

ORDINANCE NO.4051

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING AND LAND USE, AMENDING CHAPTERS 1, 5, 55, 60 and 180 OF ORDINANCE 3719 AS AMENDED, THE KIRKLAND ZONING ORDINANCE (TITLE 23 OF THE KIRKLAND MUNICIPAL CODE), AND AMENDING ORDINANCE 3710 AS AMENDED, THE KIRKLAND ZONING MAP (FILE NO. ZON04-00020).

WHEREAS, the City Council has received from the Kirkland Planning Commission a recommendation to amend certain sections of the text of the Kirkland Zoning Code, Ordinance 3719 as amended, all as set forth in that certain report and recommendation of the Planning Commission dated December 15, 2005, and bearing Kirkland Department of Planning and Community Development File No. ZON04-00020; and

WHEREAS, prior to making the recommendation the Planning Commission, following notice thereof as required by RCW 35A.63.070, on October 27, 2005, held a public hearing on the amendment proposals and considered the comments received at said hearing; and

WHEREAS, pursuant to the State Environmental Policy Act (SEPA), there has accompanied the legislative proposal and recommendation through the entire consideration process, a SEPA Addendum to existing environmental documents issued by the responsible official pursuant to WAC 197-11-600; 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. Zoning text amended: The following specified sections of the text of Ordinance 3719 as amended, the Kirkland Zoning Code (Title 23 of the Kirkland Municipal Code) are amended to read as follows:

- A. Chapter 1. User Guide:  
Text amendments to Section 1.05 to add references to new TL 10B, TL 10C, TL 10D and TL 10E zones, and to delete the reference to PLA, 11, as shown in Exhibit A attached to this ordinance and incorporated by reference.
- B. Chapter 5 Definitions:  
Text amendments to Sections 5.10.595 and 5.10.960 as shown in Exhibit B attached to this ordinance and incorporated by reference.
- C. Chapter 55 Totem Lake (TL) Zones:  
Text amendments to add new Use Zone Charts for TL 10B, TL 10C, TL 10D and TL 10E, as shown in Exhibits C-F attached to this ordinance and incorporated by reference.  
Text amendment to revise text in General Regulations for TL 6B, as shown in Exhibit G.

- D. Chapter 60 Planned Area 12: Delete the PLA 11 Use Zone Chart, as shown in Exhibit H.
- E. Chapter 180 Plates  
Text amendments to add Plates Y and Z, as shown in Exhibit I and J attached to this ordinance and incorporated by reference.

Section 2. Zoning Map amended: The following specified zones of the Ordinance 3710 as amended, the Kirkland Zoning Map, are amended as follows:

To add new TL 10B, TL 10C, TL 10D and TL 10E zoning categories and delete the PLA 11 zoning designation on the zoning map, as set forth in Exhibit K which by this reference is incorporated herein.

Section 3. 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 4. This ordinance shall be in 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.

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

PASSED by majority vote of the Kirkland City Council in open meeting this 6th day of June, 2006.

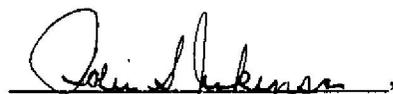
SIGNED IN AUTHENTICATION THEREOF this 6th day of June, 2006.

  
\_\_\_\_\_  
Mayor

Attest:

  
\_\_\_\_\_  
City Clerk

Approved as to Form:

  
\_\_\_\_\_  
City Attorney

## Chapter 1 – USER GUIDE

### Sections:

1.05 How To Use This Code

1.10 Additional Regulations

### 1.05 How To Use This Code

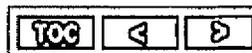
This code has been designed and drafted to make it as easy as possible for the user to determine all land use regulations that apply to a particular piece of property and to uses, structures, and activities on that piece of property. Follow the step-by-step procedure laid out below to find applicable regulations.

1. Find the subject property on the Zoning Map. The subject property will be within one of the following use zones sequentially listed:

RS	BC	JBD 1	NRH6	ILC
RSX	BCX	JBD 2	TL 1A	PLA 9
RM	LIT	JBD 3	TL 1B	TL 4B
PR	P	JBD 4	TL 2	TL 4C
PO	CBD 1	JBD 5	TL 3	PLA 14
WD I	CBD 2	JBD 6	TL4A	PLA 15
WD II	CBD 3	NRH1A	PLA 1	PLA 16
WD III	CBD 4	NRH1B	PLA 2	PLA 17
	CBD 5	NRH2	PLA 3	PLA 17A
	CBD 6	NRH3	PLA 5	RH 1A
FC 1		PLA 8	PLA 10	<del>PLA 11</del>
FC III	CBD 7	NRH4	PLA 6	RH 1B
BN	CBD 8	NRH5	PLA 7	RH 2A
RH 2B	RH 2C	RH 3	RH 4	RH 5A
RH 5B	RH 5C	RH 7	RH 8	TL 5
TL 6A	TL 6B	TL 7	TL 8	TL 10A
<u>TL 10B</u>	<u>TL 10C</u>	<u>TL 10D</u>	<u>TL 10E</u>	TL 11

2. Refer to the text of this code and find the chapter that corresponds to the use zone in which the subject property is located.
3. Each of these use zone chapters contains a series of charts. Read down the first vertical column of each chart to find the use in which you are interested. In some zones, certain uses are listed specifically (e.g., "Retail variety or department store" in Neighborhood Business Zones). In other zones, uses are listed generally (e.g., "Any retail establishment ... selling goods or providing services..." in Community Business Zones). In many cases, the general listing encompasses what could otherwise be numerous separate uses.

Uses and activities that fall under the definition of "adult entertainment use or activity" are not permitted except as allowed in Chapter 72 KZC.



## Chapter 5 – DEFINITIONS – Revised 05-06

Sections:

5.05 User Guide

5.10 Definitions

.145 Commercial Zones – The following zones: BN; BC; BCX; CBD; JBD 1; JBD 2; JBD 4; JBD 5; JBD 6; NRH 1A; NRH 1B; NRH 4; RH 1A, RH 1B, RH 2A, RH 2B, RH 2C, RH 3, RH 5A, RH 5B, RH 5C, RH 7, TL 2, TL 4A, TL 4B, TL 5, TL 6A, TL 6B and TL 8.

.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 TL 4A and TL 6B (east of 116<sup>th</sup> Avenue NE) and. 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.

.400 Industrial Zones - .The following zones: LIT; PLA 6G; and TL 7.

.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 14~~; PLA 15A; PLA 17A, FC III; NRH 2; NRH 3; NRH 5; NRH 6; RH 4, RH 8, TL 1A, TL 10A, TL 10B, TL 10C, TL 10D, and TL 10E.

.785 Residential Zone – The following zones: RS 35; RSX 35; RS 12.5; RSX 12.5; RS 8.5; RSX 8.5; RS 7.2; RSX 7.2; RS 5.0; RSX 5.0; RM 5.0; RM 3.6; RM 2.4; RM 1.8; WD I; WD II; WD III; PLA 2; PLA 3B; PLA 5A, D, E; PLA 6A, C, D, E, F, H, I, J, K; PLA 7A, B, C; PLA 9; PLA 15B; PLA 16; and PLA 17 and TL 11.

