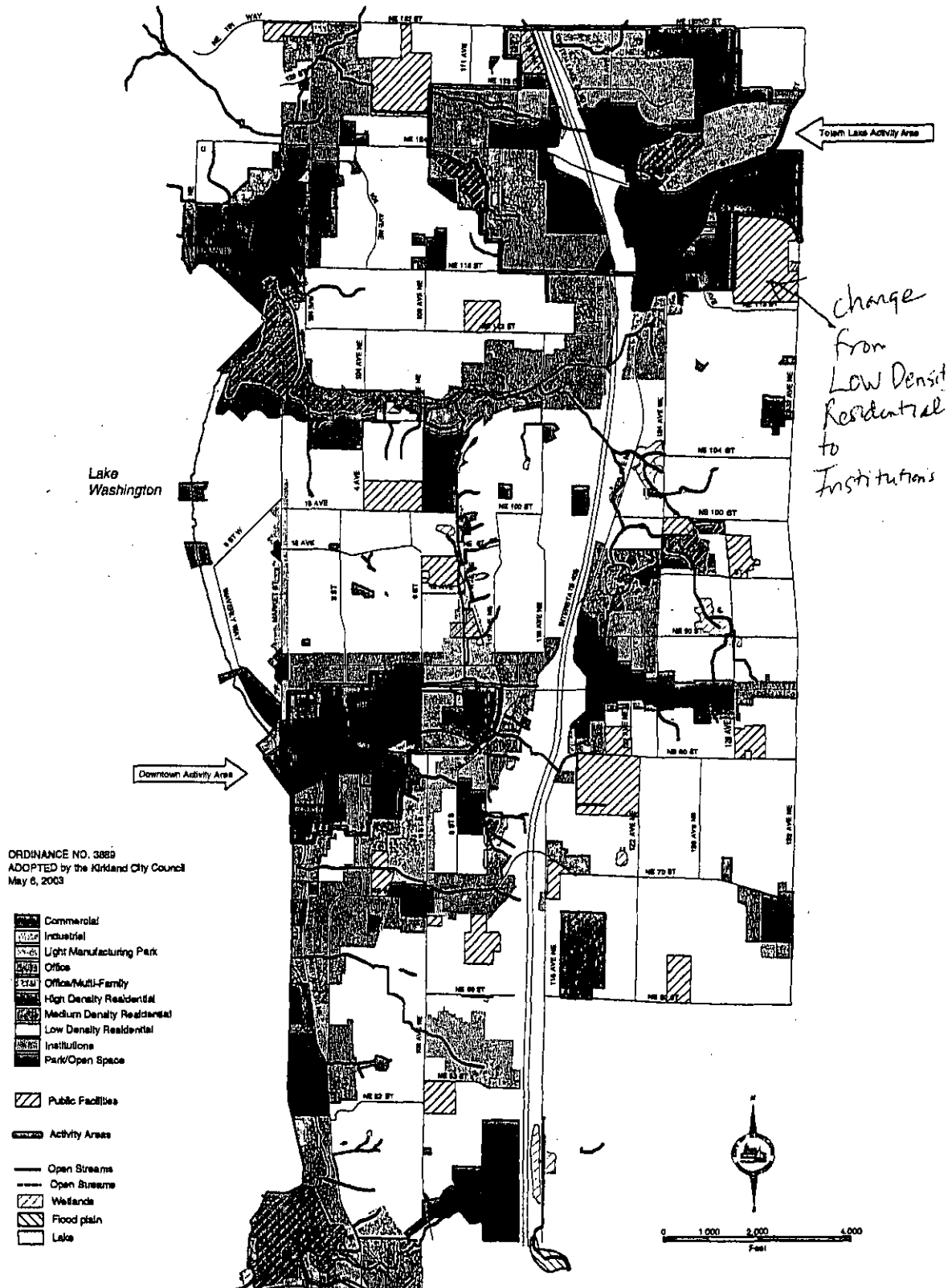
Deputy Hazel Anderson
City Clerk

Approved as to Form:

