### ORDINANCE NO. 4072

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING. AND LAND USE AND AMENDING TITLE 23 OF THE KIRKLAND MUNICIPAL CODE; AMENDING PORTIONS OF THE FOLLOWING CHAPTERS OF THE KIRKLAND ZONING CODE (TITLE 23 OF THE KIRKLAND MUNICIPAL CODE): CHAPTER 5 - DEFINITIONS; CHAPTER 15 - RS ZONES: CHAPTER 17 - RSX ZONES; CHAPTER 20 - RM ZONES; CHAPTER 25 - PR ZONES; CHAPTER 27 – PO ZONES; CHAPTER 30 – WD ZONES; CHAPTER 35 – FC ZONES; CHAPER 40 - BN ZONES; CHAPTER 45 - BC ZONES; CHAPTER 47 – BCX ZONES: CHAPTER 50 – CBD ZONES: CHAPTER 52 – JBD ZONES: CHAPTER 53 - RH ZONES; CHAPTER 54 - NRH ZONES; CHAPTER 55 - TL ZONES; CHAPTER 60 - PLA ZONES; CHAPTER 90 - DRAINAGE BASINS; CHAPTER 105 - PARKING AND PARKING AREAS, VEHICLE AND PEDESTRIAN ACCESS, AND RELATED IMPROVEMENTS; CHAPTER 110 -REQUIRED PUBLIC IMPROVEMENTS; CHAPTER 115 - MISCELLANEOUS USE DEVELOPMENT AND PERFORMANCE STANDARDS: CHAPTER 120 -VARIANCES; CHAPTER 130 – REZONES; CHAPTER 135 – ZONING CODE AMENDMENTS; CHAPTER 140 - AMENDMENTS TO THE COMPREHENSIVE PLAN; CHAPTER 145 - PROCESS I; CHAPTER 150 - PROCESS IIA; CHAPTER 152 - PROCESS IIB; CHAPTER 155 - PROCESS III; CHAPTER 160 - PROCESS IV; CHAPTER 161 - PROCESS IVA; CHAPTER 170 - ENFORCEMENT; AND CHAPTER 180 - PLATES (FILE NO. ZON05-00001); AND ALSO REPEALING ORDINANCE NO. 4064 REGARDING OPTIONS FOR MEETING PARKING OBLIGATIONS IN CENTRAL BUSINESS DISTRICT ZONES 1, 2, AND 8 ("FEE-IN-LIEU").

WHEREAS, the City Council has received a recommendation from the Kirkland Planning Commission and the Houghton Community Council to amend certain sections of the text of the Kirkland Zoning Code, Ordinance 3719 as amended, all as set forth in certain reports and recommendations of the Planning Commission and the Houghton Community Council dated November 13, 2006 and bearing Kirkland Department of Planning and Community Development File No. ZON05-00001; and

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

WHEREAS, prior to making said recommendation, the Planning Commission, following notice thereof as required by RCW 35A.63.070, on August 24, 2006 and October 26, 2006, held a public hearing on the amendment proposal and considered the comments received at the hearings; and

WHEREAS, prior to making said recommendation, the Houghton Community Council, following notice thereof as required by RCW 35A.63.070, on July 24, 2006, 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, there has accompanied the proposal and recommendation through the entire consideration process an EIS Addendum (Addendum to the "City of Kirkland 2004 Draft and Final Comprehensive Plan 10-Year Update EIS"), including supporting environmental documents, issued by the responsible official on July 26, 2006, pursuant to WAC 197-11-600(2), -600 (4)(c), -625, and -706; 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 and the Houghton Community Council;

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

<u>Section 1.</u> 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:

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

Section 2. Ordinance No. 4064 is hereby repealed.

<u>Section 3.</u> If any section, subsection, sentence, clause, phrase, part or portion of this ordinance, including those parts adopted by reference, is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 4. To the extent the subject matter of this ordinance, pursuant to Ordinance 2001, is subject to the disapproval jurisdiction of the Houghton Community Council, this ordinance shall become effective within the Houghton Community Municipal Corporation only upon approval of the Houghton Community Council or the failure of said Community Council to disapprove this ordinance within 60 days of the date of the passage of this ordinance.

Section 5. Except as provided in Section 4, this ordinance shall be in full force and effect thirty (30) days from and after its passage by the Kirkland City Council and publication, pursuant to Section 1.08.017 Kirkland Municipal Code, in the summary form attached to the original of this ordinance and by this reference approved by the City Council, as required by law.

<u>Section 6</u>. A complete copy of this ordinance shall be certified by the City Clerk, who shall then forward the certified copy to the King County Department of Assessments.

PASSED by majority vote of the Kirkland City Council in regular, open meeting this 6th day of February , 2007.

SIGNED IN AUTHENTICATION thereof this 6th day of February , 2007.

Attest:

Approved as to Form:

City Attorney

#### ATTACHMENT A

(Note: Italicized comments contained within parentheses that appear throughout this Attachment A are intended to be explanatory only. They are not intended to appear in the final codification of this Ordinance).

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

## 5.10 <u>Definitions</u>

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

.045 Average Building Elevation — The average elevation of the topography, prior to any development activity, at the center of all exterior walls of a building or structure, including decks and porches, unless the deck or porch has no walls at or below the deck level and no roof above the deck or porch, and including cantilevered portions of a building which enclose interior space. When a building or structure contains townhouses or other attached, but otherwise independent building units, the average building elevation calculations are calculated separately for each unit.

#### Formula:

Average Building-Elevation = (Mid-point-Elevation) x (Length of Wall Segment) + (Mid-point Elevation) x (Length of Segment) (Length of Segment) + (Length of Segment)

(See Plate 17)

(deleted text moved to new KZC 115.59)

- .065 <u>Average Parcel Width</u> The average of the distance from the north to the south property lines as measured along the high waterline and the front property line, or along the east and west property lines if the parcel does not abut the high waterline of Lake Washington.
- .072 <u>Bay Window</u> A projecting bay from an exterior wall of a structure that contains window glazing over at least 75 50 percent of the <u>any</u> surface of the bay lying parallel that does not lie <u>perpendicular</u> to the exterior wall. The bay window may be directly supported by a foundation or it may be cantilevered out from an exterior wall.
- .590 Office Use A place of employment providing services other than production, distribution or sale or repair of goods or commodities. The following is a nonexclusive list of office uses: medical, dental or other health care; veterinary; accounting; architectural, engineering, consulting or other similar professional services; management, administrative, secretarial, marketing, advertising, personnel or other similar personnel services; sales offices where no inventories or goods are available on the premises; real estate; insurance; travel agent; brokerage; computer programming or consulting; data processing; technical, specialty, or professional schools; or other similar services. The following uses are specifically excluded from the definition of office: banks, loan companies and similar financial institutions.

#### Chapter 15 - RS Zones

15.10.020 Church – Amend Special Regulation 1 in Use Zone Chart to read:

Minimum lot size per-dwelling-unit is as follows:
 a. – e. (no change)

- 15.10.030 School or Day-Care Center Amend Special Regulation 1 in Use Zone Chart to read:
  - Minimum lot size per-dwelling-unit is as follows:
     a. e. (no change)

#### Chapter 17 - RSX Zones

- 17.10.020 Church Amend Special Regulation 2 in Use Zone Chart to read:
  - Minimum lot size per dwelling unit is as follows:
     a. c. (no change)
- 17.10.030 School or Day-Care Center Amend Special Regulation 2 in Use Zone Chart to read:
  - 2. Minimum lot size per dwelling unit is as follows: a. c. (no change)

#### Chapter 20 - RM Zones

- 20.10.010 Detached Dwelling Units: Add a new Special Regulation (X) in the Use Zone Chart to read:
  - X. If the property is in an RM 1.8, 2.4, or 3.6 zone and contains less than 5,000 sq. ft., each side yard may be 5'.
- 20.10.020 <u>Detached, Attached, or Stacked Dwelling Units:</u> Add a new Special Regulation (X) in the Use Zone Chart to read:
  - X. Development located in the RM 3.6 zone in North Rose Hill, lying between Slater Ave NE and 124<sup>th</sup> Ave NE, and NE 108th PI (extended) and approximately NE 113<sup>th</sup> PI (extended) shall comply with the following:
    - a. Each development shall incorporate at least two acres; and
    - Significant vegetation that provides protection from I-405 shall be retained to the maximum extent feasible.
- 20.10.030 Church Amend Special Regulation 1 to read:
  - 1. Site-must-abut-and-be-accessible-from-at-least-one-roadway-having-at-least-two-moving traffic-lanes. The property must be served by a collector or arterial street.

### Chapter 47 - BCX Zones

- 47.10.060 Amend Special Regulation 1 as follows:
  - This use specifically excludes vehicle or boat sales or vehicle or boat service or repair.
     The sale, service and/or rental of motor vehicles, sail boats, motor boats, and recreational trailers is not permitted. Motorcycle sales, service, or rental is permitted if conducted indoors.

#### Chapter 50 - CBD Zones - CBD 1 through 8

- 50.12.020 Amend Special Regulation 1 as follows:
  - 1. The following uses are not permitted in this zone:
    - a. Vehicle service stations.

- b. Vehicle and/or boat-sale, repair, service or rental. The sale, service, and/or rental of motor vehicles, sail boats, motor boats, and recreational trailers; provided, that motorcycle sales, service, or rental is permitted if conducted indoors.
- c. Drive-in facilities and drive-through facilities.

### 50.17.010 Amend Special Regulation 2 as follows:

- 2. The following uses are not permitted in this zone:
  - Vehicle service stations.
  - b. Vehicle and/or boat sale, repair, service or rental. The sale, service, and/or rental of motor vehicles, sail boats, motor boats, and recreational trailers; provided, that motorcycle sales, service, or rental is permitted if conducted indoors.
  - c. Drive-in facilities and drive-through facilities.

#### 50.27.040 Amend Special Regulation 1 as follows:

- 1. The following uses are not permitted in this zone:
  - a. Vehicle service stations.
  - b. Vehicle and/or boat sale, repair, service, or rental. The sale, service, and/or rental of motor vehicles, sail boats, motor boats, and recreational trailers; provided, that motorcycle sales, service, or rental is permitted if conducted indoors.
  - c. Fast food restaurants.
  - d. Drive-in facilities and drive-through facilities.

50.27.050, .060, .070, and .110 – Remove requirement for intervening street-level retail space in CBD 3 where the property does not front a designated Pedestrian-Oriented Street (see Attachment 1). (Codifies Interpretation No. 05-1).

#### 50.32.040 Revise Special Regulation 1 as follows:

- 1. The following uses are not permitted in this zone:
  - a. Vehicle service stations.
  - b. Vehicle and/or boat sale, repair, service or rental. The sale, service, and/or rental of motor vehicles, sail boats, motor boats, and recreational trailers; provided, that motorcycle sales, service, or rental is permitted if conducted indoors.
  - c. Drive-in facilities and drive-through facilities.

## 50.37.050 Revise Special Regulation 1 as follows:

- 1. The following uses are not permitted in this zone:
  - Vehicle service stations.
  - b. Vehicle-or-boat-sale, repair, service, or-rental. The sale, service, and/or rental of motor vehicles, sail boats, motor boats, and recreational trailers; provided, that motorcycle sales, service, or rental is permitted if conducted indoors.

#### 50.42.030 Revise Special Regulation 2 as follows:

Vehicle and/or boat sale, repair, service, and rental are not permitted in this zone. The
sale, service, and/or rental of motor vehicles, sail boats, motor boats, and recreational
trailers are not permitted. Motorcycle sales, service, or rental is permitted if conducted
indoors.

- 50.47.060 Revise Special Regulation 3 as follows:
  - 3. Vehicle and boat sale, repair, service, and rental are not-permitted in-this-zone. The sale, service, and/or rental of motor vehicles, sail boats, motor boats, and recreational trailers are not permitted. Motorcycle sales, service, or rental is permitted if conducted indoors.
- 50.52.050 Revise Special Regulation 2 as follows:
  - 2. The following uses are not permitted in this zone:
    - a. Vehicle service stations.
    - b. Vehicle-sales, repair, service-or-rental. The sale, service, and/or rental of motor vehicles, sail boats, motor boats, and recreational trailers; provided, that motorcycle sales, service, or rental is permitted if conducted indoors.
    - c. Drive-in facilities and drive-through facilities.
- 50.52.070 Revise Special Regulation No. 6 to remove requirement for intervening street-level space in CBD 8 where the property does not front a designated Pedestrian-Oriented Street (see Attachment 2).
- 50.52.100 Revise Special Regulation No. 5 to include reference to frontage on Fourth Avenue (see Attachment 2).
- 50.52.110 Revise Special Regulation No. 2 to include reference to frontage on Fourth Avenue (see Attachment 2).
- 50.60 Special Parking Provisions in the CBD 1, 2, and 8 Zones
  - 1. 3. (no change)
  - 4. Options for Meeting Parking Obligations

The applicant may meet his/her parking obligation, computed using subsection (2) of this section and after reductions under subsection (3) of this section, in either or a combination of the following ways: by providing the required number of parking stalls in the building or on the building site containing the primary use conducted on the subject property. The applicant may propose to meet all or a portion of the parking obligation by

- a. By-providing-the-required-number-of-parking-stalls-in-the-building-or-on-the-building site-containing-the-primary-use-conducted-on-the-subject-property.
- b. By satisfying both subparagraphs herein:
- 4) Ppaying \$6,000 a fee-in-lieu of parking for each required parking stall or fraction of a stall into a special fund that will be used to provide and upgrade municipal off-street parking within the CBD, Planned Areas 6 or 7 Zones, or park/public use zones located adjacent to the CBD. The per-stall fee shall be \$20,000 in 2006 dollars and shall be adjusted annually in November of each subsequent year based on the "Engineering News Record" Construction Cost Index 20-City average (ENR CCI) for November. The actual fee-in-lieu amount shall be established at the time of payment.