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

RS 35		NRH 1A	PLA 6C
RSX 35		NRH 1B	PLA 6D
RS 12.5	FC III	NRH 2	PLA 6E
RSX 12.5		NRH 3	PLA 6F
RS 8.5	BN	NRH 4	PLA 6G
RSX 8.5	BC	NRH 5	PLA 6H
RS 7.2	BCX	NRH 6	PLA 6I
RS 5.0			PLA 6J
RSX 5.0	LIT	TL 1A	PLA 6K
	P	TL 1B	PLA 7A
RM 5.0		TL 2	PLA 7B

RM 3.6	CBD 1	TL 3	PLA 7C
RM 2.4	CBD 2	TL 4A	PLA 9
RM 1.8	CBD 3	TL 4B	TL 7
	CBD 4	TL 4C	TL 8
WD I	CBD 5	PLA 1	TL 10A
WD II	CBD 6	PLA 2	<u>TL 10B</u>
WD III	CBD 7	PLA 3A	<u>TL 10C</u>
	CBD 8	PLA 3B	<u>TL 10D</u>
PR 8.5		PLA 5A	<u>TL 10E</u>
PR 5.0	JBD 1	PLA 5B	PLA 15A
PR 3.6	JBD 2	PLA 5C	PLA 15B
PR 2.4	JBD 3	PLA 5D	PLA 16
PR 1.8	JBD 4	PLA 5E	PLA 17
	JBD 5	PLA 6A	PLA 17A
PO	JBD 6	PLA 6B	TL 11
RH 1A	RH 3	RH 7	PLA 8
RH 1B	RH 4	RH 8	PLA 10A
RH 2A	RH 5A	TL 5	PLA 10B
RH 2B	RH 5B	TL 6A	PLA 10C
RH 2C	RH 5C	TL 6B	PLA 11

# TL 10B USE ZONE CHART

55 User Guide.

The charts in KZC 55.152 contain the basic zoning regulations that apply in TL 10B. 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 55.150 TL 10B

### Section 55.150 – GENERAL REGULATIONS

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

1. Refer to Chapter 1 KZC to determine what other provision of this code may apply to the subject property.
2. If any portion of a structure is adjoining a low density zone, then either:
  - a. The height of that portion of the structure shall not exceed 20 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.
3. The ability to accommodate new development in the TL 10B zone is dependent upon the extension of 118<sup>th</sup> Avenue NE to NE 116<sup>th</sup> Street as shown on Plate Y, Chapter 180, KZC. Consistent with and to the extent authorized by applicable statutes and court decisions, new development on properties across which this street in whole or in part extends, shall contribute to the creation of the street as follows:
  - a) With all new development, the portions of this street crossing the subject property shall be dedicated as public right of way consistent with Plate Y, and
  - b) With all new development exceeding 35 feet in height, the street shall be improved as determined by the Public Works Director. Minor deviations in the location and width of the street may be approved by the Public Works Director if the deviations will not negatively affect the functioning of the street.
4. Maximum allowable building height may be increased to 45' above average building elevation on parcels where dedication for the road is provided. Additional height increases beyond 45' above A.B.E. may be allowed for certain uses, as authorized in the Use Zone Chart.
5. Vehicular access to NE 116th is permitted only via 118<sup>th</sup> Avenue NE, or if the subject property does not have access to 118<sup>th</sup> Avenue NE (does not apply to Public Park use).
6. Any development activities requiring Design Review approval pursuant to KZC Section 142.15 shall be reviewed administratively (ADR), pursuant to KZC 142.25. Where gross floor area of an existing building is expanded by less than 10 percent, no design review is required.
7. Development must be designed to retain the existing hill along NE 116th St. and retain at a minimum, 25 percent of the viable significant trees. The City may require a greater than 25 percent depending on the location and clustering of trees (does not apply to Public Park use).
8. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142, KZC for requirements.

EXHIBIT

2

TL 10 [REDACTED] ZONE CHART

Section 55

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

Section 60.152	USE ↓  REGULATIONS ↓	Require d Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Height of Structure				
				Front	Side	Rear					

.010	Attached or Stacked Dwelling Units (see Special Regulation 1).	D.R., Chapter 142, KZC (See General Regulation 6).	None	20'	5', but 2 side yards must equal at least 15"	10'	70%	35 to 60' above average building elevation (see General Regulation 4 and Special regulation 2).	D	A	1:7 per unit.	1. This use is permitted only on parcels located west of the 118 <sup>th</sup> Avenue NE right of way alignment (see Plates Y and Z, Chapter 180). 2. Maximum building height may be increased from 35' to 60' if at least 10 percent of the units provided in new residential developments of 10 units or greater are affordable housing units, as defined in Chapter 5 of the KZC. The number of affordable housing units is determined by rounding up to the next whole number (unit) if the fraction of the whole number is at least 0.66. An agreement in a form approved by the City must be recorded with King County Department of Records and Elections to stipulate conditions under which required affordable housing units will remain as affordable housing units for the life of the project for rental units, and at least 30 years from the date of initial owner occupancy for ownership units.  Additional affordable housing incentives may be applicable to residential development (see Chapter 112 of the KZC).  3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Manufacturing See Special Regulation 1	D.R., Chapter 142, KZC (See		20'	0'	0'	70%	35' above average building elevation (See General	A	C	1 per each 1,000 sq. ft. of gross floor area.	1. The following manufacturing uses are permitted: a. Food, drugs, stone, clay, glass, china, ceramic products, electrical equipment, scientific or photographic equipment, fabricated metal products;

TL 105 USE ZONE CHART

Section 55

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

Section 60.152	USE ↓ REGULATIONS ↑	Require d Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Height of Structure				
				Front	Side	Rear					

.030	Warehouse Storage Services	General Regulation 6).				Regulation 4).				<ul style="list-style-type: none"> <li>b. Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities;</li> <li>c. Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations;</li> <li>d. Packaging of prepared materials;</li> <li>e. Textile, leather, wood, paper and plastic products from pre-prepared material; and</li> <li>f. Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes.</li> </ul> <ol style="list-style-type: none"> <li>2. Outdoor fabrication is not permitted. Outdoor storage must be located as far as possible from the adjoining residential zones and the freeway.</li> <li>3. May include as part of this use accessory retail sales, office or service occupying 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.</li> <li>4. The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20% of the existing gross floor area of the building</li> <li>5. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space.</li> <li>6. Refer to KZC 115.105 for provisions regarding Outdoor Use, Activity and Storage.</li> </ol>
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TL 10 [REDACTED] E ZONE CHART

Section 55

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
Section 60.152	USE ↓ REGULATIONS ↓	Require d Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Height of Structure				
				Front	Side	Rear					

.040	Wholesale Trade	D.R., Chapter 142, KZC (See	None	20'	0'	0'	70%	35' above average building elevation. (See General	A	C	1 per each 1,000 sq. ft. of gross floor area.	1. Outdoor fabrication is not permitted. Outdoor storage must be located as far as possible from the adjoining residential zones and the freeway. 2. May include as part of this use, accessory retail sales, office or service occupying not more than 20 percent of the gross floor area. The
.050	Industrial Laundry Facility											

(Revised 6/06)

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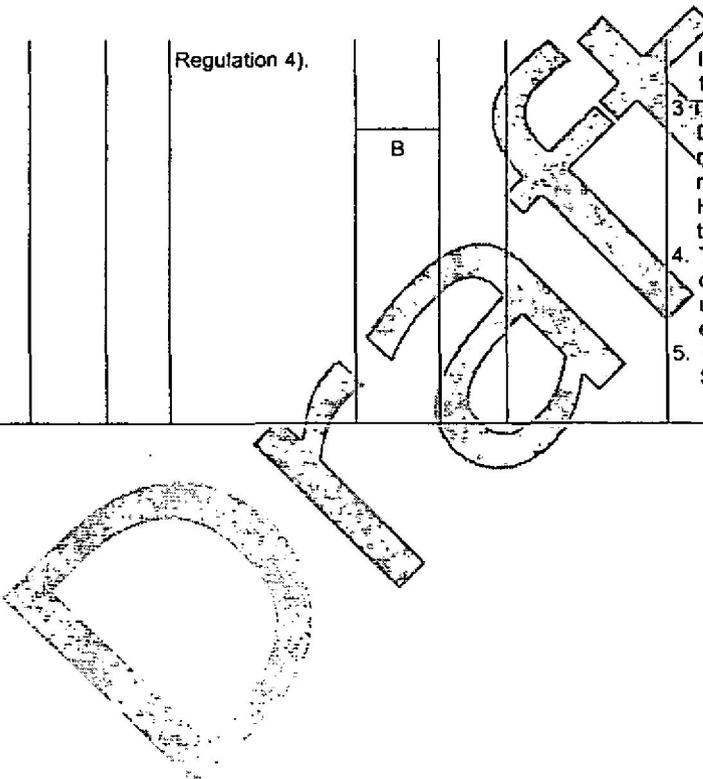
TL 10B USE ZONE CHART