Gail Bond, City Attorney

CITY OF KIRKLAND COMPREHENSIVE LAND USE PLAN MAP

Department of Planning and Community Development



ORDINANCE NO. 3889
 ADOPTED by the Kirkland City Council
 May 6, 2003

- Commercial
- Industrial
- Light Manufacturing Park
- Office
- Office/Multi-Family
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Institutions
- Park/Open Space
- Public Facilities
- Activity Areas
- Open Streams
- Open Streams
- Wetlands
- Flood plain
- Lake

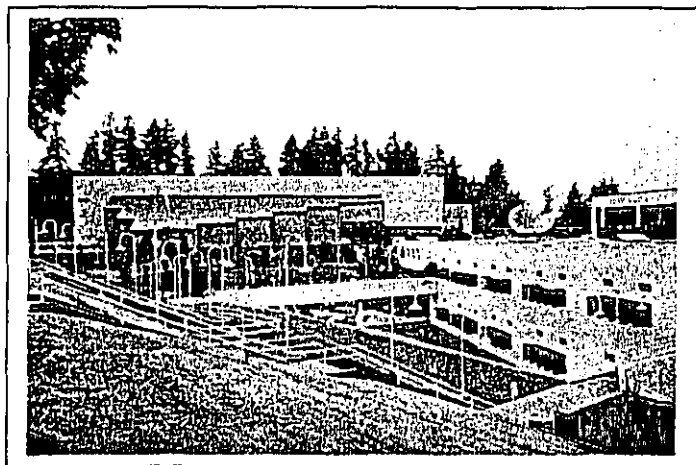
Note: Boundaries of features shown are approximate, based on aerial photos and field observations. These lines have not been surveyed.

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 – Planned Area 14 -



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

Exhibit B

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 ~~545~~ 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)

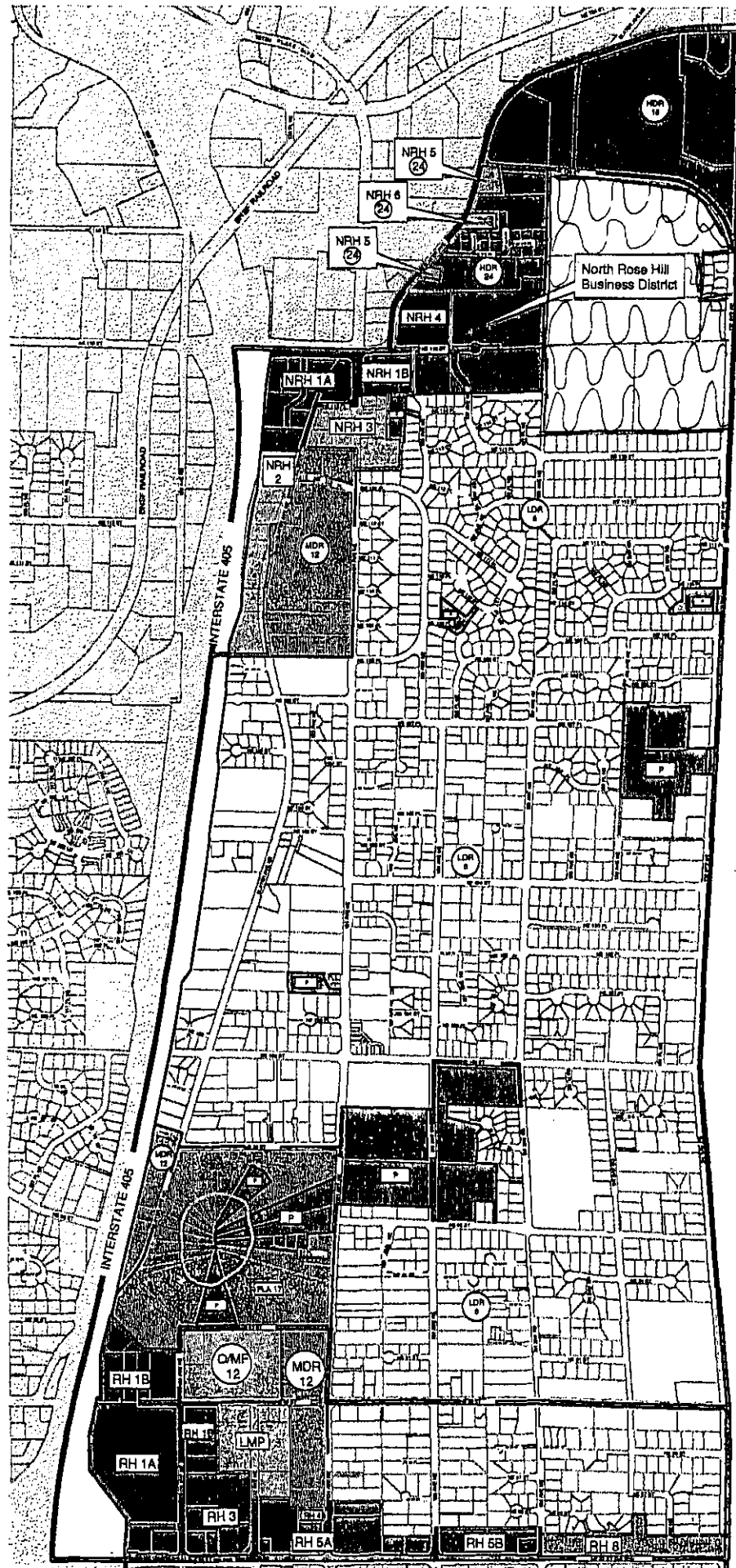
Goal NRH 16 - Ensure that any future church expansion or redevelopment of the site is compatible with the surrounding residential community.