The City may consider the applicant's proposal and shall base its decision whether to grant approval on whether the City has current plans or programs in place to provide or upgrade municipal off-street parking within the CBD, Planned Area 6 or 7 Zones, or park-public use zones located adjacent to the CBD. Plans and programs shall

- include Capital Improvement Program projects for future off-street parking. The City's decision will be made by the Planning Director as part of the permit process for the applicant's project. The director may approve the request, reject the request, or approve a lesser number of in-lieu parking stalls than requested.
- 2) Purchasing-one-annual parking permit-for-a-municipal-parking facility for-each three parking spaces required for the use by this code. When this results in a fraction, the number shall be rounded up to the next whole number if the fraction is at least 0.66. The parking permit requirement shall be satisfied by obligating business occupants of the subject-property to purchase such permits—as part of the application for a business license or the annual renewal of a business license. A business owner may request that the number of annual permits required be reduced to no more than the number of workers at the business. The decision on a request for such reduction will be made in the same manner as provided in KZC 170.60 through 170.65. Any such reduction will be effective only for permits required for the future and only for the business for which the reduction was requested.

## Chapter 53 - Rose Hill Zones - RH 5B, RH 7, and RH 8

53.54.040 Allow limited "fast food restaurants" in the RH 5B zone (see Attachment 3).

53.54.050 Revise Special Regulation 3 as follows:

- For a retail establishment involving the sale, lease, repair or service, or rental of motor vehicles, sail boats, motor boats, or recreation trailers, of automobiles, trucks, boats, motorcycles, recreation-vehicles, heavy equipment, and-similar vehicles, the following shall apply:
  - a. This use is not permitted in the RH 5B zone; provided, that motorcycle sales, service, or rental is permitted if conducted indoors.
  - b. d. (no change)

#### 53.74.020 Revise Special Regulation 1 as follows:

- 1. The following uses are not permitted in this zone:
  - a. d. (no change)
  - e. A retail establishment involving the sale, lease, service or rental of motor vehicles, sail boats, motor boats, recreation trailers, repair of automobiles, trucks, boats motorcycles, recreation vehicles; heavy equipment, and similar vehicles; provided, that motorcycle sales, service, or rental is permitted if conducted indoors.

#### 53.84.040 Revise Special Regulation 1 as follows:

- 1. The following uses are not permitted in this zone:
  - a. d. (no change)
  - e. A retail establishment involving the sale, service or repair rental of motor vehicles, sail boats, motor boats, recreation trailers, automobiles, trucks, boats, motorcycles, recreation vehicles, heavy equipment and similar vehicles; provided, that motorcycle sales, service, or rental is permitted if conducted indoors.
  - f. g. (no change)
- 53.84.040 Add Special Regulation 4 to address accessory seating for delicatessen, bakery, or other similar use in the RH 8 zone (see Attachment 4).

#### Chapter 54 - NRH Zones - NRH 1A, 1B, and 3

#### 54.06.060 Revise Special Regulation 1 as follows:

- 1. The following uses and activities are prohibited:
  - a. Vehicle-or-boat-sales or rental facilities. The sale, service, and/or rental of motor vehicles, sail boats, motor boats, and recreational trailers; provided, that motorcycle sales, service, or rental is permitted if conducted indoors.
  - b. d. (no change)

### 54.12.030 Revise Special Regulation 1 as follows:

- 1. The following sues and activities are prohibited:
  - a. (no change)
  - b. Vehicle or boat sales or rental-facilities; The sale, service, and/or rental of motor vehicles, sail boats, motor boats, and recreational trailers; provided, that motorcycle sales, service, or rental is permitted if conducted indoors;
  - c. e. (no change)
- 54.24.010 Detached, Attached or Stacked Dwelling units (Stand Alone or Mixed with Other Uses). Change "Landscape Category" from "D" to "B" when this use contains more than one detached dwelling unit (see Attachment 5).

#### Chapter 55 - Totem Lake Zones - TL 1A, 1B, 2, 8, 10A

55.09.030 Revise Special Regulation 3 as follows:

- 3. The following uses and activities are prohibited:
  - a. Vehicle and/or boat sales, repair, service-or-rental-facilities. The sale, service, and/or rental of motor vehicles, sail boats, motor boats, and recreational trailers; provided, that motorcycle sales, service, or rental is permitted if conducted indoors.
  - b. d. (no change)

#### 55.13 GENERAL REGULATIONS

- 1. 3. (no change)
- 4. The ability to accommodate new development in the TL 1A and 1B zones is dependent upon the construction of two a new streets: NE 130<sup>th</sup> Place, between 120<sup>th</sup> Avenue NE and Totem Lake Boulevard NE, and 119<sup>th</sup> Avenue NE, between NE-128<sup>th</sup> Street and NE 130<sup>th</sup> Place, as shown on Plate 34. Consistent with and to the extent authorized by applicable statutes and court decisions, new development on properties across which these this streets in whole or in part extends, shall contribute to the creation of the streets as follows:
  - With all new development, the portions of the streets crossing the subject property shall be dedicated as public right-of-way consistent with Plate 34; and
  - b. With all new development exceeding 30 feet in height, the streets shall be improved consistent with Plate 34.

Minor deviations in the location, width and improvement of the streets may be approved by the Public Works Director if the deviations will not negatively affect the functioning of the streets.

- 55.15.020 Development Containing Both Office Use and Attached or Stacked Dwelling Units Special Regulation No. 1:
  - The maximum floor area ratio (FAR) for this use is determined as follows: (% office use x
     + (% residential use x 3) = FAR of each use allowed on the subject property. In addition, the following regulations apply to this use:

- a. Where land-dedication-for 119<sup>th</sup>-Avenue NE is not-required-pursuant-to General Regulation 4, office use is limited to 0.5-FAR.
- b. Where land dedication is required-for-the improvement of 119<sup>th</sup> Avenue NE, pursuant to-General Regulation 4, office-use may be increased according to the formula set forth-in-Special Regulation-1. Office-use may not exceed 90 percent of the total FAR for the mixed-use development. If the office-use is proposed to be built prior to the residential use, the applicant-may-propose-a phasing plan for the residential component to the Planning Department. Maximum FAR is determined-based on parcel-size, prior to any road-dedication-required-pursuant-to-General Regulation-4 for this zone.
- a. The maximum Floor Area Ratio (FAR) for this use is 3.0, except as provided in paragraph b of this section. Office use shall not exceed 10% of the total gross floor area of all structures on the subject property.
- eb. On parcels where land dedication is required pursuant to General Regulation 4, the maximum floor area ratio (FAR) may be increased by an additional 0.2-FAR-of office use, or 0.3 of residential use for each 10 percent or portion thereof of the subject property required to be dedicated.

### 55.21.010 Revise Special Regulation 6 as follows:

6. Motor Vvehicle, sail boat, motor boat, and recreational trailer sales are permitted only if they vehicles are displayed in an indoor showroom, and the showroom does not occupy more than 10,000 square feet.

### 55.57.040 Revise Special Regulation 1 as follows:

1. The following uses are not allowed: Vehicle or boat sales or repair, The sale, service, and/or rental of motor vehicles, sail boats, motor boats, and recreational trailers, vehicle service station, and storage services; provided, that motorcycle sales, service, or rental is permitted if conducted indoors.

#### 55.69.040 Revise Special Regulation 2 as follows:

- 2. The following uses and activities are prohibited:
  - a. Motorized vehicle and/or boat-sales, repair, service or rental facilities. The sale, service, and/or rental of motor vehicles, sail boats, motor boats, and recreational trailers are not permitted; provided, that motorcycle sales, service, or rental is permitted if conducted indoors.
  - b. d. (no change)

#### Chapter 60 - Planned Areas

60.22.070 PLA 3A - Mini-School or Mini-Day-Care - Amend Minimum Lot Size in Use Zone Chart to read:

Must be part of a development with a site area of at least 15 acres with 3,600-sq.-ft.-per unit.

#### 60.185 PLA 17 - GENERAL REGULATIONS

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

- 1. 4. (no change)
- 5. May not use lands waterward of the ordinary high waterline to determine lot size or calculate allowable density.

### Chapter 90 - Drainage Basins

Add the following to the Table of Contents for Chapter 90 - Drainage Basins:

### 90.170 Planning/Public Works Official Decisions - Lapse of Approval

#### 90.60 Wetland Buffer Modification

- 1. Modification of Wetland Buffers when Wetland Is Also To be Modified (no change)
- 2. <u>Modification of Wetland Buffers when Wetland Is Not To Be Modified (no change)</u>
  - a. Types of Buffer Modifications (no change)
    - 1) (no change)
    - 2) Buffers may be decreased through buffer enhancement. The applicant shall demonstrate that through enhancing the buffer (by removing invasive plants, planting native vegetation, installing habitat features such as downed logs or snags, or other means), the reduced buffer will function at a higher level than the existing standard buffer. At a minimum, a buffer enhancement plan shall provide the following: (a) a map locating the specific area of enhancement; (b) a planting plan that uses native species, including groundcover, shrubs, and trees; and (c) provisions for monitoring and maintenance a monitoring and maintenance program prepared by a qualified professional consistent with the standards specified in KZC 90.55.4. Buffers may not be reduced at any point by more than one-third of the standards in KZC 90.45(1).
  - b. Review Process and Decisional Criteria (no change)

#### 90.100 Stream Buffer Modification

- 1. <u>Types of Buffer Modification</u> (no change)
  - a. (no change)
  - b. Buffers may be decreased through buffer enhancement. The applicant shall demonstrate that through enhancing the buffer (by removing invasive plants, planting native vegetation, installing habitat features such as downed logs or snags, or other means) the reduced buffer will function at a higher level than the standard existing buffer. A buffer enhancement plan shall at a minimum provide the following: (1) a map locating the specific area of enhancement; (2) a planting plan that uses native species, including groundcover, shrubs, and trees; and (3) provisions—for—monitoring—and—maintenance a monitoring and maintenance program prepared by a qualified professional consistent with the standards specified in KZC 90.55.4. Buffers may not be reduced at any point by more than one-third of the standards in KZC 90.90(1).
- 2. Review Process and Decisional Criteria (no change)

#### 90.140 Reasonable Use Exception

Delete entire existing text of 90.140 (retain section heading), and replace with the following:

 Purpose of the Reasonable Use Exception. The purpose of the reasonable use exception is to:

- a. Provide the City with a mechanism to approve limited use and disturbance of a sensitive area and sensitive area buffer when strict application of this chapter would deny all economically viable use of the property;
- b. Establish guidelines and standards for the exercise of this authority adjusted to the specific conditions of each site; and
- c. To protect public health, welfare and safety of the citizens of Kirkland.
- 2. "Reasonable Use" is a legal concept that has been articulated by federal and state courts in regulatory takings cases. In a takings case, the decision-maker must balance the public benefit against the owner's interests by considering the nature of the harm the regulation is intended to prevent, the availability and effectiveness of alternative measures, and the economic loss borne by the owner. Public benefit factors include the seriousness of the harm to be prevented, the extent to which the land involved contributes to the harm, the degree to which the regulation solves the problem, and the feasibility of less oppressive solutions.
- 3. Reasonable Use Process. If the strict application of this chapter would preclude all reasonable use of a site, an owner of real property may apply for a reasonable use exception to this chapter. The application shall be considered under Process IIA of Chapter 150 KZC, provided that for a single-family development proposal which does not exceed a total of 3,000 square feet of site disturbance, and does not encroach into the sensitive area, but only the associated buffer, the application shall be considered pursuant to subsection 7 "Reasonable Use Process: Administrative Alternative" of this section.
- 4. <u>Submittal Requirements.</u> As part of the reasonable use request, in addition to submitting an application, the applicant shall submit a report prepared by a qualified professional and fund a review of this report by the City's qualified professional. The report shall include the following:
  - A determination and delineation of the sensitive area and sensitive area buffer containing all the information specified in KZC 90.40(3) for a wetland or based on the definitions contained in this chapter for a stream;
  - b. An analysis of whether any other reasonable use with less impact on the sensitive area and sensitive area buffer is possible;
  - Sensitive site design and construction staging of the proposal so that the development will have the least practicable impact on the sensitive area and sensitive area buffer;
  - d. A description of the area of the site which is within the sensitive area or within the set-backs or buffers required by this chapter;
  - e. A description of protective measures that will be undertaken such as siltation curtains, hay bales and other siltation prevention measures, and scheduling the construction activity to avoid interference with wildlife and fisheries rearing, nesting or spawning activities;
  - f. An analysis of the impact that the amount of development proposed would have on the sensitive area and the sensitive area buffer;

- g. How the proposal minimizes to the greatest extent possible net loss of sensitive area functions:
- h. Whether the improvement is located away from the sensitive area and the sensitive area buffer to the greatest extent possible; and
- i. Such other information or studies as the Planning Official may reasonably require.
- Decisional Criteria. The City shall grant applications for reasonable use exceptions only if all of the following criteria are met:
  - a. That no permitted type of land use for the property with less impact on the sensitive area and associated buffer is feasible and reasonable, which in a residential zone shall be one single-family dwelling and in a commercial or industrial zone shall be an office use;
  - b. That there is no feasible on-site alternative to the proposed activities, including reduction in size, density or intensity, phasing of project implementation, change in timing of activities, revision of road and lot layout, and/or related site planning considerations, that would allow a reasonable economic use with less adverse impacts to the sensitive area and buffer;
  - c. Unless the applicant can demonstrate unique circumstances related to the subject property, the amount of site area that will be disturbed by structure placement or other land alteration, including but not limited to grading, utility installation, decks, driveways, paying, and landscaping, shall not exceed the following limits:
    - i. If the subject property contains 6,000 square feet of area or less, no more than 50% of the site may be disturbed.
    - ii. If the subject property contains more than 6,000 square feet but less than 30,000 square feet, no more than 3,000 square feet may be disturbed.
    - iii. For properties containing 30,000 square feet or more, the maximum allowable site disturbance shall be between 3,000 square feet and 10% of the lot area, to be determined by the City on a case-by-case basis.
    - iv. The amount of allowable disturbance shall be that which will have the least practicable impact on the sensitive area and the sensitive area buffer given the characteristics and context of the subject property, sensitive area, and buffer.

The applicant shall pay for a qualified professional to help with the City's determination of the appropriate limit for disturbance.