Section 55

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

Section 60.152	USE ↓  REGULATIONS ⇨	Required Review Process	MINIMUMS			MAXIMUMS		Landscaping Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Height of Structure				
				Front	Side	Rear					

.060	Wholesale Printing or Publishing	General Regulation 6).								Regulation 4).  landscaping and parking requirements for these accessory uses will be the same as for the primary use. 3. The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20% of the existing gross floor area of the building. 4. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space. 5. Refer to KZC 115.105 for provisions regarding Outdoor Use, Activity and Storage.
.070	Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control							B		



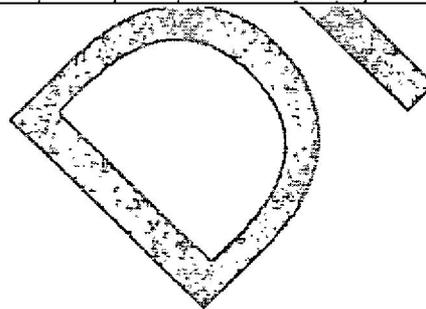
TL 105 USE ZONE CHART

Section 55

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

Section 60.152	USE ↓ REGULATIONS ↓	Require d Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Height of Structure				
				Front	Side	Rear					

.080	Office Use						40' to 55' above average building elevation. (See Special Regulation 1 and General Regulations 3 and 4).	C	D	<p>If a 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.</p> <ol style="list-style-type: none"> <li>Maximum building height may be increased from 40' to 55' above average building elevation on parcels where dedication for the road is provided, pursuant to General Regulations 3 and 4.</li> <li>The following regulations apply only to veterinary offices:             <ol style="list-style-type: none"> <li>Outdoor runs or other outdoor facilities for the animals must comply with Landscape Category A.</li> <li>Outside runs and other outside facilities for the animals must be setback at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.</li> </ol> </li> <li>Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:             <ol style="list-style-type: none"> <li>The ancillary assembled or manufactured goods are subordinate to and dependent on this use.</li> <li>The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.</li> </ol> </li> </ol>
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TL 105 [REDACTED] ZONE CHART

Section 55

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

Section 60.152	USE ↓ REGULATIONS →	Require d Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Height of Structure				
				Front	Side	Rear					

.090	High Technology	D.R., Chapter 142, KZC (See General Regulation 6).	None	20'			70%		C (see Special Regula tion 4).	D	If manufacturing 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"> <li>1. Maximum building height may be increased from 40' to 55' above average building elevation on parcels where dedication for the road is provided, pursuant to General Regulations 3 and 4.</li> <li>2. 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.</li> <li>3. Refer to KZC 115.105 for provisions regarding Outside Use, Activity and Storage.</li> <li>4. Any outdoor storage area shall be buffered according to Landscape Category A.</li> </ol>
.100	Mini-Day-Care See Special Regulation 8.		None	20'	0'	0'	70%	35' above average building elevation; (See General Regulation 4)	D	B	See KZC 105.25.	<ol style="list-style-type: none"> <li>1. A six-foot-high fence is required along the property lines adjacent to the outside play area.</li> <li>2. Hours of operation may be limited to reduce impacts on nearby residential uses.</li> <li>3. Structured play areas must be setback from all property lines by 5 feet.</li> <li>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.</li> <li>5. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.</li> <li>6. May include accessory living facilities for staff persons.</li> <li>7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).</li> <li>8. This use is permitted if accessory to a primary use, and:             <ol style="list-style-type: none"> <li>a. It will not exceed 20 percent of the gross floor area of the building; and</li> </ol> </li> </ol>

(Revised 6/06)

TL 105 USE ZONE CHART

Section 55

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

Section 60.152	USE ↓ REGULATIONS ↑	Require d Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Height of Structure				
				Front	Side	Rear					

										b. The use is integrated into the design of the building.
.110	Church		20'				C	E	1: for every 4 people based on maximum occupancy load of any area of worship. See Special Regulation 2.	1. May include accessory living facilities for staff persons. 2. No parking is required for day-care or school ancillary to the use.
.120	A retail establishment providing storage services (see special regulation						A	E	See KZC 105.25.	1. May include accessory living facilities for staff persons. 2. Outdoor storage must be located as far as possible from the adjoining residential zones and the freeway. 3. This use is only allowed east of the 118 <sup>th</sup> Avenue NE right-of-way alignment and its future extension to NE 116 <sup>th</sup> Street (see Plate Y).

(Revised 6/06)

TL 105 USE ZONE CHART

Section 55

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

Section 60.152	USE ↓  REGULATIONS →	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Height of Structure				
				Front	Side	Rear					

	3).									
.130	Public Utility							B		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.
.140	Government Facility or Community Facility				70%		C See Spec. Reg. 4			
.150	Public Park	Development standards will be determined on a case by case basis. See KZC Chapter 49 for required review process.								
.160	School or Day-Care Center	D.R., Chapter 142, KZC (See General Regulation 6).	None	If this use can accommodate 50 or more students or children, then:  50' 50' on each side 50'	70%	35' above average building elevation (See General Regulation 4).	C	B	See KZC 105.25.	<ol style="list-style-type: none"> <li>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.</li> <li>Hours of operation and maximum number of attendees at one time may be limited to reduce impacts on nearby residential uses.</li> <li>Structured play areas must be setback from all property lines as follows:                     <ol style="list-style-type: none"> <li>20 feet if this use can accommodate 50 or more students or children.</li> <li>10 feet if this use can accommodate 13 to 49 students or children.</li> <li>Otherwise, five feet.</li> </ol> </li> <li>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</li> </ol>

(Revised 6/06)

TL 10B USE ZONE CHART

Section 55

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
Section 60.152	USE ↓ REGULATIONS ↓	Require d Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Height of Structure				
				Front	Side	Rear					

			<p>If this use can accommodate 13 to 49 students or children, then:</p> <p>20' 20' on each side 20'</p> <p>Otherwise:</p> <p>20' 5', but 2 side yards must equal at least 15' 10'</p>						<p>loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses.</p> <p>5. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.</p> <p>6. Electrical signs shall not be permitted.</p> <p>7. May include accessory living facilities for staff persons.</p> <p>8. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388)..</p>
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# TL 10C Use Zone Chart

## Chapter 55 – Totem Lake (TL) Zones<sup>1</sup>

55.xx User Guide.

The charts in KZC 55.xx contain the basic zoning regulations that apply in the TL 10C 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.

TL 10C

### Section 55.xx – GENERAL REGULATIONS

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

1. Refer to Chapter 1 KZC to determine what other provision of this code may apply to the subject property.
2. Access for drive through facilities must be approved by the Public Works Official. See Chapter 105, KZC for requirements.
3. When a permitted use is included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.
4. 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 20 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.
5. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 152, KZC for requirements.

EXHIBIT

A

TL 10C Use Zone Chart

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

Section 48.15	USE ↓ REGULATIONS →	Require d Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	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						
.10	Attached or Stacked Dwelling Units (See Special Regulation 1).	D.R., Chapter 142, KZC	None	20'	5', but 2 side yards must equal at least 15'	10'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, up to 55' above average building elevation. (See special regulation 4).	D	A	1.7 per unit.	<ol style="list-style-type: none"> <li>1. This use is permitted as a free-standing development only in locations identified on Plate Z as "Stand-Alone Housing Areas" (see Plate Z, Chapter 180). If developed in a mixed-use project with three-stories of office or high technology use, it may be located throughout the TL 10C zone.</li> <li>2. At least 10 percent of the units provided in new residential developments of 10 units or greater must be affordable housing units, as defined in Chapter 5 of the KZC. The number of affordable housing units is determined by rounding up to the next whole number (unit) if the fraction of the whole number is at least 0.66. An agreement in a form approved by the City must be recorded with King County Department of Records and Elections to stipulate conditions under which required affordable housing units will remain as affordable housing units for the life of the project for rental units, and at least 30 years from the date of initial owner occupancy for ownership units.</li> <li>3. Additional affordable housing incentives may be applicable to residential development (see Chapter 112 of the KZC).</li> <li>4. No portion of a structure may exceed the following heights above the elevation of NE 116<sup>th</sup> Street, as measured at the midpoint of the frontage of the subject property on NE 116<sup>th</sup> Street:               <ol style="list-style-type: none"> <li>a. Within 20 feet of NE 116<sup>th</sup> Street, 35'</li> <li>b. Within 30 feet of NE 116<sup>th</sup> Street, 45'</li> <li>c. Within 40 feet of NE 116<sup>th</sup> Street, 55'</li> </ol> </li> <li>5. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>