- **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.



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
- Institutions*
- Residential Density in Units/Acre
- NE 85th Subarea Boundary
- North Rose Hill Business District

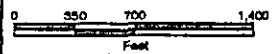


Figure NRH-4 Page 17

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.

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Ordinance Table

Interpretations

- .405 Inner Harbor Line – The line designated as such on the Zoning Map.
- .410 Institutional Uses – The following uses: schools, churches, colleges, hospitals, parks, governmental facilities and public utilities.
- .415 Institutional Zones – The following zones: P; PLA 1; and PLA 12, and PLA 14.
- .420 Instructional Sign – A sign which designates public information such as, but not limited to, public restrooms, public telephones, exitways and hours of operation.
- .425 Integral Sign – A sign displaying a building date, monument citation, commemorative inscription or similar historic information.
- .440 Irrevocable License – A written irrevocable permission given by a property owner to the City for specified purposes.
- .445 Isolation – When a use abuts or is directly across the street from high density or higher intensity uses, on at least three sides.
- .447 Junk – Old or scrap copper; brass; rope; rags; batteries; paper; trash; rubber debris; wastes; machinery; scrap wood; junked, dismantled or wrecked automobiles, or parts thereof; iron; steel; and other old or scrap ferrous or nonferrous material.
- .448 Junk Yard – A property or place of business which is maintained, operated, or used for storing, keeping, buying, selling, or salvaging junk.
- .450 Kennel – An establishment, generally retail in nature, which houses, cares for, breeds, raises or sells dogs or cats.
- .455 Land Surface Modification – The clearing or removal of trees, shrubs, groundcover and other vegetation, and all grading, excavation and filling of materials. The removal of overhanging vegetation and fire hazards as specified in Chapter 9.12 KMC shall not be deemed to be land surface modifications.
- .465 Landscaping – The planting, removal and maintenance of vegetation along with the movement and displacement of earth, topsoil, rock, bark and similar substances done in conjunction with the planting, removal and maintenance of vegetation.
- .467 Landslide Hazard Areas – As defined in Chapter 85 KZC.
- .470 Landward – Toward dry land.
- .475 Linear Frontage of Subject Property – The frontage of the subject property adjacent or parallel to all open improved public rights-of-way. Frontage adjacent to I-405 is not applicable except for properties within FC I, FC II, and PLA 10 Zones. If the subject property does not have frontage on an open improved right-of-way, the frontage of any public access easements which serve the subject property and unopened rights-of-way which front on the subject property is the linear frontage of the subject property.
- .480 Lot – A parcel of land having fixed boundaries, sufficient in area and dimension to meet zoning requirements for width and area, having common ownership and not severed by an existing public right-of-way.
- .482 Lot size – The total area of the subject property minus the area of vehicular access easements or tracts serving more than one lot not abutting a right-of-way.
- .485 Low Density Use – A detached dwelling unit on a subject property that contains at least 7,200 square feet.