- d. The proposal is compatible in design, scale and use with other legallyestablished development in the immediate vicinity of the subject property in the same zone and with similar site constraints;
- e. The proposal utilizes to the maximum extent possible innovative construction, design, and development techniques, including pervious surfaces, which minimize to the greatest extent possible net loss of sensitive area functions and values;

- f. The proposed development does not pose an unacceptable threat to the public health, safety, or welfare on or off the property; and
- g. The proposal meets the mitigation, maintenance, and monitoring requirements of this chapter;
- h. The inability to derive reasonable use is not the result of actions by the applicant after the effective date of this chapter or its predecessor; and
- i. The granting of the exception will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures under similar circumstances.
- 6. Modifications and Conditions. The City may approve reduction in required yards or buffer setbacks and may allow the maximum height of structures to be increased up to five feet to reduce the impact on the sensitive area and sensitive area buffer. The City shall include in the written decision any conditions and restrictions that the City determines are necessary to eliminate or minimize any undesirable effects of approving the exception.
- 7. Reasonable Use Process: Administrative Alternative. If, in order to provide reasonable use of a site, the standards of this chapter need to be modified and the proposed improvement does not exceed a total of 3,000 square feet of site impact, including but not limited to structures, paved areas, tandscaping, decks, utility installation, and grading, the Planning Director is authorized to approve a reasonable use exception subject to subsections 4 and 5 of this section and considered under Process I of Chapter 145 KZC. Administrative approval shall also be subject to the following limitations:
  - a. The required front yard may be reduced by up to 50% where the applicant demonstrates that the development cannot meet the City's code requirements without encroaching into the sensitive area buffer.
  - b. The encroachment of the proposed development shall only be into the sensitive area buffer, not the sensitive area.

#### Lapse of Approval.

- a. The reasonable use exception approval expires and is void if the applicant fails to file a complete building permit application within one year of the final decision granting or approving the exception, unless the applicant has received an extension for the exception from the decision-maker 30 days prior to expiration. "Final decision" means the final decision of the Planning Director or City Council.
- b. The applicant may apply for a one-time extension, of up to one year. The application must be submitted by letter to the Planning Official and, along with any other supplemental documentation, must demonstrate that the applicant is making substantial progress toward developing the subject property consistent with the approval and that circumstances beyond his/her control prevent compliance with the time limit under this section.
- c. The lapse of approval period provided in this section is shorter than the lapse of approval period in KZC 150.135 generally applicable to Process IA approvals and this shorter period shall control for reasonable use exception approvals.

#### 90.170 Planning/Public Works Official Decisions – Lapse of Approval

Planning or Public Works Official decisions authorized by this chapter shall be subject to the Lapse of Approval provisions of KZC 145.115.

### Chapter 105 - Parking and Access

#### 105.10 Vehicular Access Easement or Tract Standards

- Roadway Widths For vehicular access easements or tracts, minimum standards for widths are established as follows:
  - a. When no Fire Department access road is required, and the access easement or tract will service one to four detached dwelling units or one to two duplex structures, the minimum standard is 16 feet of unobstructed pavement in a 21-foot-wide easement or tract; for easements or tracts less than 100 feet in length, the Public Works Department may reduce the standard to 10 feet of unobstructed pavement in a 15-foot-wide easement or tract if the easement or tract and abutting driveways are located to allow for safe ingress and egress.

When an access road is required by the Fire Department, the following standards shall apply:

The access road shall extend full width from the public right-of-way to the
front-property-line of the furthest lot, or to the point at which the distance to
the most distant point of the rear setback property line of the furthest lot is
within 150 feet. Required pavement width shall be unobstructed;

2) - 3) (no change)

b. - d. (no change)

2. (no change)

### 105.47 Location of Parking Areas – Garages in Low Density Zones

Except for garages accessed from an alley, garages serving detached dwelling units in low density zones shall provide a minimum 20' X 20' parking pad between the garage and the access easement, tract, or right-of-way providing access to the garage. These dimensions may be reduced if the Planning Official or Public Works Official determines that the reduction will not:

- Impede vehicular or pedestrian use of the easement, tract, or right-of-way by other users; and
- 2. \_\_Impede emergency vehicle movement through the easement, tract, or right-of-way.

## Chapter 110 – Required Public Improvements

#### 110.70 Modifications, Deferments and Waivers, and Construction-in-Lieu

1. - 4. (no change)

- 5. <u>Waiver</u> The City may waive and not require or allow installations of a required improvement under the following circumstances:
  - a. (no change)

b. If the project is for a single-family dwelling alteration that is less than \$200,000 in value, based on building alteration costs in effect on January 1, 2006. This threshold shall be reviewed annually and adjusted by a percentage equal to the percentage of increase in building alteration costs, if any (see KZC 110.10(1)(d) for building alteration costs information); or

c. - e. (no change)

6. - 8. (no change)

## Chapter 115 - Miscellaneous Standards

115.150

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Vehicles - Size in Residential Zones Limited

- 115.07 Accessory Dwelling Units (this section is moved from 115.65.5; changes are made as indicated below) One accessory dwelling unit (ADU) is permitted as subordinate to a single-family dwelling; provided, that the following criteria are met:
  - a. 1. (numbering change only)
  - b. <u>2.</u> Owner Occupancy One of the units must be ewner-occupied. Owner occupancy is defined as a person-with an ownership interest in the property the principal residence of the property owner(s).
  - e. 3. (numbering change only)
  - d. <u>Scale</u> The square footage of the accessory dwelling unit shall not exceed 40 percent of the primary residence and accessory dwelling unit combined. If the accessory unit is completely located on a single floor, the Planning Director may allow increased size in order to efficiently use all floor area.

Detached accessory dwelling units shall not exceed 800 square feet of gross floor area. The gross floor area shall not include area with less than five feet of ceiling height, as measured between the finished floor and the supporting members for the roof. When calculating the square footage of the ADU (see KZC 5.10.340, definition of "gross floor area"), covered exterior elements such as decks and porches will not be included; provided, the total size of all such covered exterior elements does not exceed 200 square feet. An accessory dwelling unit will be considered to be "detached" from the principal unit if it has any of the following characteristics:

 $\frac{4)-3}{a}$  <u>a) - c)</u> (numbering changes only)

e. - i. 5. - 9. (numbering changes only)

- j. 10. Permitting
  - $\frac{1}{1}$  a. c. (numbering changes only)
  - 4) d. Appeals. An applicant may appeal to the Hearing Examiner The decision of the Planning Official in approving-or denying a request to construct an accessory dwelling unit may be appealed using the appeal provision, as applicable, of Process-I, KZC-145.60 through 145.110. A written notice of appeal shall be filed with the Planning Department within fourteen (14) calendar days of the date the Planning Official's decision was mailed or otherwise delivered to the applicant. The City shall give notice of the hearing to the applicant at least seventeen (17) calendar days prior to the hearing. The applicant shall have the burden of proving the Planning Official made an incorrect decision. Based on the Hearing Examiner's findings and conclusions, he or she may affirm, reverse, or modify the decision being appealed.
- 115.08 Accessory Structure (detached dwelling unit uses only) (this section is moved from 115.65.3; changes are made as indicated below) –

Structures, to be used as a tool shed, greenhouse, private garage, accessory dwelling unit, barns or similar use are permitted. The total size of all such structures may not exceed the gross floor area of 1,200 square feet plus 10 percent of the lot area that exceeds 7,200 square feet. The gross floor area shall not include area with less than five feet of ceiling height, as measured between the finished floor and the supporting members for the roof. The height (roof peak elevation) of an accessory structure may not exceed 15 feet above the existing height (roof peak elevation) of the primary residence or 25 feet above average

building elevation, whichever is less. An accessory structure which contains an accessory dwelling units must also comply with subsection-(5) of-this-section KZC 115.07.

#### 115.20 Animals in Residential Zones

1. - 5. (no change)

Revise Chart pertaining to Large Domestic Animals, as follows:

Special Regulations:

- 1. 5. (no change)
- 6. For residential lots in RS 35 and RSX 35 Zones within the Bridle Trails neighborhood north of Bridle Trails State Park or residential lots in PLA 16 which are not part of a recorded master plan, the required review process shall be "None", and the maximum number of adult animals and minimum lot size and setback regulations shall not apply. Instead, the following regulations shall apply:
  - b. a. Up to two additional horses may be kept on a residential lot, providing that an additional 3,000 square feet of paddock area is available for each additional horse.
  - a. b. Each residential lot must contain an area of at least 10,000 permeable square feet for the purpose of accommodating two horses, capable of being used for or easily converted to a paddock area and barn, having a minimum width of 29 40 feet and configured in a contiguous and usable manner to accommodate the feed, storage, and manure pile. "Configured in a contiguous and usable manner" shall mean an area, uninterrupted by non-paddock area, having a shape as close to square or rectangular as possible. While the minimum width allowed is 40 feet, the majority of the area must have a width of at least 80 feet. The Planning Official is authorized to approve minor deviations from the required dimensions and/or shape of the paddock area due to pre-existing improvements and/or size, shape, or topography of the property.
  - c. This The area used or reserved for paddock area must be pervious and exclusive of any structures or improvements (except livestock barns) such as storage sheds, residential units, carports, decks, patios, swimming pools, ponds, sports courts, rockeries, or paving, but may contain easily removed features such as children's play equipment, landscaping, trellises, and flagpoles, as long as such features are not embedded in concrete or otherwise permanently-mounted. The area shall not be located over a septic tank, drain field, or reserve drain field. Paddock areas shall not be located on steep slopes (over 15 percent grade) or in areas regulated under KZC 90 Drainage Basins.
  - e-d. Direct access to this the paddock area must be available to deliver feed and pick up manure from an alley, an easement, or an adjacent right-of-way across a side yard of the lot. The access route shall have a minimum unobstructed width of 15 feet and a grade no greater than 12 percent, except that the first 15 feet in back of the existing or future curb line the grade shall not exceed 6 percent. Any portion of an access route located within an adjacent equestrian trail easement shall not be paved, but may be surfaced with gravel up to 5/8" size.
  - d. e. Horse The paddock areas must be setback five feet from each property line which abuts a school use or a residential use zone other than RS 35, RSX 35, or PLA 16.

- e. f. Required horse The paddock areas must be setback 10! feet from habitable dwellings and 5 feet from significant improvements outside the paddock area, such as swimming pools, sports courts, decks, and patios. Livestock barns must be setback 40 feet from habitable dwellings.
- f- g. Livestock barns permitted within the designated paddock area may not exceed 1,200 square feet in footprint, excluding covered overhangs, and must be designed solely for housing of animals and storage of tack, feed, shavings, or ancillary equipment.

Special Regulations 2, 3, and 4 also apply to this-area these zones

h. i. Interpretations of the Zoning Code which directly or indirectly involve application of regulations about horse paddock areas shall be liberally construed in favor of an equestrian character for the neighborhood.

(Codifies Interpretation 05-2)

### 115.23 Common Recreational Space Requirements for Certain Residential Uses

(Note: This Section 115.23 does not create any new development regulations. Rather, it centralizes language from the zones listed below into one single location. Attachment 7 to this Attachment A shows the language deletion from each of these zones).

- General Residential developments identified herein by zone and use listing shall comply with the common recreational space requirements of this Section:
  - a. RM Zone: "Detached, Attached, or Stacked Dwelling Units", KZC 20.10.020;
  - b. PR Zone: "Detached, Attached or Stacked Dwelling Units", KZC 25.10.020;
  - c. FC II Zone: "Detached, Attached or Stacked Dwelling Units", KZC 35.20.110; and "Development Containing Stacked dwelling Units and Office Uses", KZC 35.20.120:
  - NRH 5 Zone: "Detached, Attached or Stacked Dwelling Units (Stand Alone or Mixed with Office Uses)", KZC 54.36.010;
  - MRH 6 Zone: "Detached, Attached or Stacked Dwelling Units (Stand Alone or Mixed with Office Uses)", KZC 54.42.010;
  - e. PLA 5A Zone: "Detached, Attached or Stacked Dwelling Units"; 60.32.020;
  - f. PLA 5B Zone: "Detached, Attached or Stacked Dwelling Units"; 60.37.020; and 60.37.040 "Development Containing Stacked or Attached Dwelling Units and Office Uses";
  - g. PLA 5C Zone: "Detached, Attached or Stacked Dwelling Units", KZC 60.42.020; and "Development Containing Stacked or Attached Dwelling Units and Office Uses", KZC 60,42.040;
  - h. PLA 5D Zone: "Detached, Attached or Stacked Dwelling Units", KZC 60.47.020;
  - i. PLA 5E Zone; "Detached, Attached or Stacked Dwelling Units", KZC 60.52.020;
  - PLA 6A Zone: "Detached, Attached or Stacked Dwelling Units", KZC 60.57.020;
  - k. PLA 6B Zone: "Detached, Attached or Stacked Dwelling Units", KZC 60.62.020;
     and "Development Containing Stacked or Attached Dwelling Units and Office Uses"; KZC 60.62.040;
  - I. PLA 6D Zone: "Detached, Attached or Stacked Dwelling Units", KZC 60.72.020;
  - m. PLA 6F Zone: "Detached, Attached or Stacked Dwelling Units", KZC 60.82.020;
  - n. PLA 6G Zone: "Attached or Stacked Dwelling Units", KZC 60.87.130;
  - PLA 6H Zone: "Detached, Attached, or Stacked Dwelling Units", KZC 60.92.020;
  - p. PLA 6I Zone: "Detached, Attached, or Stacked Dwelling Units", KZC 60.97.020;

- g. PLA 6J Zone: "Detached, Attached, or Stacked Dwelling Units", KZC 60.102.020:
- r. PLA 6K Zone: "Detached, Attached, or Stacked Dwelling Units", KZC 60.107.020;
- s. PLA 7A Zone: "Detached, Attached, or stacked Dwelling Units", KZC 60.112.020;
- t. PLA 7B Zone: "Detached, Attached, or Stacked Dwelling Units", KZC 60.117.020;
- u. PLA 7C Zone: "Detached, Attached, or Stacked Dwelling Units", KZC 60.122.020
- v. PLA 13A Zone: "Detached, Attached or Stacked Dwelling Units", KZC 60.162.080; and "Development containing attached or stacked dwelling units and office uses", KZC 60.162.090;
- W. PLA 13B Zone: "Detached, Attached or Stacked Dwelling Units", KZC 60.167.020; and "Development containing Attached or Stacked Dwelling Units and Office uses", KZC 60.167.040;
- x. PLA 17 Zone: "Attached or Stacked Dwelling Units", KZC 60.187.020; and
- y. PLA 17C Zone: "Attached or Stacked Dwelling Units", KZC 60.197.020.
- 2. If a proposed use or development activity identified in subsection (1) will contain four or more units, then it must contain at least 200 sq. ft. per unit of common recreational space usable for many activities. This required common recreational open space must have the following minimum dimensions:
  - a. For four to 20 units, the open space must be in one or more pieces each having at least 800 sq. ft. and having a length and width of at least 25 feet.
  - b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.
  - c. The required common recreational open space may be reduced to 150 sq. ft. per unit if permanent outdoor furniture, pool, cooking facilities, playing equipment, and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.