**TL 10C Use Zone Chart**

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 48.15	USE ↓ REGULATIONS →	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	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						

.020	Warehouse Storage Service								C	1 per each 1,000 sq. ft. of gross floor area.	1. May include as part of this use, accessory retail sales, office or service occupying 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. 2. The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20% of the existing gross floor area of the building 3. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space. 4. Refer to KZC 115.105 for provisions regarding Outdoor Use, Activity and Storage.
.030	Wholesale Trade										
.040	Industrial Laundry Facility										
.050	Wholesale Printing or Publishing										
.060	Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical,	D.R., Chapter 142 KZC	None	20'	0'	0'	80%	Where adjoining a low density zone, 30 above average building elevation. Otherwise, 35' above average building elevation.	B E	1 per each 1,000 sq. ft. of gross floor area.	1. May include as part of this use, accessory retail sales, office or service occupying 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. 2. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A. 3. The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or

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DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 48.15	USE ↓ REGULATIONS →	Require d Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	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						
	Landscaping, or Pest Control									otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20% of the existing floor area of the building 4. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space. 5. Refer to KZC 115.105 for provisions regarding Outdoor Use, Activity and Storage.		
.08	A Retail Establishment Providing Banking and Related Financial Services								1 per each 300 sq. ft. of gross floor area.	1. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. It will not be located in a separate structure from the primary use c. It will not exceed 50% of the ground floor area of the building; d. The use is integrated into the design of the building; and e. There is no vehicle drive-in or drive-through		

TL 10C Use Zone Chart

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 48.15	USE ↓ REGULATIONS →	Require d Review Process	MINIMUMS			MAXIMUMS		Lot Coverage	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Height of Structure					
				Front	Side	Rear						
.90	Office Use	D.R., Chapter 142, KZC	None	20'	0'	0'	80%	Where adjoining a low density zone, then 30' above average building elevation. Otherwise, 40' above average building elevation (see also Special Regulations 2 and 3).	C See also spec. Reg. 1a.	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.	<ol style="list-style-type: none"> <li>The following regulations apply only to veterinary offices:                             <ol style="list-style-type: none"> <li>If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A.</li> <li>Outside runs and other outside facilities for the animals must be setback at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.</li> </ol> </li> <li>When three stories of this use are developed in a mixed-use project with attached or stacked dwelling units, building height may be increased by 10 feet per floor of residential use, not to exceed 55' above average building elevation.</li> <li>No portion of a structure may exceed the following heights above the elevation of NE 116<sup>th</sup> Street, as measured at the midpoint of the frontage of the subject property on NE 116<sup>th</sup> Street:                             <ol style="list-style-type: none"> <li>Within 20 feet of NE 116<sup>th</sup> Street, 35'</li> <li>Within 30 feet of NE 116<sup>th</sup> Street, 45'</li> <li>Within 40 feet of NE 116<sup>th</sup> Street, 55'</li> </ol> </li> </ol>	
.100	High Technology						80%	Where adjoining a low density zone, then 30' above average building elevation. Otherwise, 40' above average building elevation (see also, Special Regulations 2 and 3).	A D	If manufacturing then 1 per each 1,000 sq. ft. of gross floor area. If office then 1 per 300 sq. ft. of gross floor area.	<ol style="list-style-type: none"> <li>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.</li> <li>When three stories of this use are developed in a mixed-use project with attached or stacked dwelling units, building height</li> </ol>	

(Revised 05/06)

TL 10C Use Zone Chart

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

Section 48.15	USE ↓ REGULATIONS ↓	Require d Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	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						
										<p>may be increased by 10 feet per floor of residential use, not to exceed 55' above average building elevation.</p> <p>3. No portion of a structure may exceed the following heights above the elevation of NE 116<sup>th</sup> Street, as measured at the midpoint of the frontage of the subject property on NE 116<sup>th</sup> Street:</p> <p>d. Within 20 feet of NE 116<sup>th</sup> Street, 35'</p> <p>e. Within 30 feet of NE 116<sup>th</sup> Street, 45'</p> <p>f. Within 40 feet of NE 116<sup>th</sup> Street, 55'</p> <p>4. May include as part of this use, accessory retail sales or service occupying 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> <p>5. Refer to KZC 115.105 for provisions regarding Outside Use, Activity and Storage.</p>		

TL 10C Use Zone Chart

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 48.15	USE ↓ REGULATIONS →	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	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						
.110	School, Day Care Center, Mini-School or Mini-Day-Care Center See Special Regulation 1.	D.R., Chapter 142, KZC	None	20'	0'	0'	80%	Where adjoining a low density zone, then 30' above average building elevation. Otherwise 35' above average building elevation.	D	B	See KZC 105.25	<ol style="list-style-type: none"> <li>This use is permitted if accessory to a primary use, and:                             <ol style="list-style-type: none"> <li>It will not exceed 20 percent of the gross floor area of the building;</li> <li>The use is integrated into the design of the building.</li> </ol> </li> <li>A six-foot-high fence is required along the property lines adjacent to the outside play areas.</li> <li>Hours of operation may be limited to reduce impacts on nearby residential uses.</li> <li>Structured play areas must be setback from all property lines as follows:                             <ol style="list-style-type: none"> <li>20 feet if this use can accommodate 50 or more students or children.</li> <li>10 feet if this use can accommodate 13 to 49 students or children.</li> <li>5 feet for a Mini-School or Day-Care Center</li> </ol> </li> <li>An on-site passenger loading area may be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.</li> <li>May include accessory living facilities for staff persons.</li> <li>These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).</li> </ol>
.120	Public Utility	D.R.,	None	20'	0'	0'	80%	Where adjoining a low	C	B	See KZC 105.25	<ol style="list-style-type: none"> <li>Landscape Category A or B may be required depending on the</li> </ol>

(Revised 05/06)

TL 10C Use Zone Chart

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Section 48.15	USE ↓ REGULATIONS ↓	Require d Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	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						
.130	Government Facility Community Facility	Chapter 142, KZC				density zone, 30 above average building elevation Otherwise, 35' above average building elevation	See Spec. Reg. 1.			type of use on the subject property and the impacts associated with the use on the nearby uses.		
.140	Vehicle or boat sales, repair, services, washing or rental See Spec. Reg. 1.						A	E		1. Vehicle or boat sales or rental uses are only permitted if the property abuts NE 116th Street. 2. 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.		
.150	Restaurant, Tavern or Fast Food Restaurant See Spec. Reg. 1.						B		1 per each 100 sq. ft. of gross floor area.	1. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. It is not located in a separate structure from the primary use; c. There is no vehicle drive-in or drive-through. d. One waste receptacle is provided for every 8 parking stalls for fast food restaurants.		
.160	Public Park	Development standards will be determined on a case by case basis. See KZC Chapter 49 for required review process.										

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Section 48.15	USE ↓ REGULATIONS →	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	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						
.170	Commercial Recreation Area and Use	D.R., chapter 142, KZC	None	20'	0'	0'	80%	Where adjoining a low density zone, 30 above average building elevation Otherwise, 35' above average building elevation.	A E	See KZC 105.25.	<ol style="list-style-type: none"> <li>1. The use is permitted only if the property is located between NE 107th Street (extended) and NE 116th Street; and between I-405 and 116th Avenue NE.</li> <li>2. The use shall be conducted within a wholly-enclosed building.</li> <li>3. The structure containing the use shall have been in existence on June 1, 2004, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building.</li> <li>4. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space.</li> </ol>	

**TL 10D Use Zone Chart - 0506**  
**Chapter 55 TOTEM LAKE (TL) ZONES<sup>1</sup>**  
**55.xx User Guide.**

The charts in KZC 55.15 contain the basic zoning regulations that apply in the TL 10D 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**  
**5510TL**  
**10D**

**Zone**  
**LIT**

**Section 55.xx – GENERAL REGULATIONS**

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

1. Refer to Chapter 1 KZC to determine what other provision of this code may apply to the subject property.
2. If any portion of a structure is adjoining a low density zone, then either:
  - a. The height of that portion of the structure shall not exceed 20 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.
3. When a permitted use is included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.