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	NRH 3
RM 1.8	JBD 2	PLA 9	NRH 4
	JBD 3	PLA 10A	NRH 5
WD I	JBD 4	PLA 10B	NRH 6
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	<u>PLA 14</u>
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	NRH 1A	
	PLA 6A	NRH 1B	
BN	PLA 6B	NRH 2	

.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.

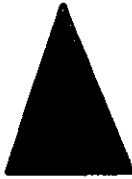
.975 Wall Sign – A sign attached to and extending not more than 18 inches from the facade or face of a building with the exposed face of the sign parallel to the facade or face of the building.

**CHAPTEI 60 – Planned Areas
60.168 User Guide.**

The charts in KZC 60.169.a contain the basic zoning regulations that apply in Planned Area 14, 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 60.169

Section 60.1 9 GENERAL REGULATIONS



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

1. Refer to Chapter 1 KZC to determine what other provisions of this Code may apply to the subject property.
2. If any portion of a structure is adjoining a low density zone, then either:
 - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

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

USE ZONE CHART

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

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	cas	cas					
Section 60.169.a	Public Park	See Special Regulations 1 and 2.	None	Will be determined on	case-by-case	cas	e		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. 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. In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: <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 neighbor 	

USE ZONE CHART

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

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						
Section 60.169.a 020	Public College or University	Process IIB, Chapter 152 KZC. See Special Regulation 1	As established in the master plan	As established in the master plan	As established in the master plan	As established in the master plan	As established in the master plan	As established in the master plan	As established in the master plan	As established in the master plan	1. If the development is consistent with the Master Plan adopted in R-3571, and with the Planned Unit Development adopted in O-3197, or with a subsequently approved Master Plan, then no zoning process is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking locations, buffering and landscaping.

USE ZONE CHART

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

USE REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		Special Regulations (See also General Regulations)		
		REQUIRED YARDS (See Ch. 115)			Lot Size	Height of Structure	Landscaping Category (See Ch. 95)		Sign Category (See Ch. 100)	Req'd Parking Spaces (See Ch. 105)
	Front	Side	Rear							
Section 60.169.a Public Utility See Special Regulation 1.	See Special Regulation 2.	20'	20' on each side	20'	None	25' above average building elevation.	A See Spec. Reg. 3.	B	See KZC 105.25	<p>1. Site design must minimize adverse impacts on surrounding residential neighborhoods.</p> <p>2. 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 IIB, Chapter 152 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>3. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.</p>

			20'	20' on each side	20'				<p>8. Electrical signs shall not be permitted.</p> <p>9. May include accessory living facilities for staff persons.</p> <p>10. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).</p> <p>11. For school use, structure height may be increased, up to 35', if</p> <ul style="list-style-type: none"> a. The school can accommodate 200 or more students; and b. Each required side yard and rear yard is increased by one foot for each additional one foot structure height; and c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements.
				See Spec. Reg. 5.					

USE ZONE CHART

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

Section 60.169.a	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. 99)			
					Front	Side	Rear				Lot Coverage		
040	Mini-School or Mini-Day-Care Center	See Special Regulations 1, 2, 3, 8, and 9.	Process I, Chapter 145 KZC.	7,200 sq. ft.	20'	5' but 2 side yards must equal at least 15'. See Spec. Reg. 4	10'	50%	30' above average building elevation.	E	Sign Category (See Ch. 100) B See Spe c. Reg . 7.	Req'd Parking Spaces (See Ch. 105) See KZC 105.25 See Spec. Reg. 5 and 6.	<p>1. May locate on the subject property if:</p> <ul style="list-style-type: none"> a. it will not be materially detrimental to the character of the neighborhood in which it is located. b. Site design must minimize adverse impacts on surrounding residential neighborhoods. <p>2. A six-foot high fence is required along the property line adjacent to the outside play areas.</p> <p>3. Hours of operation and the maximum number of attendees may be limited by the City to reduce impacts on nearby residential uses.</p> <p>4. Structured play areas must be setback from all property lines by five feet.</p> <p>5. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.</p> <p>6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.</p> <p>7. Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses.</p> <p>8. May include accessory living facilities for staff persons.</p> <p>9. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).</p>