### 115.25 Development Activities and Heavy Equipment Operation – Limitations On

- 1. General (no change)
- 2. a. <u>Exception</u> The Planning Official may grant written permission to engage in a development activity or to operate heavy equipment outside of the hours established by subsection (1) of this section if <u>either</u>:
  - i. this The activity or operation will not interfere with any residential use that is permitted in the zone in which it is located impact any residential use; or
  - ii. The permission will facilitate the construction of publicly-funded improvements that will serve the general population of the City of Kirkland and such permission is necessary to avoid undue delay of project completion and/or long-term inconvenience or disruption to the general public.
  - b. (no change)

### 115.30 <u>Distance Between Structures/Adjacency to Institutional Use</u>

### 1. <u>Distance Between Structures</u>

a) Apply to: (no change)

b) General – For purposes of the regulation in this code regarding maximum horizontal façade for any use in any zone to which the maximum horizontal façade limitations apply, and F.A.R. calculation for detached dwelting units in low density residential zones only, two structures will be treated and considered as one structure if any elements of the structures, other than as specified in subsection (1)(c) of this section, are closer than 20 feet to each other. In addition, two structures connected by a breezeway or walkway will be regulated as one structure if any element of the breezeway or walkway is higher than eight ten feet above finished grade.

### c) Exceptions

- 1) Porches-and-similar-eElements of a structure no higher than 18 inches above finished grade may be closer than 20 feet to another structure.
- 2) Chimneys, bays bay windows, greenhouse windows, eaves, cornices, awnings, and canopies and similar elements that customarily extend beyond the exterior walls of a structure may be no closer than 17 feet from another-structure may extend 18 inches from each structure toward the other.
- 3) Detached dwelling units approved and constructed as a "Detached, Attached, or Stacked Dwelling Unit" are excluded from horizontal façade regulations and may be located within 10 feet of one another.
- 4) Porches and stairs may extend 5 feet from each structure toward the other if:
  - a) The porch is no higher than one story and the finished floor of the porch is no more than four feet above finished grade;
  - b) Three sides of the porch are open:
  - No deck, balcony, or living area will be placed on the roof of the porch; and
  - d) The width of the porch will not exceed 50% of the façade to which it is attached.
  - d) Allowed exceptions to the above criteria are:
    - i) Solid walls or railings may extend up to 42 inches above the porch floor; and
    - ii) Eaves on the porch roof may extend an additional 18 inches beyond the porch.
- 2 <u>Adjacency to Institutional Uses</u> (no change)
- 115.42 <u>Floor Area Ratio (F.A.R.) Calculation for Detached Dwelling Units in Low Density Residential</u> Zones

- 1. Gross floor area for purposes of calculating F.A.R. and maximum floor area for detached dwelling units in low density residential zones does not include the following:
  - a. Attic area with less than five feet of headroom ceiling height, as measured between the finished floor and the supporting members for the roof.
  - b. Floor area with a ceiling height, including the horizontal supporting-members for the ceiling, less than six feet above finished grade. The ceiling height will be measured to the top of the structural members for the floor above. The finished grade will be measured along the outside perimeter of the building (see Plate 23).
  - c. d. (no change)
- 2. (no change)
- 115.59 Height Regulations Calculating Average Building Elevation (ABE)
  - General ABE shall be calculated using the following formula:

ABE = (Mid-point Elevation) x (Length of Wall Segment) + (Mid-point Elevation) x (Length of Segment) / (Length of Segment) + (Length of Segment)

(See Plate 17) (no change; only moved from definition – KZC 5.10.045)

- Attached but independent building units When a building or structure contains townhouses or other attached, but otherwise independent building units, the ABE is calculated separately for each unit. (no change; only moved from definition – KZC 5.10.045)
- 115.60 Height Regulations Exceptions
  - 1. General (no change)
  - 2. Exceptions
    - a. Detached Dwelling Units
      - 1) 3) (no change)
    - b. Other Structures
      - 1) 2) (no change)
      - Skylights may exceed the height limit by a maximum of six inches.
    - c. d. (no change)
- 115.65 <u>Home Occupations, Accessory Dwelling Units, and Other Accessory Components of Residential Uses</u>
  - 1. <u>General</u> The regulations of this section apply to every-residential use within the City.
  - Home Occupations

- a. 1. <u>Purpose</u> The purpose of this section is to allow <u>limited</u> commercial eccupations <u>activity</u> incidental to residential uses-located in residences of a dwelling unit while guaranteeing <u>ensuring</u> all residents freedom from excessive noise, excessive traffic, nuisance, fire hazard, and other possible effects of commercial uses being conducted in residential neighborhoods.
- 2. Applicability Home occupations are allowed as an accessory use to the residential use of a single-family, multi-family, or accessory dwelling unit, subject to the requirements of this Chapter. A business license shall be required for all home occupations.
- Residency The location of the Home Occupation must be the principal residence of the person(s) conducting the Home Occupation.
- b. <u>4. Home Occupation Regulations Standards for Home Occupations –</u> A home occupation may be conducted subject-to-the-following regulations if it:

#### A-home occupation is permitted if it:

- 4) a. Is carried on exclusively by family members who reside in residents of the dwelling unit and, in addition, not-more than two additional people who are not residents of the dwelling may involve no more than two other business participants visiting the dwelling unit (or, for properties that contain an accessory dwelling unit, visiting the property) per day. "Other business participants" shall include non-family employees and independent contractors.
- 2) <u>b.</u> <u>Is-conducted-indoors-and hH</u>as no outside storage, <u>exterior-indication</u>, <u>or outside</u> <u>activity</u>, including equipment stored on vehicles;
- 3) c. Requires no alteration to the interior or exterior of the dwelling that changes its residential character:
- 4) d. <u>Does not linvolves</u> activities, including but not limited to the use of heavy equipment, power tools, power sources, <u>hazardous materials</u>, or other equipment or <u>materials</u>, <u>which-do-not that</u> result in noise, vibration, smoke, dust, odors, heat, <u>traffic</u>, <u>parking</u>, or other conditions that exceed, in duration or intensity, such conditions normally produced by a residential use;
- 5) e. Has, no pickup-or-delivery-by-commercial-vehicles; however, occasional in addition to daily mail service, and no more than a combined total of three commercial and courier pick-ups and deliveries at the dwelling unit (or, for properties that contain an accessory dwelling unit, the property) per day, and no more than 10 such pick-ups and deliveries per week, are permitted. Said pick-ups and deliveries shall occur between the hours of 8:00 a.m. and 6:00 p.m.;
- 6) Does not include the following businesses:
  - Motor vehicle-related businesses including but not limited to auto, truck, body-work, detailing, painting, or taxicab, van shuttle, limousine, towing, or other-transportation service or sales;
  - b) Repair or sales of large appliances or heavy equipment;
  - c)----Welding;
  - d)—Kennels or commercial stables;

- e) --- Inventory storage of more-than-1,200 cubic feet-of-materials;
- f)——Restaurants; and
- g)----Landscaping.

Office-only activities for the above-uses-may be allowed as home occupations; provided, all-other-requirements of this section are met;

- Occupies no more than 500 square feet of floor area, including any space in an accessory structure;
- 7) g. Dees not includes no more than four six persons clients/customers per day and no more than two persons clients/customers at any time visiting the subject property dwelling unit (or, for properties that contain an accessory dwelling unit, visiting the property) for goods or services. A family arriving in a single vehicle shall be considered one client. Client/Ccustomer visits or deliveries to a home occupation shall be between the hours of 8:00 a.m. and 8:00 p.m. (not applicable to a bed and breakfast house);
- 8) h. Operates no more than one vehicle, van, truck, or similar vehicle. The vehicle shall not exceeding any of the following:
  - i. a A gross vehicle weight of 10,000 pounds;
  - ii. A height of nine feet; and/or
  - iii. A length of 22 feet,

The measurement of vehicle height and length shall include bumpers and any other elements that are required by federal or state law for the operation of the vehicle on public roads; and

- 9) i. Has no signs exterior indication other than one building-mounted, non-illuminated sign with a maximum size of two square feet.
- 40) j. For a bed and breakfast house, the following additional regulations apply in addition to those listed above:
  - a. f. (no change to standards; numbering changes only)
- e. 5. A home occupation which does not meet one or more of the requirements of subsection—(2)(b) of this section 115.65.4 may be approved—using—Process—IIA, described in Chapter 150-KZC, if it: shall be reviewed under Process I, described in Chapter 145 of this Code; provided, that the notice of application required by KZC 145.22.1 shall be distributed pursuant to the provisions of KZC 150.22.2 (Process IIA). An application for a home occupation under this Section may be approved if the home occupation:
  - 4) a. Will not harm the character of the surrounding neighborhood;
  - 2) b. Will not include outdoor storage and/or operation of building materials, machinery, commercial vehicles, or tools, except if it meets the following criteria:
    - a 1) Is appropriately screened from other properties:

- b 2) Does not emit noise, odor, or heat; and
- e 3) Does not create glare: and
- 3) c. Does not create a condition which injures or endangers the comfort, repose, health or safety of persons on abutting properties or streets; and
- 4) d. Will not generate excessive traffic or necessitate excessive parking; and
  - e. Will locate and screen any required or proposed site improvements in a manner that minimizes its view from surrounding properties or adjacent streets.
- 5) f. For bed and breakfast houses, there will be a maximum of four guest rooms.
- d. Licensing A-business license shall be required for all home occupations.
- e. 6. Revocation of Home Occupation Permit Enforcement Upon determination that there has been a violation of any decision criteria or condition of approval of a home occupation permit granted pursuant to subsection (2)(c) of this section, the Director of Planning and Community Development may revoke a home occupation permit provision of this Section, the City may pursue code enforcement in accordance with pursuant—to the provisions of Chapter 170 KZC of this Code, Zening Code Enforcement.
- 3. Accessory Structure (detached dwelling unit uses only) (this section has been moved to new section 115.07)
- 4. <u>Domestic-Animals</u> Please see KZC 115.20, Animals in Residential Zones, for regulations for keeping animals in residential zones.
- 5. Accessory Dwelling Units (this section has been moved to new section 115.08)

### 115.90 Calculating Lot Coverage

- 1. General (no change)
- 2. Exceptions
  - a. b. (no change)
  - c. For detached dwelling units in low density zones and having a front yard, 10 feet of the width of a driveway, outside of the required front yard, serving a garage or carport, provided that:
    - The portion of the driveway excepted from lot coverage calculations shall not exceed 10 percent of the lot area; and
    - 2) The portion of the driveway excepted is not located in an access easement.
  - d. i. (no change)

#### 115.95 Noise Regulations

1. Maximum Environmental Noise Levels – (no change)

- Noise Public Nuisance Any noise which injures; endangers the comfort, repose, health or safety of persons; or in any way renders persons insecure in life, or in the use of property, is a violation of this code. The operation of power equipment, including but not limited to leaf blowers, shall be deemed a public nuisance if such operation occurs during the following hours: Before 8:00 a.m. or after 8:00 p.m. Monday through Friday, or before 9:00 a.m. or after 6:00 p.m. Saturday, Sunday, or the following holidays: New year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day. (codifies Interpretation 91-7)
- 3. Bonds (no change)

#### 115.115 Required Yards

- 1. 2. (no change)
- Structures and Improvements No improvement or structure may be in a required yard except as follows:
  - a. I. (no change)
  - m. <u>For uses lin low density residential zones, and for residential uses in other zones, the applicant may request a modification to locate no more than one storage shed in a required yard, except; provided, that no storage sheds are allowed in a required front yard. The Planning Official may approve a modification if:</u>
    - 1) 4) (no change)
  - n. In low-density residential zones, covered entry porches on detached dwelling units may be located within 13 feet of the front property line if:
    - 1) The porch is covered and no higher than one story <u>and the finished floor of</u> the porch is no more than four feet above finished grade.
    - 2) Three sides of the porch are open;
    - 3) The porch roof form is architecturally compatible with the roof form of the main house dwelling unit to which it is attached;
    - 4) No deck, balcony, or living area is permitted is placed on the roof of the porch within the required front yard; and
    - 5) If on attached or stacked dwelling units, the width of the porch does not exceed 50% of the façade to which it is attached.
    - 5 6) Allowed exceptions to the above criteria are:
      - Solid walls or railings may extend up to 42 inches above the porch floor;
      - b) Eaves on the porch roof may extend an additional 18 inches into the required front yard;
      - c) Stairs may extend an additional five feet into the required front yard.

For the purpose of this section, covered parking areas or driveways shall not be considered an entry porch.

This subsection (KZC 115.115(3)(n)) is not effective within the disapproval jurisdiction of the Houghton Community Council)

- o. In low density residential zones:
  - 1) 2) (no change)
  - 3) One story gGarages without alley access may be located within five feet of the rear property line, provided that:
    - a) The portion of the structure that is located within the required rear yard is no taller than 15 feet above average building elevation; and
    - b. The rear yard does not abut an access easement that is regulated as a rear property line.
- hvac equipment may be placed no closer than 5 feet of a side or rear property line, and shall not be located within a required front yard; provided, that Hvac equipment may be located in a storage shed approved pursuant to paragraph 3.m of this section or a garage approved pursuant to paragraph 3.o(2) of this section. All Hvac equipment shall be baffled, shielded, enclosed, or placed on the property in a manner that will ensure compliance with the noise provisions of KZC 115.95.
- 4. (no change)
- 5. <u>Driveways and Parking Areas</u> Driveways and parking areas are not allowed in required yards except as follows:
  - a. Detached Dwelling Units and Duplexes
    - 1) General Vehicles may be parked in the required front, rear, and north property line yards if parked on a driveway and/or parking area. For the purpose of this section, vehicles are limited to those devices or contrivances which can carry or convey persons or objects and which are equipped as required by federal or state law for operation on public roads. A driveway and/or parking area shall not exceed 20 feet in width in any required front yard, and shail be separated from other hard-surfaced areas located in the required front yard by a landscape strip at least five feet in width. This landscape strip may be interrupted by a walkway or pavers providing a connection from the driveway to other hard-surface areas, as long as such walkway or pavers cover no more than 20 percent of the landscape strip. A driveway and/or parking area located in a required front yard shall not be closer than five feet to any side property line (see Plate 14); provided:
      - a) That where access to a legally established lot is provided by a panhandle or vehicle access easement measuring less than 20 feet in width, a driveway not exceeding 10 feet in width, generally centered in the panhandle or access easement, shall be permitted (see Plate 14A); and
      - b) That any driveway which generally parallels a right-of-way or easement road shall be set back at least five feet from the right-of-way or easement, except for a 20-foot wide section where the

driveway connects with the right-of-way or easement. Such driveway shall not have a width of more than 10 feet within the front or rear yard (see Plate 14B) and shall be separated from other hard-surfaced areas located in the front or rear yard by a landscape strip at least five feet in width. Where more than one driveway is permitted within a front or rear yard, those driveways shall be separated by a landscape strip at least five feet in width.