EXHIBIT	E	.010	Packaging of Prepared Materials Manufacturing See Spec. Regs. 1 and 2.	D.R., Chapter 142, KZC	None	20'	0'	0'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.	A	C	1 per each 1,000 sq. ft. of gross floor area.	1. The following manufacturing uses are permitted: <ol style="list-style-type: none"> <li>a. Food, drugs, stone, clay, glass, china, ceramics products, electrical equipment, scientific or photographic equipment, fabricated metal products;</li> <li>b. Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities;</li> <li>c. Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations;</li> <li>d. Packaging of prepared materials;</li> </ol>
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<sup>1</sup>Code reviser's note: The LIT zone was renumbered from Chapter 55 to Chapter 48 to accommodate the additions of the Totem Lake zones, presently in Chapter 55.

(Revised 0506)

TL 10D Use Zone Chart

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 48.15	USE ↓ REGULATIONS ↓	Require d Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	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						
.020	Warehouse Storage Service									e. Textile, leather, wood, paper and plastic products from pre-prepared material; and f. Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes. 2. May include as part of this use, accessory retail sales, or service using not more than 20 percent of the gross floor area. The floor area of accessory office use is not limited. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 3. The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20% of the existing gross floor area of the building. 4. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space. 5. Refer to KZC 115.105 for provisions regarding Outdoor Use, Activity and Storage.		
.030	Wholesale Trade							C	1 per each 1,000 sq. ft. of gross floor area.	1. May include as part of this use, accessory retail sales, or service occupying no more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses		

(Revised 0506)

TL 10D Use Zone Chart

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

Section 48.15	USE ↓ REGULATIONS →	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	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						
.040	Industrial Laundry Facility									will be the same as for the primary use.		
.050	Wholesale Printing or Publishing									<ol style="list-style-type: none"> <li>The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20% of the existing gross floor area of the building.</li> <li>The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space.</li> <li>Refer to KZC 115.105 for provisions regarding Outdoor Use, Activity and Storage.</li> </ol>		
.060	Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control	D.R., Chapter 142, KZC	None	20'	0'	0'	80%	Where adjoining a low density zone, 30' above average building elevation Otherwise, 35' above average building elevation.	B-1E	1' per each 1,000 sq. ft. of gross floor area.	<ol style="list-style-type: none"> <li>May include as part of this use, accessory retail sales, office or service occupying 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.</li> <li>Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A.</li> <li>The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20% of the existing gross</li> </ol>	

(Revised 0506)

TL 10D Use Zone Chart

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 48.15	USE ↓ REGULATIONS ↓	Require d Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	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						
.070	A Retail Establishment Providing Banking and Related Financial Services		10'						1 per each 300 sq. ft. of gross floor area	floor area of the building: 4. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space. 5. Refer to KZC 115.105 for provisions regarding Outdoor Use, Activity and Storage.		
										1. This use is permitted if accessory to a primary use and: a. It will not exceed 20 percent of the gross floor area of the building; b. The use is integrated into the design of the building; c. It will not be located in a separate structure from the primary use, and c. It will not exceed 50% of the ground floor area of the building, and d. There is no vehicle drive-in or drive-through.		

TL 10D Use Zone Chart

Section 48.15		USE ↓ REGULATIONS ↑		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
				Require d Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	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												
.080	High Technology	D.R., Chapter 142, KZC	None	10'	0'	0'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 80' above average building elevation (see Special Regulation 1).	C (See Spec. Reg. 5)	D	If manufacturing 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"> <li>1. If this use is located within the "Stand-Alone Housing Areas" (see Plate Z, Chapter 180), maximum building height is 65' above average building elevation.</li> <li>2. 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.</li> <li>3. May include as part of this use, accessory retail sales or service occupying 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.</li> <li>4. Refer to KZC 115.105 for provisions regarding Outside Use, Activity and Storage.</li> <li>5. Any outdoor storage area must be buffered according to Landscape Category A.</li> </ol>		
.090	Office Use								C See also Spec. Reg. 2a.		If a 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.	<ol style="list-style-type: none"> <li>1. If this use is located within the "Stand-Alone Housing Areas" (see Plate Z, Chapter 180), maximum building height is 65' above average building elevation.</li> <li>2. The following regulations apply only to veterinary offices:                             <ol style="list-style-type: none"> <li>a. If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A.</li> <li>b. Outside runs and other outside facilities for the animals must be setback at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.</li> </ol> </li> </ol>		

(Revised 0506)

TL 10D Use Zone Chart

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

Section 48.15	USE ↓ REGULATIONS ↑	Require d Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	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						
.100	Attached or Stacked Dwelling Units (see Special Regulation 1).	D.R., Chapter 142, KZC	None	10'	5', but 2 side yards must equal at least 15"	10'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, up to 65' above average building elevation. (See special regulation 1).	D	A	1.7 per unit.	<ol style="list-style-type: none"> <li>This use is permitted as a free-standing development only in locations identified on Plate Z as "Stand-Alone Housing Areas" (see Plate Z; Chapter 180). If developed in a mixed-use project with three stories of office or high technology use, it may be located throughout the TL 10D zone.</li> <li>Maximum building height may be increased as follows:                             <ol style="list-style-type: none"> <li>Maximum building height is 45' feet above average building elevation where not adjoining a low density zone, and where affordable housing units as described in 1.b below are not provided, and</li> <li>Maximum building height is 65' above average building elevation where not adjoining a low density zone, and where at least 10 percent of the units provided in new residential developments of 10 units or greater are affordable housing units, as defined in Chapter 5 of the KZC. The number of affordable housing units is determined by rounding up to the next whole number (unit) if the fraction of the whole number is at least 0.66. An agreement in a form approved by the City must be recorded with King County Department of Records and Elections to stipulate conditions under which required affordable housing units will remain as affordable housing units for the life of the project for rental units, and at least 30 years from the date of initial owner occupancy for ownership units.</li> </ol> <p>Additional affordable housing incentives may be applicable to residential development (see Chapter 112 of the KZC).</p> </li> <li>Chapter 115 KZC contains regulations regarding home</li> </ol>

TL 10D Use Zone Chart

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 48.15	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	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						
										occupations and other accessory uses, facilities and activities associated with this use.		

DRAFT

TL 10D Use Zone Chart

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 48.15	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	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						
.110	Day-Care Center and Mini-Day-Care Center See Special Regulation 1.	D.R., Chapter 142, KZC	20'	0'	0'	80%	Where adjoining a low density, then 30" above average building elevation. Otherwise, 35' above average building elevation.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> <li>This use is permitted if accessory to a primary use, and:                             <ol style="list-style-type: none"> <li>It will not exceed 20 percent of the gross floor area of the building;</li> <li>The use is integrated into the design of the building.</li> </ol> </li> <li>A six-foot-high fence is required along the property lines adjacent to the outside play areas.</li> <li>Hours of operation may be limited to reduce impacts on nearby residential uses.</li> <li>Structured play areas must be setback from all property lines as follows:                             <ol style="list-style-type: none"> <li>20 feet if this use can accommodate 50 or more students or children.</li> <li>10 feet if this use can accommodate 13 to 49 students or children.</li> <li>5 feet for a Mini-Day-Care Center.</li> </ol> </li> <li>An on-site passenger loading area may be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.</li> <li>May include accessory living facilities for staff persons.</li> <li>The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.</li> <li>These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).</li> </ol>	
.120	Public Utility							C	B		<ol style="list-style-type: none"> <li>Landscape Category A or B may be required depending on the</li> </ol>	