USE ZONE CHART

Section 60.109.a

Section 60.109.a	USE ↑ REGULATIONS ↩	Required Review Process	MINIMUMS				MAXIMUMS	Height of Structure	Lot Coverage	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)	Front	Side							
.050	Church	See Special Regulation	See Special Regulation	7,200 square feet	20'	20' on each side	20'	70%	30' above average building elevation.	B	1 for every 4 people based on maximum occupancy load of worshiping	1. The required review process is as follows: a. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process 11A, Chapter 150 KZC. b. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is five or more acres, a Master Plan, approved through Process 11B, Chapter 152 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. 2. The property must be served by a collector or arterial street. 3. No parking is required for day-care or school ancillary to the use.	

USE ZONE CHART

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

USE	REGULATIONS	Required Review Process	Lot Size	MINIMUMS			Front 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)
				Front	Side	Rear						
School or Day-Care Center	See Special Regulations 2, 3, 4, 9, and 10.	See Special Regulation 1.	7,200 sq. ft.	if this use can accommodate 50 or more students or children, then:	50' on each side	50'	70%	30' above average building elevation.	D	B See Spec. Reg. 8.	See KZC 105.25	1. The required review process is as follows: a. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process IIA, Chapter 150 KZC. b. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is five or more acres, a Master Plan, approved through Process IIB, Chapter 152 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. 2. May locate on the subject property only if: a. It will not be materially detrimental to the character of the neighborhood in which it is located; or b. Site and building design minimizes adverse impacts on surrounding residential neighborhoods. 3. The property is served by a collector or arterial street. 4. A six-foot high fence along the side and rear property lines is required only along the property lines adjacent to the outside play areas. 5. Hours of operation and maximum number of attendees at one time may be limited to reduce impacts on nearby residential uses. 6. 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. 7. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading area on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. 8. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.

REGULATIONS CONTINUED ON NEXT PAGE

USE ZONE CHART

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

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							
Section 60.169.a	Government Facility Community Facility See Special Regulation 1.	See Special Regulation n 2.	20'	10' on each side	10'	70%	25' above average building elevation.	C See Spec. Reg. 3.	B	See KZC 105.25	1. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. The required review process is as follows: a. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process IIA, Chapter 150 KZC. b. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is five or more acres, a Master Plan, approved through Process IIB, Chapter 152 KZC, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and landscaping. 3. Landscape 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 60.169.a22	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							
.010	Detached Dwelling Unit. See Special Reg. 1 and 3.	None	7,200 sq. ft.	20' See Special Reg. 2	5' each side. See Spec. Reg. 2.	10'	50%	30' above average building elevation.	E	A	2.0 per dwellin g unit.	1. Not more than one dwelling unit may be on each lot, regardless of the size of the lot. 2. On corner lots, only one front yard must be a minimum of 20 feet. All other front yards shall be regulated as a side yard (minimum five-foot yard). The applicant may select which front yard shall meet the 20-foot requirement. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.	