2) - 3) (no change)

b. - c. (no change)

d. Other Uses – Parking areas and driveways for uses other than those addressed in subsections (5)(a), (b), and (c) of this section may be located within required setback yards, but, except for the portion of any driveway which connects with an adjacent street, not closer than five feet to any property line. Where this provision conflicts with a regulation of a specific zone, the regulation of the specific zone shall govern.

e. - f. (no change)

### 115.120 Rooftop Appurtenances

1. - 4. (no change)

- 5. Optional Locations As an option to placing appurtenances on the roof, appurtenances may be located as follows:
  - a. At or below grade, subject to the following:
    - 1) 2) (no change)
    - 3) The appurtenances may be located in a required side or rear yard, if:
      - a) (no change)
      - b) The appurtenances are reviewed as part of a Process I, II, or III, or IV zoning permit for the use or structure they will serve;
      - c) If the use or structure the appurtenance will serve does not require review through Process I, II, or III, the Planning Official may allow an appurtenance to be located in a required side or rear yard using the process described in Section 4.c. above. In such event, only the owners and residents of the property located immediately adjacent to the required yard in which the appurtenance is proposed to be located shall be provided notice; and

c)  $\rightarrow$  d)  $\rightarrow$  f) (numbering change only)

- 4) (no change)
- b. (no change)

### 115.142 Transit Shelters and Centers, Public

Public transit shelters <u>and centers</u> are allowed in all zones. Shelter height, <u>and</u> shall not exceed 15 feet above average building elevation <u>in low density zones</u>, and the use <u>The public transit shelters and centers</u> must not unreasonably impede pedestrian movement or create traffic safety problems. Transit route and information signs and markers may be installed. One hundred percent lot coverage is allowed. There are no specific requirements for review process, minimum lot size, minimum required yards, landscaping, or parking for this use.

#### 115.145 Trees - Certain Species Prohibited

The following-types of trees may not be planted closer than the listed minimum planting distance to streets or sewers:

Trees	-Minimum-Planting Distance
1. Ailathus Altisinia (Tree of Heaven)	25'
2. Catalpa	<del>25</del> !
3. Cottonwood	<del>40'</del>
4. Juglamus-Nigra (Black-Walnut)	<del>25'</del>
5. Platanus (Plane, Sycamore)	<del>40'</del>
6. Populus (Poplars)	<del>40'</del>
7. Salix-(Willows)	<del>25'</del>
8. Tilia Americana (Basswood)	<del>25'</del>
9. Ulmus (Elm)	<del>40'</del>

Any-person-violating this provision-is-responsible for any-damage caused-by-the-tree-or-trees-

### Chapter 120 - Variances

## 120.12 Expansion or Modification of an Existing Structure

The following subsection is not effective within the disapproval jurisdiction of the Houghton Community Council.

If the expansion or modification of an existing structure requires a variance under this chapter, the Planning Director may approve such expansion or modification without requiring the variance process if all of the following criteria are met:

- The request complies with the criteria in KZC 120.20; and
- 2. The gross floor area of the structure is expanded by less than five percent; and
- 3. The Planning Director determines that the change or alteration will not have significantly more or different impact on the surrounding area than does the present development.

An approval granted pursuant to this subsection shall be valid for a period of four years following the date of approval, during which time a complete building permit application for the expansion or modification shall be submitted to the City. Within six years following the date of approval granted pursuant to this subsection, the applicant shall substantially complete construction of the expansion or modification and any permit conditions applicable thereto, or the approval becomes null and void.

### Chapter 130 - Rezones

#### 130.70 Quasijudicial Project Rezones – Minor Modifications

Subsequent to the adoption of the resolution of intent to rezone, the applicant may apply for a minor modification to the site plan approved as part of that resolution. The Planning Official shall administratively review and decide upon an application for a minor modification. The City may approve a minor modification only if it finds that:

- 1. 3. (no change)
- 4. The change will not result in any increase in height of any structure <u>above any of the following:</u>
  - a. 10% above the originally-approved height;
  - b. The Maximum Height of Structure of the underlying zone; or
  - c. The maximum allowable height, if any, specified in the resolution of intent to rezone; and
- 5. (no change)

### Chapter 135 - Zoning Code Amendments

### 135.30 <u>Emergency Zoning-Code Amendment</u> <u>Moratoria and Interim Land Use Regulations</u>

- General The City-may-initiate an emergency amendment-to-the Zoning-Code. An emergency amendment is an amendment necessary for the immediate protection of public health, safety, property-or peace. Nothing shall prevent the City Council from establishing or extending development moratoria or interim land use regulations in accordance with the procedures set forth in RCW 35A.63.220 and RCW 36.70A.390, as those sections exist or may be hereafter amended or superseded.
- 2. Process Disapproval Jurisdiction
  - a. The City Council-shall hold a public hearing using the process described in KZC 160.40-for-notice; KZC-160.45 for staff-report; KZC-160.55, 160.65-and-160.70 for public hearing; and KZC 160.90-for-publication and effect.
  - b. The Planning Official shall notify the Planning Commission in writing about the proposed emergency amendment at least 14 days before the public-hearing. If the amendment is within the jurisdiction of the Houghton Community, the Houghton-Community-Council shall also be notified.
  - c. If the proposed-amendment is within the jurisdiction of the Houghton Community Council, the Houghton Community Council shall hold a joint hearing with the City Council.
  - d.——The-City-Council-shall-adopt-an-emergency-plan-amendment-by-an-appropriate resolution-or-ordinance-that-includes-a-statement-of-the-facts-justifying-the emergency.
  - e. If the City Council approves a resolution or ordinance, it is not shall become effective establishes or extends a moratorium or interim land use regulations within the disapproval jurisdictional area of the Houghton Community Council, until that City Council action shall become effective only upon:
    - 4) a. A Approval by a majority of the entire membership of the Houghton Community Council, votes—to approve it; Such approval shall be by resolution; or

2) b. Failure of The Houghton Community Council fails to disapprove it, by majority vote of the entire membership, within seven 60 calendar days after City Council approves the resolution or ordinance establishing or extending the moratorium or interim land use regulations. The vote to disapprove the action must be approved by resolution by a majority of the entire membership of the Community Council.

### Chapter 140 - Amendments to the Comprehensive Plan

### 140.35 Emergency Plan Amendment

- 1. (no change)
- 2. Process
  - a. d. (no change)
  - e. If the City Council approves a resolution or ordinance, it is not shall become
    effective within the jurisdictional area of the Houghton Community Council until
    only upon:
    - 1) A <u>Approval by a majority of the entire membership of the Houghton Community Council.</u> votes to approve it; <u>Such approval shall be by resolution;</u> or
    - 2) Failure of The Houghton Community Council fails to disapprove the resolution ordinance it, by majority vote of the entire membership, within seven calendar days after the City Council approvesal the resolution or ordinance must be approved by resolution by a majority of the entire membership of the Community Council.

#### Chapter 145 - Process I

#### 145.45 Planning Director's Decision

- 1. 4. (no change)
- 5. <u>Notice of Decision</u> Within four business days after the Planning Director's written decision is issued, the Planning Official shall mail a copy of the decision to the following persons:
  - a. c. (no change)

In addition, within four calendar <u>business</u> days after the Planning Director's decision is issued, the Planning Official shall post a summary of the decision, along with a summary of any threshold determination under SEPA and the procedures for appealing the decision under this chapter, on the public notice sign erected under KZC 145.22(2)(b).

#### Chapter 150 - Process IIA

#### 150.90 Participation in the Appeal

Only those persons entitled to appeal the decision under KZC 150.80(1) who file an appeal under KZC 150.80(2) may participate in the appeal; provided, that the applicant may submit a

written response to an appeal filed by an appellant, regardless of whether the applicant filed an appeal. These persons may participate in either or both of the following ways:

1. - 2. (no change)

#### Chapter 152 - Process IIB

### 152.30 Notice of Hearing

- 1. Contents (no change)
- 2. <u>Distribution</u> The Planning Official shall distribute this notice at least 14 calendar days before the public hearing as follows:
  - a. A copy of the notice, <u>or a summary thereof</u>, including a vicinity map, will be sent to the owners of all property within 300 feet of any boundary of the subject property.
  - b. A copy of the notice, <u>or a summary thereof</u>, including a vicinity map, will be sent to the residents of each piece of property adjacent to or directly across the street from the subject property.
  - c. e. (no change)
- 3. Combined Notice (no change)

## 152.100 Action and Jurisdiction of the Houghton Community Council

- 1. (no change)
- <u>Disapproval Jurisdiction</u> If the City Council approves an application within the disapproval jurisdiction of the Houghton Community Council, that approval is not shall become effective until only upon:
  - A <u>Approval by a majority of the entire membership of the Houghton Community</u> Council, vote by resolution to approve it; <u>Such approval shall be by resolution</u>; or
  - b. Failure of The Houghton Community Council fails to disapprove it the application within 60 calendar days after City Council adopts the ordinance or resolution granting the application. The vote to disapprove the application must be approved by resolution by a majority of the entire membership of the Community Council.

#### Chapter 155 - Process III

### 155.100 Action and Jurisdiction of the Houghton Community Council

- 1. (no change)
- 2. <u>Disapproval Jurisdiction</u> If the City Council approves an application within the disapproval jurisdiction of the Houghton Community Council, that approval is-not shall become effective until only upon:
  - a. A <u>Approval by a majority of the entire membership of the Houghton Community Council.</u> votes-by-resolution-to-approve-it; <u>Such approval shall be by resolution</u>; or

b. <u>Failure of The Houghton Community Council fails</u> to disapprove the application it within 60 calendar days after City Council adopts the ordinance or resolution granting the application. The vote to disapprove the application must be approved by resolution by a majority of the entire membership of the Community Council.

## Chapter 160 - Process IV

#### 160.40 Notice

1. Contents (no change)

### 2. Distribution

- a. The Planning Official shall distribute this notice at least 14 <u>calendar</u> days before the public hearing as follows:
  - 1) A copy of the notice will be published in the official newspaper of the City.
  - A copy of the notice will be posted on each of the official notification boards of the City.
- b. <u>Public Notice Signs</u> If the proposal is to reclassify land on the Zoning Map, the applicant <u>or in the case of City initiated proposals the City</u> shall provide for and erect public notice signs at least 14 calendar days before the public hearing as follows:
  - The signs shall be designed and constructed to City standards. A copy of the notice described in subsection (1) of this section and a vicinity map shall be attached to each sign.
  - 2) The Department of Planning and Community Development is authorized to develop the standards for the public notice signs necessary for implementation of this section.
  - 3) For City initiated proposals that involve multiple properties, one public notice sign shall be placed on an adjacent public right-of-way for properties that include up to 10 lots. For multiple properties that include more than 10 lots, a minimum of two such signs shall be placed. The Department of Planning and Community Development shall approve the location of each sign.
  - 3 4) For all other proposals, Oone sign shall be erected on or near the subject property facing each public right-of-way adjacent to the subject property and private easement or tract road providing primary vehicular access to the subject property and to any property that abuts the subject property. The Department of Planning and Community Development shall approve the location of each sign.
  - 4 5) The signs shall be removed within seven calendar days after the final public hearing.

### 160.50 <u>Community Council Proceeding</u>

1. General (no change)

- 2. Notice (no change)
- 3. <u>Recommendation</u> The Houghton Community Council, by resolution approved by a majority-vote of its entire membership, may make a recommendation on the proposal. The Planning Official shall present any the recommendation of the Houghton Community Council, if available, to the Planning Commission before the Planning Commission takes a final vote on the proposal.

### 160,95 Jurisdiction of the Houghton Community Council.

- General If the City Council approves a resolution or ordinance within the disapproval jurisdiction of the Houghton Community Council, that <u>resolution or</u> ordinance is not <u>shall become</u> effective with the Houghton community <u>until only upon</u>:
  - a. A <u>Approval by a majority of the entire membership of the Houghton Community Council.</u> votes by resolution to approve it; <u>Such approval shall be by resolution</u>; or
  - b. Failure of The Houghton Community Council fails to disapprove the resolution or ordinance it, by majority vote-of-the-entire-membership, within 60 days after City Council approvesal, the-resolution or ordinance. The vote to disapprove the resolution or ordinance must be approved by resolution by a majority of the entire membership of the Community Council.

## Chapter 161 - Process IVA

## 161.95 <u>Jurisdiction of the Houghton Community Council</u>

- 1. 2. (no change)
- General If the City Council approves an ordinance within the disapproval jurisdiction of the Houghton Community Council, that ordinance is not shall become effective within the Houghton Community until only upon:
  - a. A <u>Approval by a majority</u> of the entire membership of the Houghton Community Council, votes by resolution to approve it; Such approval shall be by resolution or
  - b. <u>Failure of The Houghton Community Council fails to disapprove the ordinance it, by majority vote of the entire membership, within 60 days after City Council approves<u>al</u> the resolution or ordinance. The vote to disapprove the application ordinance must be approved by resolution by a majority of the entire membership of the Community Council.</u>

### Chapter 170 - Enforcement

### 170.65 <u>Interpretations of This Code – Appeal</u>

- 1. 2. (no change)
- Applicable Procedures All appeals of interpretations of this code will be reviewed and decided upon using the appeal provisions of Process #A I, described in Chapter 450 145 KZC.
- 4. (no change)

## Chapter 180 - Plates

Plate 10 Amend "Intrusions into Required Setback Yards" to reflect changes to allowable

setback intrusions (see Attachment 6).