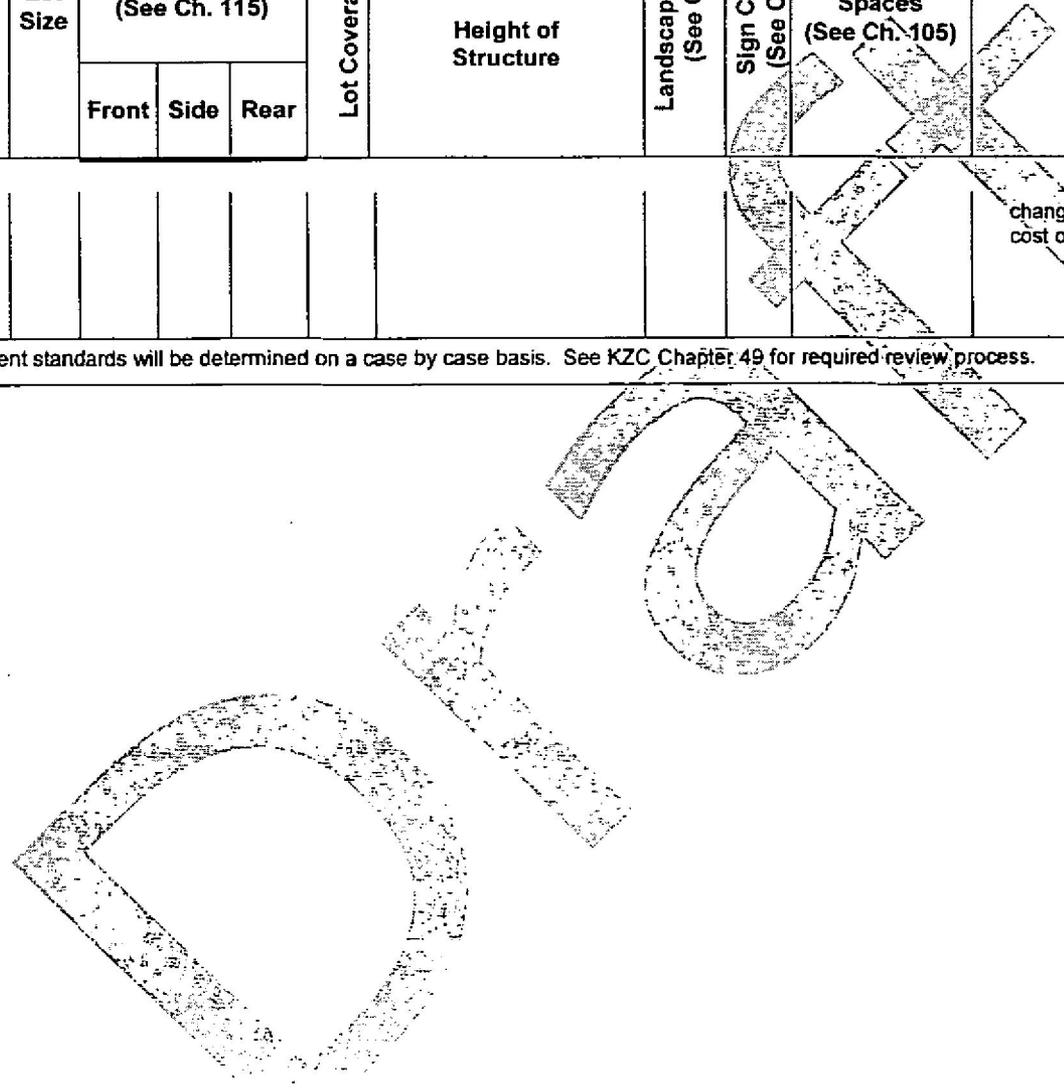
TL 10D Use Zone Chart

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 48.15	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	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						
.130	Government Facility Community Facility							See Spec. Reg. 1.		type of use on the subject property and the impacts associated with the use on the nearby uses.		
.140	Restaurant, Tavern or Fast Food Restaurant See Spec. Reg. 1.	D.R., Chapter 142, KZC	20%			80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.	B	E	1 per each 100 sq. ft. of gross floor area.  1. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. It will not be located in a separate structure from the primary use, c. It will not exceed 50% of the ground floor area of the building, d. The use is integrated into the design of the building; e. There is no vehicle drive-in or drive-through, and f. One waste receptacle is provided for every 8 parking stalls for fast food restaurants.		
.150	Commercial Recreation Area and Use	D.R., Chapter 142, KZC	None	20'	0'	0'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.	A	E	See KZC 105.25.  1. The use is permitted only if the property is located between NE 107th Street (extended) and NE 116th Street; and between I-405 and 116th Avenue NE. 2. The use shall be conducted within a wholly-enclosed building. 3. The structure containing the use shall have been in existence on June 1, 2004, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. 4. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration,	

(Revised 0506)

TL 10D Use Zone Chart

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 48.15	USE ↓ REGULATIONS ↑	Require d Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	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						
										change or other work exceeds 30 percent of the replacement cost of that space.		
.160	Public Park	Development standards will be determined on a case by case basis. See KZC Chapter 49 for required review process.										



# TL 10E Use Zone Chart

## Chapter 55 – Totem Lake (TL) Zones<sup>1</sup>

### 55.xx User Guide.

The charts in KZC 55.xx contain the basic zoning regulations that apply in the TL 10E 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 55.xx – GENERAL REGULATIONS

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

TL 10E

1. Refer to Chapter 1 KZC to determine what other provision of this code may apply to the subject property.
2. Access for drive through facilities must be approved by the Public Works Official. See Chapter 105, KZC for requirements.
3. When a permitted use is included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.
4. 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 20 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.
5. Where a stream has been diverted into a pipe or culvert, development must not preclude future restoration of the <sup>stream</sup> creek to its historic corridor, removal of fish barriers, or the daylighting of the stream. The placement of buildings, driveways and parking areas shall be located to enable stream restoration to occur.

EXHIBIT

F

TL 10E Use Zone Chart

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS												
Section 48.15	USE ↓ REGULATIONS →	Require d Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	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	Packaging of Prepared Materials Manufacturing See Spec. Regs. 1 and 2.	D.R., Chapter 142 KZC	None	20'	0'	0'	80%	Where adjoining a low density zone, 30' above average building elevation, Otherwise, 35' above average building elevation.	A	C	1: per each 1,000 sq. ft. of gross floor area	<ol style="list-style-type: none"> <li>The following manufacturing uses are permitted:                             <ol style="list-style-type: none"> <li>Food, drugs, stone, clay, glass, china, ceramics products, electrical equipment, scientific or photographic equipment, fabricated metal products;</li> <li>Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities;</li> <li>Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations;</li> <li>Packaging of prepared materials;</li> <li>Textile, leather, wood, paper and plastic products from pre-prepared material; and</li> <li>Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes.</li> </ol> </li> <li>May include as part of this use, accessory retail sales, or service occupying 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.</li> <li>The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20% of the existing gross floor area of the building</li> <li>The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration,</li> </ol>

(Revised 0506)

TL 10E Use Zone Chart

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 48.15	USE ↓ REGULATIONS ↓	Require d Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	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						
.020	Warehouse Storage Service									change or other work exceeds 30 percent of the replacement cost of that space.		
.030	Wholesale Trade											
.040	Industrial Laundry Facility							C	1 per each 1,000 sq. ft. of gross floor area.	1. May include as part of this use, accessory retail sales, or service occupying 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. 2 The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or		

(Revised 0506)

TL 10E Use Zone Chart

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 48.15	USE ↓ REGULATIONS ↓	Require d Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	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	Wholesale Printing or Publishing									<p>otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20% of the existing gross floor area of the building.</p> <p>3. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space.</p>		
.060	A Retail Establishment Providing Banking and Related Financial Services								1 per each 300 sq. ft. of gross floor area.	<p>1. This use is permitted if accessory to a primary use, and:</p> <ul style="list-style-type: none"> <li>a. It will not exceed 20 percent of the gross floor area of the building;</li> <li>b. It will not be located in a separate structure from the primary use</li> <li>c. It will not exceed 50% of the ground floor area of the building;</li> <li>d. The use is integrated into the design of the building; and</li> <li>e. There is no vehicle drive-in or drive-through.</li> </ul>		
.070	Office Use	D.R., Chapter 142, KZC	None	10'	0'	0'	80%	Where adjoining a low density zone, then 50' above average building elevation. Otherwise, 80' above average building	C See also spec. Reg.	If Medical, Dental or Veterinary office, then 1 per each 200 sq. ft. of gross floor	<p>1. The following regulations apply only to veterinary offices:</p> <ul style="list-style-type: none"> <li>a. If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A.</li> <li>b. Outside runs and other outside facilities for the animals must be setback at least 10 feet from each property line and must</li> </ul>	