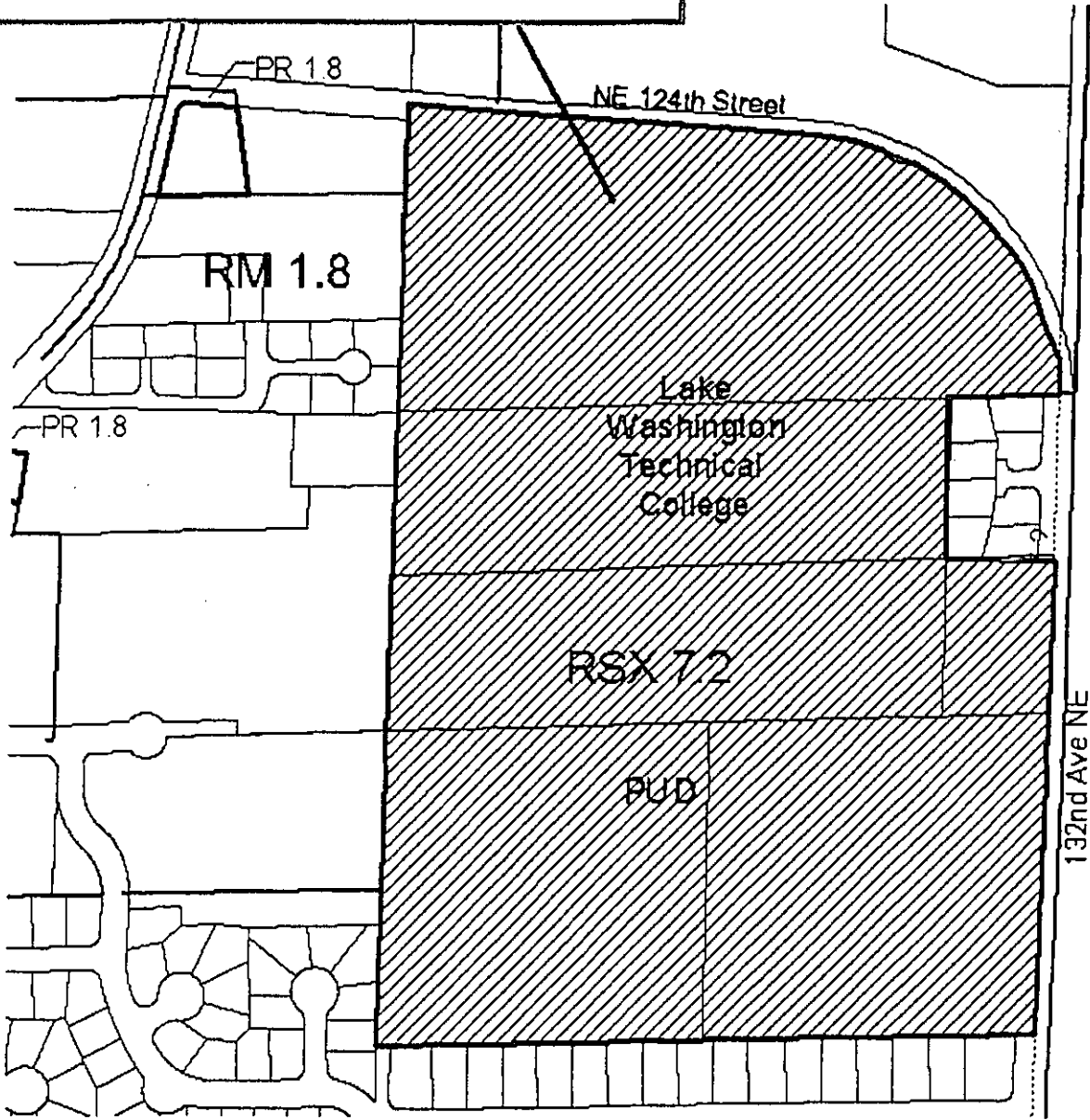
<p>hood or characteristics of the subject pro 2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction 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.</p>							
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Proposed Legislative Rezone & Comprehensive Plan Amendment

Lake Washington Technical College

11605, 11615 and 11625 132nd Ave NE

From: Low Density Residential Landuse/
Single Family Residential (RSX) 7.2 Zoning
To: Institutional Land Use/
Planned Area 14 (PLA 14) Zoning



0 0.1 0.2 Miles



PUBLICATION SUMMARY
OF ORDINANCE NO. 3900

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 A CORRECTION TO THE ZONING AND LAND USE DESIGNATION OF THE LAKE WASHINGTON TECHNICAL COLLEGE (FILE NO. IV-03-30).

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

- A. Amends City of Kirkland Comprehensive Land Use Plan Map in the Land Use Element
- B. Amends specified text and land use map in the North Rose Hill Neighborhood Plan

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

- C. Amends text in the Table of Contents
- D. Amends text in the Definitions Chapter
- E. Adds a new Planned Area 14 to Chapter 60

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


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 15th day of July, 2003.

I certify that the foregoing is a summary of Ordinance 3900 approved by the Kirkland City Council for summary publication.



Deputy City Clerk