## Several Chapters - Common Recreational Space Requirements for Certain Residential Uses

<u>Amend</u> the following Zoning Code Sections to refer to new KZC Section 115.23 – <u>Common Recreational Space Requirements for Certain Residential Uses</u> for recreational open space requirements:

RM	20.10.020
PR	25.10.020, 25.10.040
NRH 5	54.36.010
NRH 6	54.42.010
PLA 5A	60.32.020
PLA 5B	60.37.020, 60.37.040
PLA 5C	60.42.020, 60.42.040
PLA 5D	60.47.020
PLA 5E	60.52.020
PLA 6A	60.57.020
PLA 6B	60.62.020, 60.62.040
PLA 6D	60.72.020
PLA 6F	60.82.020
PLA 6G	60.87.130
PLA 6H	60.92.020
PLA 6I	60.97.020
PLA 6J	60.102.020
PLA 6K	60.107.020
PLA 7A	60.112.020
PLA 7B	60.117.020
PLA 7C	60.122.020
PLA 17A	60.192.020

The specific amendments are contained in Attachment 7.

## Several Chapters – Allow Zero-Lot-Line Multifamily Development

Amend the following Zoning Code Sections to allow zero-lot-line multifamily development:

RM	20.10.020
PR	25.10.020
PLA 2A	60.17.010
PLA 3A	60.22.020, 60.22.030, 60.22.040, 60.22.050
PLA 3B	60.27.020
PLA 5A	60.32.020
PLA 5B	60.37.020, 60.37.040
PLA 5C	60.42.020, 60.42.040
PLA 5D	60.47.020
PLA 5E	60.52.020
PLA 6A	60.57.020
PLA 6B	60.62.020, 60.62.040
PLA 6D	60.72.020
PLA 6F	60.82.020
PLA 6G	60.87.130
PLA 6H	60.92.020

PLA 61	60.97.020
PLA 6J	60.102.020
PLA 6K	60.107.020
PLA 7A	60.112.020
PLA 7B	60.117.020
PLA 7C	60.122.020
PLA 17A	60.192.020

The specific amendments are contained in Attachment 8.

# Several Chapters – Multifamily Heights Adjoining Low Density Zones Containing a School

<u>Amend</u> the following Zoning Code Sections to allow a 30 foot height for residential structures in multifamily zones, when located adjacent to a low density zone occupied by a school that has been granted height of at least 30 feet:

RM	20.10.020
PR	25.10.020, 25.10.040
PLA 6A	60.57.020
PLA 6B	60.62.020, 60.62.040
PLA 6D	60.72.020
PLA 6F	60.82.020
PLA 6G	60.87.130
PLA 6H	60.92.020
PLA 6J	60.102.020
PLA 7A	60.112.020
PLA 7B	60.117.020
PLA 7C	60.122.020

The specific amendments are contained in Attachment 9.

### Several Chapters - Parks Review Process

Amend the following Zoning Code Sections to refer the process by which public parks are reviewed to the provisions of Chapter 49:

15.10.090
17.10.090
27.10.130
30.15.070
30.25.050
30.35.060
35.30.130 $\sim$
40.10.180
45.10.190
47.10.190
50.12.120
50.17.160
50.27.140
50.32.130
50.37.130
50.42.130
50.47.140
50.52.130
52.12.190
52.17.180

JBD 3	52.22.090
JBD 4	52.27.160
JBD 5	52.32.150
JBD 6	52.42.140
NRH 1A	54.06.170
NRH 1B	54.12.150
NRH 2	54.18.110
NRH 3	54.24.110
NRH 4	54.30.190
NRH 5	54.36.110
NRH 6	54.42.110
TL 1A	55.09.110
TL 1B	55.15.120
TL 2	55.21.140 55.27.040
TL 3	60.12.070
PLA 1	60.12.070
PLA 2	60.17.000
PLA 3A PLA 3B	60.27.080
PLA 3P	60.32.100
PLA 5A	60.37.120
PLA 5C	60.42.120
PLA 5D	60.47.100
PLA 5E	60.52.100
PLA 6A	60.57.100
PLA 6B	60.62.130
PLA 6C	60.67.080
PLA 6D	60.72.100
PLA 6E	60.77.070
PLA 6F	60.82.100
PLA 6G	60.87.160
PLA 6H	60.92.100
PLA 6I	60.97.100
PLA 6J	60.102.100
PLA 6K	60.107.100
PLA 7A	60.112.100
PLA 7B	60.117.110
PLA 7C	60.122.100
PLA 9	60.132.130
PLA 14	60.168b.080
PLA 15A	60.172.100
PLA 15B	60.177.080
PLA 16	60.182.090

The specific amendments are contained in Attachment 10.

						0-4072
	RECTIONS FIRST, read down to find useTHEN, across for REGULATIONS		Special Requistions	(See also General Regulations)	<ol> <li>The following uses are not permitted in this zone:         <ul> <li>Vehicle service stations.</li> <li>Vehicle service stations.</li> <li>Vehicle or boat sales, repair, service, or rental.</li> <li>Fast food meaturants.</li> <li>Drive in facilities and drive-through facilities.</li> </ul> </li> <li>2. Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street uniess no other alternative exists.</li> <li>3. Annially assembly and manufactured goods on the premises of this use are permitted only if:</li></ol>	1. Primary vehicular access to the subject properly may not be directly from Second Avenue South between Second Street South and State Street unless no other alternative exists.  2. Landscape Category C is required if the subject property is adjacent to Planned Areas 6C, 50, or 6J.  3. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed condiguration of the retail space if the applicant demonstrates that the proposed condiguration of the retail use provides an adequate dimension for a wable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension. A Ground floor porches and similar entry features may encoach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the tength of the tacade of the structure.
	Ofind useTH		Required Parking Spaces	(See Ch. 105)	One per each 350 sq. ft. of gross floor area.	Symp
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	ī, readīd		Landscape Category See Ch. 95)	)	Soe D Spec. Hegs 4.	See
	OTIONS: FIRS	MAXIMUMS	Height of Structure		3 stories above average building elevation.	D B See YZC See 105.25. Spec. Reg. 2. Reg. 2. Reg. 2. Reg. 2. Reg. 2. Reg. 3. State Street not designated as Pedestrian-Oriented
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		<b>ل</b> ر	Section 50.		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	9 9
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(Revised 12/04)

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Section 50.27	USE	REGULATIONS	Required Review Process	Lot Size	Y	QUIRI ARDS Ch. 1	}	Coverage	Height of Structure	Landscape Category (See Ch. 96)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
		$\Rightarrow$			Front	Side	Rear	Ę			ι σ <u>-</u>	(See Ch. 105)	(See also General Regulations)
.060	Office Us See Spec 5.	_	D.R., Chapter 142 KZC.	This and Stree	Second	Regu Aver	lation nue S	shali r	3 stories above average building elevation.	D See Spec. Reg. 4.	of Sta	One per each 350 sq. ft. of gross floor area.  ate Street Oriented	<ol> <li>Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other alternative exists.</li> <li>The following regulations apply to veterinary offices only:         <ul> <li>a. May only treat small animals on the subject property.</li> <li>b. Outside runs and other outside facilities for the animals are not permitted.</li> <li>c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the D.R. and building permit applications.</li> <li>d. A veterinary office is not permitted if the subject property contains dwelling units.</li> </ul> </li> <li>Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:         <ul> <li>a. The assembled or manufactured goods are directly related to and dependent upon this use, and are available for purchase and removal from the premises.</li> <li>b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.</li> </ul> </li> <li>Landscape Category C is required if the subject property is adjacent to Planned Areas 6C, 6D, or 6J.</li> <li>This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail space if the applicant demonstrates that the proposed configuration of the retail space if the applicant demonstrates that the proposed configuration of the retail space if the applicant here are also potential foot traffic as would comp</li></ol>
	Stacked of Attached Dwelling See Spec 1.	Units		This Signand Screets	econd /	Regula Avenu	tion st	nall no	t apply along p	ortions of Pedes	A of State	1.7 per unit.	1. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential toot traffic as would compliance with the required dimension.  2. Ground floor porches and similar entry features may encroach into the required tront yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure.



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7.		\$			MINIM	UMS		M	MAXIMUMS				
Section 50.27	USE T	REGULATIONS	Required Review Process	Lot Size	Y	QUIR ARDS Ch.	5 115)	Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.110	Assisted Facility See Sperulation 3.	cial Reg-	D.R., Chapter 142 KZC.	ter				average building elevation.	portion as Pe	s of Sidestria	1.7 per independent unit. 1 per assisted living unit.  tate Street	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility.  2. A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility:  a. One parking stall shall be provided for each bed.  3. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension.   4. Ground floor porches and similar entry features may encroach into the required trort yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure.	
.120	Public Ut	lity			20' See Spec. Reg.					C See Special Reg. 1.			1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on nearby uses. 2. Landscape Category C is required if the subject property is adjacent to Planned Areas SC, 6D, or 6J. 3. Ground floor porches and similar entry features may encreach into the required
.130	Governm Facility or Communi Facility	.	Anna Park		3.					D See Special Regs. 1 and 2.			Ground toor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure.
.140	Public Pa	rk			Will be o case-by			ı a		**	В	See KZC 105.25.	*

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22	S <sub>N</sub>			MINIMUI	MS		MAXIMUMS		Ì		
Section 50,52	A BEAULATIONS	Required Review Process	Lot Size	YA	OUIRED ARDS Ch. 115)	Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
	<b>→</b> □			Front	Side Rear	۲ ،				(See Ch. 105)	(See also General Regulations)
.070 ORDINANCE ATTACHMENT A	Office Use See Special Regulation 6.	D.R., Chapter 142 KZC.	None	10' See Spe tation 5.	o' o'		30 feet above the elevation of 3rd Avenue or 4th Avenue as measured at the projected midpoint of the trontage of the subject property on the nearest applicable right-of-way.	D See Spec, Reg. 4.	0	1 per each 350 sq. ft. of gross floor area. See KZC 50.60.	<ol> <li>The following regulations apply to veterinary offices only:         <ul> <li>May only treat small animals on the subject property.</li> <li>Outside runs and other outside facilities for the animals are not permitted.</li> <li>Site must be designed so that noise from this use will not be audible off the subject property. A certificate to this effect signed by an Acoustical Engineer must be submitted with the D.R. and building permit application.</li> <li>A veterinary office is not permitted if the subject property contains dwelling units.</li> </ul> </li> <li>Ancillary assembly and manufacture of goods on premises may be permitted as part of an office use it.         <ul> <li>The ancillary assembled or manufactured goods are subordinate to and dependent on the office use; and</li> <li>The outward appearance and impacts of this office use with ancillary assembly and manufacturing activities must be no different from other office uses.</li> </ul> </li> <li>If the subject property abuts Third Avenue between First Street and Second Street, or Fourth Avenue, the site and buildings must be designed to provide residential character and scale adjacent to Third Avenue and Fourth Avenue.</li> <li>Landscape Category C is required if the subject property is adjacent to Planned Areas 7A or 7B, or PR 3.6 zones.</li> <li>Ground floor porches and similar entry features may encroach into the front yard, provided the total horizontal dimension of such elements may not exceed 25 percent of the length of the facade of the structure in a retail space extending a minimum of 30 feet of the building depth between this use may be located on the street level floor of a building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an ade</li></ol>
TIVIEL	To							Ž	This not	Special Regul designated as F	ation shall not apply along portions of Third Avenue
	•								بغر.		Kirkland Zoning Code



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Section 50.52	TS #EGULATIONS	Required Review Process	Lot Size	1	QUIR YARD e Ch.	s	Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
	ightharpoonup			Front	Side	Rear	2			S	(See Ch. 105)	(See also General Regulations)
.100	Assisted Living Facility See Special Regulation 3.	D.R., Chapter 142 KZC.	None	10° See Sp lation 6		0 Regu-		30 feet above the elevation of 3rd Avenue or 4th Avenue as measured at the projected midpoint of the frontage of the subject property on the nearest applicable right-of-way.	٥ ۲ ها ۲	Fourth	1.7 per independent unit. 1 per assisted living unit, See KZC 50.60.	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility.  2. A nursing home use may be permitted as part of an assisted living facility use In order to provide a continuum of care for residents. If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility:  a. One parking stall shall be provided for each bed.  3. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension.  4. This use is not permitted on the street level floor adjacent to Central Way.  5. If the subject property abuts Third Avenue between First Street and Second Street, the site and buildings must be designed to provide residential character and scale adjacent to Third Avenue and Fourth Avenue.  6. Ground floor porches and similar entry features may encroach into the front yard, provided the total horizontal dimension of such elements may not exceed 25 percent of the length of the facade of the structure.
.110	Stacked or Attached Dwelling Units			10' See Sp lation 3		O' Regu-			\ oi	Fourth	1.7 per unit. See KZC 50.60. Avenue.	This use is not permitted on the street level floor adjacent to Central Way.     If the subject properly abuts Third Avenue between First Street and Second Street, the site and buildings must be designed to provide residential character and scale adjacent to Third Avenue and Fourth Avenue.     Ground floor porches and similar entry features may encroach into the front yard, provided the total horizontal dimension of such elements may not exceed 25 percent of the tength of the facade of the structure.
.120	Public Utility, Government Facility, or Community Facility			ø	٥	O'			D See Spec. Reg. 1.	В	See KZC 50.60 and 105.25.	Landscape Category C is required if the subject property is adjacent to Planned Areas 7A or 7B, or PR 3.6 zones. 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 nearby uses.
.130	Public Park			Will be on a ca basis.								