(Revised 0506)

TL 10E Use Zone Chart

Section 48.15	USE ↓ REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Require d Review Process	MINIMUMS			MAXIMUMS		Lot Coverage	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)		Height of Structure						
Front	Side	Rear										

							elevation	1a.	area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.	
.080	High Technology						80% Where adjoining a low density zone, then 50' above average building elevation. Otherwise, 80' above average building elevation.	C See Spec. Reg. 3.	D If manufacturing 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"> <li>1. 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.</li> <li>2. May include as part of this use, accessory retail sales or service occupying 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.</li> <li>3. Refer to KZC 115.105 for provisions regarding Outside Use, Activity and Storage.</li> <li>4. Any outdoor storage area must be buffered according to Landscape Category A.</li> </ol>	
.90	Public Utility	D.R., Chapter 142, KZC	None	20'	0'	0'	80% If adjoining a low density zone, then 30' above average building elevation. Otherwise, 35' above average building elevation	C	B	See KZC 105.25	<ol style="list-style-type: none"> <li>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.</li> </ol>
.100	Government Facility Community Facility							See Spec. Reg. 1.			

TL 10E Use Zone Chart

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

Section 48.15	USE ↓ REGULATIONS →	Require d Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	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						
.110	Vehicle or boat repair, services, washing or rental See Spec. Reg. 1.			20'				E		1. 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.		
.120	Restaurant, Tavern or Fast Food Restaurant See Spec. Reg. 1.			10'				B	1 per each 100 sq. ft. of gross floor area.	1. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. It is not located in a separate structure from the primary use, c. The use is integrated into the design of the building; and d. There is no vehicle drive-in or drive-through. e. One waste receptacle is provided for every 8 parking stalls for fast food restaurants. 2		
.130	Commercial Recreation Area and Use	D.R., Chapter 142, KZC.	None	20'	0'	0'	80%	A	E	See KZC 105.25. 1. The use is permitted only if the property is located between NE 107th Street (extended) and NE 116th Street; and between I-405 and 116th Avenue NE. 2. The use shall be conducted within a wholly-enclosed building. 3. The structure containing the use shall have been in existence on June 1, 2004, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building.		

**TL 10E Use Zone Chart**

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 48.15	USE ↓  REGULATIONS ↓	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	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						
										4. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space.		
.140	Public Park	Development standards will be determined on a case by case basis. See KZC Chapter 49 for required review process.										

# TL 6A and TL 6B USE ZONE CHART

## CHAPTER 55 – TOTEM LAKE (TL) ZONES TL 6A, TL 6B

### 55.4545.05 User Guide.

The charts in KZC 55.45.10 contain the basic zoning regulations that apply in the TL 6 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 55.45

#### Section 55.45 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. Where feasible, primary access for non-residential uses within TL 6 shall be from 124<sup>th</sup> Avenue NE, NE 124<sup>th</sup> Street, or NE 120<sup>th</sup> Street.
3. The ground floor of all structures with frontage on a pedestrian or vehicular circulation route, or adjacent to a pedestrian-oriented space shall be a minimum of 15' in height. This requirement does not apply to:
  - a. The following uses: vehicle service stations, private lodges or clubs, stacked dwelling units, churches, schools, day-care centers, mini-schools or mini-day care centers, assisted living facilities, convalescent center or nursing homes, public utilities, government facilities or community facilities.
  - b. Parking garages.
  - c. Additions to existing non-conforming development where the Planning Official determines it is not feasible or.
  - d. Parcels located more than 500 feet north of NE 124<sup>th</sup> Street, east of 116<sup>th</sup> Avenue NE.
4. Within TL 6B, at least 50% of the gross floor area located on the ground floor of all structures with frontage on a pedestrian or vehicular route, or adjacent to a pedestrian-oriented space must contain retail establishments, restaurants, taverns, hotels or motels. These uses shall be oriented to a major pedestrian sidewalk, a through block pedestrian pathway or an internal pathway (see also KZC Chapter 92). This regulation does not apply to parcels located more than 500 feet north of NE 124<sup>th</sup> Street, east of 116<sup>th</sup> Avenue NE.
5. In addition to the height exceptions established by KZC 15.60, the following exceptions to height regulations in TL zones are established:
  - a. 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.
  - b. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.
6. The review process for development in this zone is as follows:
  - a. In TL 6A, any development activities requiring Design Review approval pursuant to KZC Section 142.15 shall be reviewed administratively (ADR), pursuant to KZC 142.25. Where gross floor area of an existing building is expanded by less than 10 percent, no design review is required.
  - b. In TL 6B, as set forth in Chapter 142.
7. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105, KZC for requirements.
8. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 or 142, KZC for requirements.

EXHIBIT

9

# This Section (All of PLA 11) to be deleted

## 60.149 User Guide.

The charts in KZC 60.152 contain the basic zoning regulations that apply in Planned Area 11, 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 60.150

Zone  
PLA11

### Section 60.150 GENERAL REGULATIONS

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

1. Refer to Chapter 1 KZC to determine what other provision of this code may apply to the subject property.
2. If any portion of a structure is adjoining a low density zone, then either:
  - a. The height of that portion of the structure shall not exceed 20 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 Hazardous Waste Facility uses).

3. Site design must minimize visual impacts of development as viewed from the freeway (does not apply to Public Park and Hazardous Waste Treatment and Storage Facility uses).
4. Access onto NE 116th is permitted only if no other access is possible (does not apply to Public Park and Hazardous Waste Treatment and Storage Facility uses).
5. Except if adjoining a low density zone, structure height may be increased above 35 feet in height through a Process IIA, Chapter 150 KZC, if:
  - a. It will not block local or territorial views designated in the Comprehensive Plan;
  - b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and
  - c. The required yard of any portion of the structure may be increased up to a maximum of one foot for each foot that any portion of the structure exceeds 35 feet above average building elevation. The need for additional setback yards will be determined as part of the review of any request to increase structure height.

(Does not apply to Public Park and Hazardous Waste Treatment and Storage Facility uses).