Section 53.54



#### USE ZONE CHART

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53.54				MINIM	UMS		MA	XIMUMS				·
Section 53	CT SEGULATIONS	Required Review Process	Lot Size	(\$0	IRED Y e Ch. 1		Lot Coverage	Height of	Landscape Category (See Ch. 95)	Sign Category (See.Ch. 100)	Required Parking Spaces	Special Regulations
"	$\Rightarrow$			Front	Side	Rear	Ę		7 . 80	S) S)	(See Ch. 105)	(See also General Regulations)
		D.R., Chapter 142 KZC.	22,500 sq. fL		15' See Spec. Reg. 4.	15' See Spec. Reg. 4.		If adjoining an RS or RSX zone, then 30' above average building elevation.	A	E	See KZC 105.25.	This use is permitted only if the subject property abuts NE 85th Street. This use is not permitted in the RH SB zone. May not be more than two vehicle service stations at any intersection. Gas pump islands must be set back at least 20 feet from all property lines. Canopies or covers over gas pump islands may not be closer than 10 feet to any property line. Cutdoor parking and service areas may not be closer than 10 feet to any property line.  See KZC 95.40(5) and (7), required landscaping, for further regulations.
.020	Automotive Service Center See Spec. Reg. 1.	<i>.</i>	~~	10' Other- wise 20' adjoin- ing a residen- tial zone	o'	15'		Otherwise, 35' above average building elevation.	~~~	~	1 per each 250 sq. ft. of gross floor area. See Spec. Reg. 4.	1. This use is not permitted in the RH 5B zone. 2. This use specifically excludes a retail establishment involving the sale, lease, repair or service of automobiles, trucks, boats, motorcycles, recreational vehicles, heavy equipment, and similar vehicles. 3. No openings (i.e., doors, windows which open, etc.) shall be permitted in any facade of a building adjoining any residential zone. Windows are permitted if they are triple-paned and unable to be opened. 4. Ten percent of the required parking spaces on site must have a minimum dimension of 10 feet wide by 30 feet long for motor home/travel trailer use. 5. Parts and tires must be stored entirely within an enclosed structure. 6. See KZC 95.40(6) and (7), required landscaping, for further regulations.
	A retail establishment providing entertainment, recreational or cultural activities	\{\}\	5B zor a. C b. P b. S	ner, exce to not inc trimarily p everages nacks, su opcorn, f	or fast dude dr prepare s, such uch as i	food res ive-in or and ser as coffe ce crear umption	taurant drive-th ve spec e, tea, i n, froze	rough facilities in the control of t	es; and holic as, or spe kies, or ises. Fa	ecialty of	See KZC 105.25.	
	food restaurants allowed under this provision may also engage in the sale of related products such as coffee beans mugs, and coffee makers in support of or ancillary to the beverages or snacks listed above; and land 2.								eans, {	1 per each 100 sq. ft. of gross floor area.	Tavems and fast food restaurants are not permitted uses in a RITESB	

ATTACHMENT 3 TO

Kirkland Zoning Code 292.31

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Section 53.84	TEGULATIONS	Required Review Process	Lot Size	REQUI	RED Y		Coverage	Height of	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	: Special Regulations
S	⇒			Front	Side	Rear	Į j	Cubonate	7.8	88.0	(See Ch. 105)	
.010	Office Use	D.R., Chapter 142 KZC.	None	10' Other- wise 20' sojoin- ing a residen- tial zone	ď	15'	70%	S0' above average building elevation. See Gen, Regs. 2 and 3,	A	D	If a medical, dental or velan- nary office, then 1 per each 200 eq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	ted.  2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:
.020	Restaurant									E	1 per each 100 sq. ft. of gross floor area.	May not be located above the ground floor of a structure.     Gross floor area for each individual use may not exceed 4,000 eq. ft.
	A retail establishment providing entertainment, recreational or outural activities			To de de la constante de la co							See KZC 105.25.	Gross floor area for each individual use may not exceed 4,000 sq. ft.
	Any retail establishment other than those specifically listed, limited or prohibited in this zone, eading goods or providing services, including banking and related financial services.	ξ	of the use a. The s more b. It can design	accesson eating and than 10 po be demor- ned to pre-	y seating in association of associat	g if: lated circ if the gro to the C	culation ess floor ity that	may include, a area does not area of the us the floor plan from being ext	exceed se; and is	marini	i per each 300 sq. ft. of gross floor area.	1. The following uses are not permitted in this zone: a. Vehicle service stations. b. Automotive service centers. c. Uses with drive-in facilities or drive-through facilities. d. Retail establishments providing storage services unless accessory to another permitted use. e. Retail establishments involving the sale, service or repair of automobiles, trucks, boats, motorcycles, recreational vehicles, heavy equipment and similar vehicles. f. Storage and operation of heavy equipment, except delivery vehicles/associated with retail uses. g. Storage of parts unless conducted entirely within an enclosed structure. This use may not be located above the ground floor of a structure. Gross floor area for each individual use may not exceed 4,000 eq. ft.

U-4072



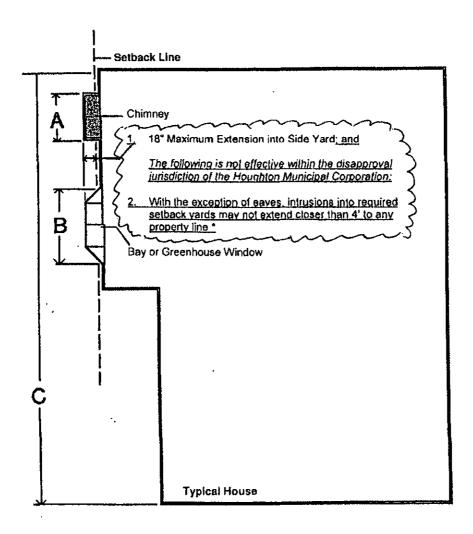
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Section 54.24	EGULATIONS	Required Review Process	Lot Size		QUIRED YA See Ch. 11		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
L.S.	$\Rightarrow$			Front	Side	Rear	Lot	otradata	3.8	Sig.	(See Ch. 105)	(See also General Regulations)
.010	Stacked Dwelling Units (Stand Alone or Mixed with Other Uses) See Spec. Reg.	One detached dwelling unit none, otherwise D.R., Chap- ter 142 KZC,	None	20′	5' but 2 side yards must equal at least 15'	10*	70%		One detached dwelling unit E, other wise D. See B. Spec. Reg. 2.	See Spec, Reg. 2.	1.7 per unit. See Spec, Reg. 2.	Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.     In a mixed use development:     a. Landscape Category B will apply, and     b. Sign Category D will apply, and     c. Parking requirement determined by KZC 105.25.
.020	See Spec. Regs.	D.R., Chap- ter 142 KZC.	-						B		If a medical, den- tal, or veterthary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per 300 sq. ft. of gross floor area.	1. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:  a. The ancillary assembled or manufactured goods are subordinate to and are dependent upon this use.  b. The outward appearance and impacts of this use with ancillary assembly or manufacturing must be no different from other office uses.  2. The following regulations apply to veterinary offices only:  a. May only treat small animals on the subject property.  b. Outside runs and other outside facilities for the animals are not permitted.  c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application.  d. A veterinary office is not permitted if the subject property contains dwelling units.
.040	Funeral Home or Mortuary  Church	· 5	то						С		1 per each 300 sq. ft. of gross ftoor area. 1 for every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	No parking is required for day-care or school ancillary to the use.

ORDINANCE ATTACHMENT A

Plate 10

# Intrusions into Required Setback Yards

#### Plan View



 $A + B \leq 25\%C$ 

Scale: 1/8" 1'-0"

ATTACHMENT 6 TO

ORDINANCE ATTACHMENT A



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20.10	SNOI			MININ	IUMS		MA	XIMUMS		>-		
Section 20	REGULATIONS	Required Review Process	Lot Size		UIRED YA See Ch. 11		Coverage	Height of	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
ທ	⇒			Front	Side	Rear	Fe		7-6	S S	(See Ch. 105)	(See also General Regulations)
.010	Detached Dwelling Units	None	5,000 sq. ft. in an RM 5.0. Otherwise, 3,600 sq. ft.	20′	5', but 2 side yards must equal at feast '5'.	10	60%	If adjoining a low den- sity zone other than RSX, then 25' above	E	A	2.0 per unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of the size of the lot.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
i	or Stacked Dwelling Units Stacked Dwelling Units are not permit- ted in RM 5.0.	Street Subarea, D.R., Chapter	3,600 sq. ft. with a density as estab- lished on the Zoning Map. See Spec. Reg. 1.		(20 a)	hapter	115 K	average building elevation. Otherwise, 30' above average building elevation.	D See Spec. Reg. 5.	ons regements	Zurr	1. Minimum amount of lot area per dwelling unit is as follows: a. In RM 5.0 zones, the minimum lot area per unit is 5,000 sq. ft. b. In RM 3.6 zones, the minimum lot area per unit is 3,600 sq. ft. c. In RM 2.4 zones, the minimum lot area per unit is 2,400 sq. ft. d. In RM 1.8 zones, the minimum lot area per unit is 1,800 sq. ft. d. In RM 1.8 zones, the minimum lot area per unit is 1,800 sq. ft. c. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.  3. If the subject property contains four or more units, then it must contain at least 200 sq. ft. per unit of common recreational space usable of many activities. This required common recreational open space must have the following minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces each having at least 800 sq. ft. and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.  The required common recreational open space may be reduced to 150 sq. ft. per unit if permanent outdoor furniture, pool, cooking facilities, playing equipment, and/or a recreation building are provided if the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would.
ORDINANCE ATTACHMENT	T											the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.  REGULATIONS CONTINUED ON NEXT PAGE

#### Section 25.10



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25.10	, SO			MININ	IUMS		M	IAXIMUMS				
Section 25	REGULATIONS	Required Review Process	Lot Size	19	JIRED Y ee Ch. 1		Coverage	Height of	Landscape Category (See Ch. 95)	in Category se Ch. 100)	Required Parking Spaces	Special Regulations
"				Front	Side	Rear	rot		] - <u>(8)</u>	Sign (See	(See Ch. 105)	
.010	Detached Dwelling Units		8,500 sq. tt. if PR 8.5 zone, 5,000 sq. ft. if PR 5.0 zone, other- wise 3,600 sq. ft.	20′	5' but 2 side yards yards must equal at least 15'.	10'	70%	Il adjoining a low density zone other than RSX, then 25' above average build- ing elevation. Otherwise, 30' above average building elevation.	E	А	2.0 per dwelling unit.	For this use, only one dwelling unit may be on each lot regardless of lot size.     Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Stacked Dwelting Units	NE 85th Street Sub- area, D.R., Chapter 142 KZC. Otherwise, none.	8,500 sq. ft. if PR 8.5 zone, 5,000 sq. ft. if PR 5.0 zone, other-wise 3,600 sq. ft. with a density as established on the Zoning Map. See Spec. Reg. 1.					115 KZC contain			egarding	1. Minimum amount of lot area per dwelling unit is as follows:  a. In PR 8.5 zones, the minimum lot area per unit is 8,500 sq. ft.  b. In PR 5.0 zones, the minimum lot area per unit is 3,600 sq. ft.  c. In PR 3.6 zones, the minimum lot area per unit is 2,400 sq. ft.  d. In PR 2.4 zones, the minimum lot area per unit is 2,400 sq. ft.  e. In PR 1.8 zones, the minimum lot area per unit is 2,400 sq. ft.  e. In PR 1.8 zones, the minimum lot area per unit is 1,800 sq. ft.  Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.  3. If the subject property contains four or more units, then it must contain at least 200 sq. ft. per unit of common recreational space usable for many activities. This required common recreational open space must have the lollowing minimum dimensions:  a. For four to 20 units, the open space must be in one or more pieces each having al least 800 sq. ft. and having a length and width of at least 25 feet.  b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 sq. ft. per unit if permanent outdoor furniture, pool, cooking facilities, playing equipment, and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be.  reduced in proportion to the reduced open space area.

Section 25.10



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Section 25	EGULATIONS	Required Review Process	Lot Size	100	JIRED Y se Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
				Front	Side	Rear	Lot	_	J 92	is s	(See Ch. 105)	(See also General Regulations)
.040		NE 85th Street Sub-	3,600 sq. R. with a residential density as established on the Zoning Map. See Spec. Reg. 2.				r 115 k	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.				1. A veterinary office is not permitted in any development containing dwelling units. 2. Minimum amount of lot area per dwelling unit is as follows: a. In PR 8.5 zones, the minimum lot area per unit is 8,500 square feet. b. In PR 5.0 zones, the minimum lot area per unit is 5,000 square feet. c. In PR 3.6 zones, the minimum lot area per unit is 2,400 square feet. d. In PR 1.8 zones, the minimum lot area per unit is 2,400 square feet. e. In PR 1.8 zones, the minimum lot area per unit is 1,800 square feet. e. In PR 1.8 zones, the minimum lot area per unit is 1,800 square feet. d. In PR 1.8 zones, the minimum lot area per unit is 1,800 square feet. d. In PR 1.8 zones, the minimum lot area per unit is 1,800 square feet. d. In PR 1.8 zones, the minimum lot area per unit is 1,800 square feet. d. In PR 1.8 zones, the minimum lot area per unit is 1,800 square feet. d. In PR 1.8 zones, the minimum lot area per unit is 1,800 square feet. d. In PR 1.8 zones, the minimum dimensions: a. For four lo 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feeb. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furtifure, pool, cooking facilities, playing equipment, and/or a fecreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational apportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may observe that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may observe the open space and a manufactured goods on the premi





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Section 54.36	A S B B B B B B B B B B B B B B B B B B	Required Review Process	Lot Size		QUIRED YA See Ch. 11		overage	Height of	Landscape Category (See Ch. 95)	n Category se Ch. 100)	Required Parking Spaces	Special Regulations
ď				Front	Side	Rear	Lot C	Structure	300	Sign (See	(See Ch. 105)	(See also General Regulations)
.010	Detached, Attached or Stacked Dwell- ing Units (Stand Alone or Mixed with Office Uses) See Spec. Regs. 1, 2 and 3.	dwelling unit none, otherwise D.R., Chap- ter 142	3,600 sq. ft. with a mini- mum lot area per unit of 1,800 sq. ft.	10"	5' but 2 side yards must equal at least 15'	Chapter	115 K	30' above average building elevation.  ZC contain: ational span	See Spec. Reg. 4.	Reg. 4.		<ol> <li>A veterinary office is not permitted in any development containing dwelling units.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject properly contains four or more units, then it must contain at least 200 square feet per unit of common recreational space usable for main activities. This required common recreational open space must have the following minimum dimensions:         <ol> <li>For four to 20 units, the open space must be in one or more pieces each having allegast 800 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reforced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playing equipment, and/or a recreation ballding are provided in the common open space. The City shall obtermine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based upon the number of residents that they would selve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> </ol> </li> <li>In a mixed use development:         <ol> <li>Landscape Category B will apply, and</li> <li>Sign Category D will apply, and</li> <li>Parking requirement determined by KZC 105.25.</li> </ol> </li> </ol>

#### Section 54.42



						DIREC	TIONS	::FIRST,:re	ad dow	itoifin	diuseTHEN, a	cross/for/REGUL/ATIONS
42	NO NO			MIN	MUMS		MA	XINUMS				
Section 54.42	REGULATIONS	Required Review Process	Lot Size		DUIRED YA See Ch. 11		overage	Height of	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
S	$\Rightarrow$			Front	Side	Rear	For	Os deta, e	S)	Sign (See	(See Ch. 105)	(See also General Regulations)
.01	ing Units (Stand	ing unit none, oth- erwise	3,600 sq. ft. with a mini- mum lot area per unit of 1,800 sq. ft.	10'	5' but 2 side yards must equal at least 15'.	Chapt comm	70% er 115 on rec	elevation.  KZC contain	E, other- wise D. See Spec. Reg. 4.	A See Spec. Reg. 4.	Lan	1. Office is permitted only on the ground floor. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.  1. If the subject property contains four or more units, then it must contain of teast 200 square feet per unit of common recreational space usable for many activities. This required common recreational open space must have the following minimum dimensions:  a. For four to 20 units, the open space must be in one or more pieces each having a least 800 square feet and having a length and width of at least 25 feet.  b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playing equipment, and/or a recreation building are provided in the common open space. The City shall defermine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based upon the number of residents that they would serve at one time. Also, the required minimum dimension for the open space captalning these outdoor provisions may also be reduced in proportion to the reduced spen space area.  4. In a mixed use development:  a. Landscape Category B will apply, and  b. Sign Category D will apply, and  c. Parking requirement determined by KZC 105.25.