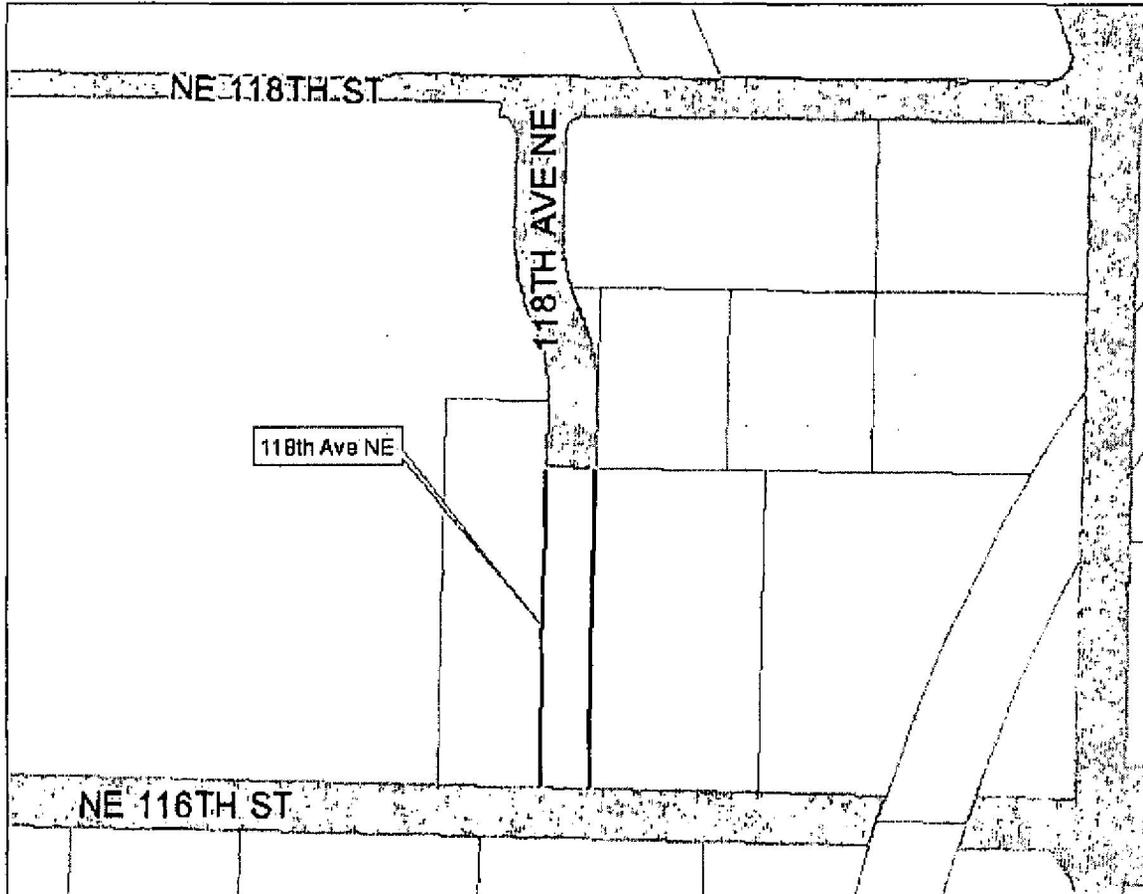
6. If the subject property adjoins a residential zone, noise exceeding that normally associated with a residential neighborhood must be minimized using the best available technology (does not apply to Public Utility, Government or Community Facility, Public Park and Hazardous Waste Facility uses).
7. Development must be designed to retain the existing hill along NE 116th St. and retain at a minimum, 25 percent of the significant trees. The City may require a greater than 25 percent depending on the location and clustering of trees (does not apply to Hazardous Waste Treatment and Storage Facilities and Public Park uses).

EXHIBIT

A

**Chapter 180  
Plate Y**

**118<sup>th</sup> Avenue NE Improvements**



Required street improvements for 118<sup>th</sup> Avenue NE:

- ♦ 60 feet of public right-of-way
- ♦ A slope easement may be required, west of the 118<sup>th</sup> Avenue NE right-of-way, as determined by the Public Works Director.
- ♦ Specific improvements to be determined by the Public Works Director.

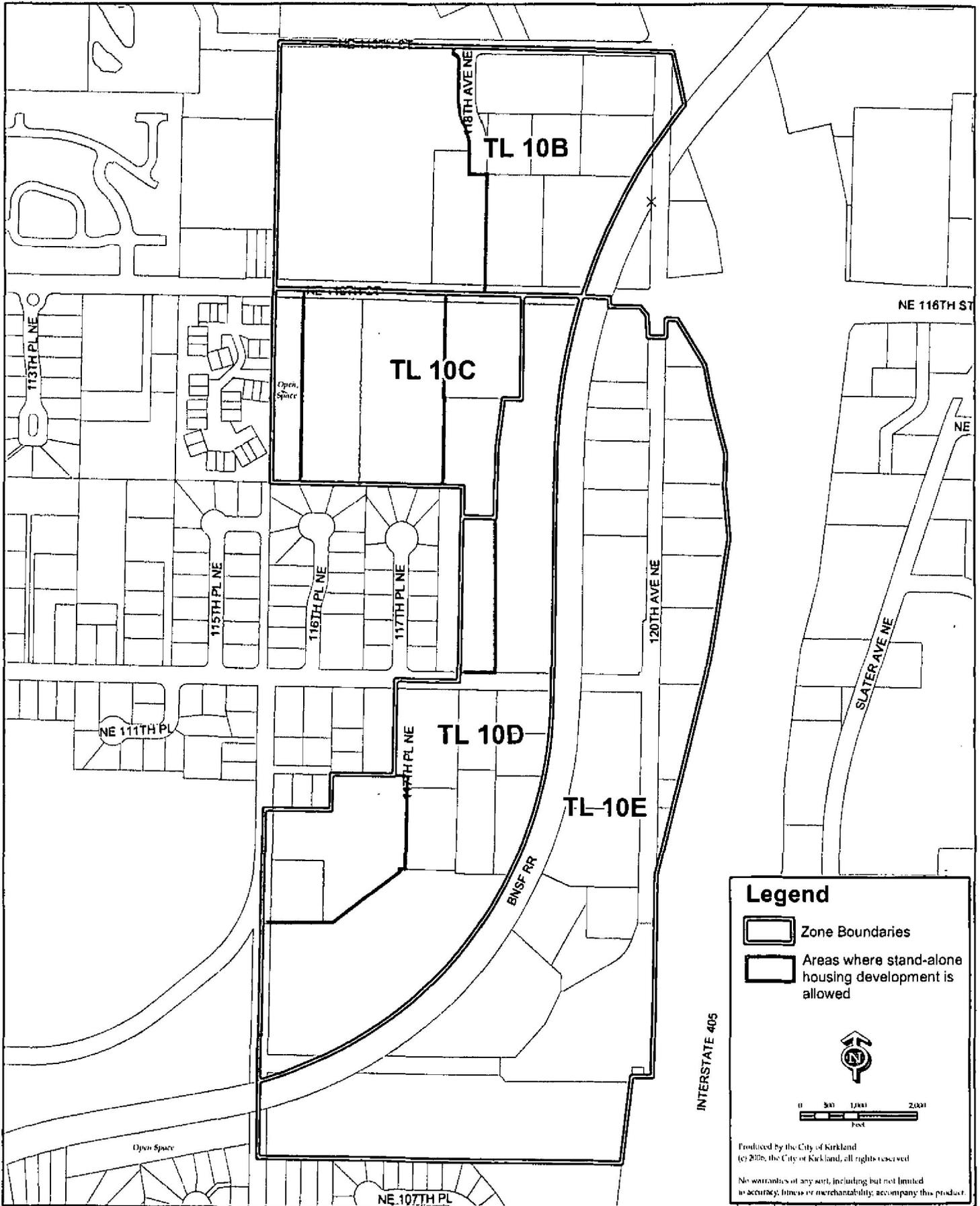
EXHIBIT

*I*

Chapter 180  
Plate Z

Stand-Alone Housing Areas

REVISED  
EXHIBIT J  
ORDINANCE 4051



**Legend**

- Zone Boundaries
- Areas where stand-alone housing development is allowed

0 500 1,000 2,000  
Feet

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PUBLICATION SUMMARY  
ORDINANCE NO. 4051

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING AND LAND USE, AMENDING CHAPTERS 1, 5, 55, 60 and 180 OF ORDINANCE 3719 AS AMENDED, THE KIRKLAND ZONING ORDINANCE (TITLE 23 OF THE KIRKLAND MUNICIPAL CODE), AND AMENDING ORDINANCE 3710 AS AMENDED, THE KIRKLAND ZONING MAP (FILE NO. ZON04-00020).

Section 1. Amends the following specific portions of the Kirkland Zoning Code related to permitted uses, development activities and design regulations in the Totem Lake Neighborhood.

- A. Amends text in Chapter 1. User Guide
- B. Amends text in Chapter 5 Definitions
- C. Amends Chapter 55 Totem Lake (TL) Zones, adding new TL 10B, TL 10C, TL 10D and TL 10E zones, and amending text for TL 6B.
- D. Amends Chapter 60 Planned Area 12, deleting the Use Zone Chart for PLA 11.
- E. Amends text in Chapter 180 Plates, adding new Plate for TL 10B and new Stand-Alone Housing Location Map.

Section 2. Amends the Kirkland Zoning Map.

Section 3. Provides a severability clause for the ordinance.

Section 4. Authorizes publication of the ordinance by summary, which summary is approved by the City Council pursuant to Kirkland Municipal Code 1.08.017 and establishes the effective date as five days after publication of summary.

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

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its meeting on the \_\_\_\_ day of \_\_\_\_\_, 2006.

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

  
City Clerk