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60.32	ONO			MIN	IMUMS		MA	XIMUMS		<b>-</b>		
Section 60	A BEGULATIONS	Required Review Process	Lot Size	1	QUIRED YA		Coverage	Height of	Landscape Category (See Ch. 95)	ほえ	Required Parking Spaces	Special Regulations
S	$\Rightarrow$	_		Front	Side	Rear	Lot		(S)	Sis Sis	Spaces (See Ch. 105)	(See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.	20′	5',but 2 side yards must equal at least 15'.	10′	60%	25' above average building elevation.	ĬĮ.	A	2.0 per unit.	For this use, only one dwelling unit may be on each lot regardless of lot size.     Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached or Stacked Dweil- ing Units		3,600 sq. ft. with at least 1,800 sq. ft. per unit.	The requestructure taining a within Plancease structure		lot con- ruse e h 1' that 0' above rvation. Chapter 1	15 KZ	30' above average building elevation.  C contains ional space			for this use.	the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:  a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.  b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.  The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparaints recreational opportunities as would the open space that is reduced based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.  2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.



	(0					DIRECT	FIONS	: FIRST, re	adidowi	n to fil	nd:useTHEN,	across for REGULATIONS
37	ŠNO.			MIN	NIMUMS		MA	XIMUMS				
Section 60.37	€ # EGULATIONS	Required Review Process	Lot		QUIRED Y (See Ch. 1	– –	Coverage	Height of		Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
	拿			Front	Side	Rear	Lot		(8, 1,	Sig (Se	(See Ch. 105)	
	(Reserved)				·							
1 1	Attached or Stacked Dwet ing Units	None	3,600 sq. ft. with at least 1,800 sq. ft. per unit.	The require abulow denimust be	5', but 2 side yards must equal at least 15' uired yard o atting a lot o sity use with increased 1 tructure exc everage build	f any struc- ontaining a in PLA 5A I' for each eeds 20' ding eleva-	115 K	30' above average building elevation.  ZC contains ational space	o regular	ions re	egarding s for this use.	If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:  a. For four to 20 units, the open space must be in one of more pieces each having at least 200 square feet and having a length and width of at least 25 feet.  b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 10 feet.  The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Iso, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.  2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.030	Office Use		None						С		If a Medical, Dental, or Vet- erinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	1. The following regulations apply to veterinary offices only:  a. May only treat small arimals on the subject property.  b. Outside runs and other outside facilities for the animals are not permitted.  c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application.  2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:  a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use.  b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.



	100			"		DIRECT	IONS	: FIRST, re	d dow	nto fir	duseTHEN,	across for REGULATIONS
37	Š			MI	NIMUMS		MA	XIMUMS				
Section 60.37	€ EGULATIONS	Required Review Process	Lot Size	1	QUIRED Y (See Ch. 1		Coverage	Height of Structure	andscape Category ee Ch. 95)	를 공 당	Required Parking Spaces	Special Regulations
S	⇒			Front	Side	Rear	Lot	Stociule	ມິດ	Sig.	Spaces (See Ch. 105)	(See also General Regulations)
.040	Development Containing Stacked or Attached Dwell- ing Units and Office Uses. See Special Regulation 1.	None	3,600 sq. ft. with at least 1,800 sq. ft. per unit.	ture abu low den must be 1' that s	5°, bul 2 side yards must equal at least 15°, uired yard of titing a lot co sity use with increased 1 tructure exciverage build	any struc- ntaining a in PLA 5A ' for each eeds 20' ing eleva- Chapter		30' above average building elevation.  ZC contains ational space			egarding s for this use.	1. A veterinary office is not permitted in any development containing dwelling units. 2. Primary vehicular access must be directly from 6th Street or 4th Avenue. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.  4. If the subject property contains four or more units, then it must contain all least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:  a. For four to 20 units, the open space must be in one or more pieces each having at least 200 square feet and having a length and width of at least 25 feet.  b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 42 feet.  The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Aso, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.  5. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:  a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use.  b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.



						DIRECT	IONS	FIRST, read	idown	to:fin	duseTHEN,	across for REGULATIONS
60.42	SNO3			MIM	IIMUMS		MA	XIMUMS				
Section 60	T & BEGULATIONS	Required Review Process	Lot (See Ch. 115)  Size  Height of Structure  Size  Req Par		Required Parking Spaces	Special Regulations						
89	⇨			Front	Side	Rear	Lot		7 (8)	Sig (Sig	(See Ch. 105)	(See also General Regulations)
.010	Detached Dwelling Units	None	3,600 sq. ft.		5',but 2 side yards must equal at least 15'.	10°	70%	25' above average building ele- vation.	E	Α	2.0 per unit.	For this use, only one dwelling unit may be on each tot regardless of lot size.     Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
	Detached, Attached or Stacked Dwell- ing Units		3,600 sq. ft. with at least 1,800 sq. ft. per unit.				KZC o	If the development contains at least 1 acre, then the lower of: 6 stories or 60' above average building elevation. Otherwise, 30' above average building elevation.				1. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.  If the subject preporty contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space useful for many activities. This required common recreational open space must have the following minimum dimensions:  a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a tength and width of at least 25 feet.  b. For 21 units or more, the open space gots be in one or more pieces having a length and width of at least 40 feet.  The required common recreational spen space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment gardor a recreation briding are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.



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3.42	NO NO			MI	NIMUMS		MA	XIMUMS				
Section 60.42	REGULATIONS	Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1		Coverage	Height of	Landscape Category (See Ch. 95)	n Category se Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations
	$\Rightarrow$			Front	Side	Rear	Lot	Concine	708	gs.	(See Ch. 105)	(See also General Regulations)
	Development Containing Stacked or Attached Dwell- ing Units and Office Uses. See Special Regulation 1.		3,600 sq. ft. with at least 1,800 sq. ft. per unit.		5', but 2 side yards must equal at least 15'.	thapter 11	5 KZ0	If the development contains at least 1 acre, then the lower of: 6 stories or 60' above average building elevation. Otherwise, 30' above average building elevation. Contains reconal space r	gulation equirem	s rega	rding or this use.	<ol> <li>A veterinary office is not permitted in any development containing dwelling units.</li> <li>The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.         <ul> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the tollowing minimum dimensions:</li></ul></li></ol>



#### USE ZONE CHART

	10					DIRECT	IONS:	FIRST, read	nwob)b	to(fin	luseTHEN,	across for REGULATIONS
47	ž			MiM	NIMUMS		MA	XIMUMS				
Section 60.47	REGULATIONS	Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1		Coverage			in Category se Ch. 100)	Required Parking Spaces	Special Regulations
"	$\Rightarrow$			Front	Side	Rear	Fot	Cauciare	(8, 1	Sig (Sig	Spaces (See Ch. 105)	(See also General Regulations)
.010	Detached Dwelling Units	None	3,600 sq. ft.		5', but 2 side yards must equal at least 15'	10′	1	25' above average building ele- vation.	E	Α	2.0 per unit.	For this use, only one dwelling unit may be on each lot regardless of lot size.     Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached or Stacked Dwell- ing Units		3,600 sq. ft. with at least 1,800 sq. ft. per unit.					If the development contains at least 1 acre, then the lower of: 4 stories or 40' above average building elevation. Otherwise, 30' above average building elevation.	O		1.7 per unit.	Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.  Hithe subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:  a. For four 10-20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.  b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.  The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reported, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.

Chapter 115 KZC contains regulations regarding common recreational space requirements for this use.



	(0					DIREC	TION	S: FIRST, re	ead dov	n to f	indiuseTHEN,	across for REGULATIONS
52	SNO	i		MII	NIMUMS		MA	XIMUMS				
Section 60.52	A HEGULATIONS	Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1	15)	t Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
<u> </u>			ļ	Front	Side	Rear	ق		<u> </u>	0, -	(566 511. 155)	(See also delleral negalations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.	[	5', but 2 side yards must equal at least 15'.	10*		25' above average building elevation.	E	А	2.0 per unit.	For this use, only one dwelling unit may be on each lot regardless of lot size.     Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
	Detached, Attached or Stacked Dwell- ing Units		3,500 sq. ft. with at least 1,800 sq. ft. per unil.		(Ni)	comm	er 115 on rec	30' above average building elevation.  KZC containe ational si	pace rec	uirem	ents for this use.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.  2. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:  a. For four to 80 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.  b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.  The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation boilding are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open-space area.
.030	[		7,200 sq ft.		20' on each side	20′	70%		c		1 for every 4 peo- ple based on max- imum occupancy load of any area of worship. See Spec. Reg. 1.	No parking is required for day-care or school ancillary to this use.



	(0					DIREC	CTION	S: FIRST, ir	ead dov	vn to	ind useTHEN,	across for REGULATIONS
60.57	NO NO			MII	NIMUMS		МА	XIMUMS				
Section 60	€ ## PEGULATIONS	Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1		Coverage	Height of	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
o	⇨			Front	Side	Rear	Lot	Sidetale	3.6	Sig.	(See Ch. 105)	(See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.		5', but 2 side yards must equal at least 15'.	10"		if adjoining a low den- sity zone other than	E	A	2.0 per unit.	For this use, only one dwelling unit may be on each lot regardless of lot size.     Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
	Detached, Attached or Stacked Dwell- ing Units		3,600 sq. ft. with at least 1,800 sq. ft. per unit.		Z. Ch. S.	apter 115	~~	RSX, then 25' above average elevation. Otherwise, 30' above building elevation.  contains renal space r	gulation	s rega	rding or this use.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 2. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:  a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.  b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.  The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation bolkling are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space permaining these outdoor provisions may also be reduced in proportion to the reduced open space area.
.030	1	Process IIA, Chapter 150 KZC.	7,200 sq ft.		20' on each side	20′	70%		С	В	1 for every 4 peo- ple based on max- imum occupancy load of any area of worship. See Spec. Reg. 1.	No parking is required for day-care or school ancillary to this use.



	<b>6</b>					DIREC	MOIT	S::FIRST,ire	ad dow	nitoiti	indiuseTHEN,	across for REGULATIONS
62	IO NO			Mil	NIMUMS		MA	XIMUMS				
Section 60,62	← S	Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1		Coverage	Height of	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	. Special Regulations
0	$\Rightarrow$			Front	Side	Rear	Lot		) (8)	S) Sis	(See Ch. 105)	(See also General Regulations)
.010	Detached Owelling Unit	None	3,600 sq. ft.		5', but 2 side yards must equal	10′	70%	If adjoining a low den- sity zone	E	А	2.0 per unit.	For this use, only one dwelling unit may be on each lot regardless of tot size.     Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached or Stacked Dwell- ing Units		3,600 sq. ft. per dwell- ing unit.		2. <u>Cr</u>	napter 11 mmon re	5 KZC creation	other than RSX, then 25' above building elevation. Otherwise, 30' above building elevation.	gulation	s rega	1.7 per unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.  2. If the subject properly contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:  a. For four to 20 units, the open space must be in one or more pieces each having at least 890 square feet and having a length and width of at least 25 feet.  b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.  The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.
.030	Office Use	None	7,200 sq. ft.						С		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.	1. The following regulations apply to veterinary offices only:  a. May only treat small animals on the subject property.  b. Outside runs and other outside facilities for the animals are not permitted.  c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application.  2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:  a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use.  b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office by uses.



				_		DIREC	TION	S: FIRST, ir	ead dov	vn to f	induseTHEN,	across/for/REGUL/ATIONS
62	ONS			Mil	NIMUMS		MA	XIMUMS				
Section 60.62	Ç☐ Ç	Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
Š	⇔		} }	Front	Side	Rear	Lot	Structure	S)	rs) Bis	(See Ch. 105)	(See also General Regulations)
	Development Containing Stacked or Attached Dwell- ing Urits and Office Uses. See Special Regulation 1.	Process I, Chapter 145 KZC.	3,600 sq. ft. per dwell-ing unit.		5', but 2 side yards must equal at least 15'.	3. Char com	oter 11	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above building elevation.	clains reg	D sulation	See KZC 105.25.  It is regarding nents for this use.	1. A veterinary office is not permitted in any development containing dwelling units. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. If the subject property contains four or more units, then it must centain at teast 200 square feet per unit of common recreational open space useble for many activities. This required common recreational open space must have the fullowing minimum dimensions: a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these suitdoor provisions provide comparable recreational opportunities as would the open space that is reduced based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.  4. Anciliary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
.060	Church	None									I for every 4 peo- ple based on max- imum occupancy load of any area of worship, See Spec. Reg. 1.	No parking is required for day-care or school ancillary to this use.      O



						DIREC	TIONS	S: FIRST, re	ad dow	n to fi	nd:useTHEN,:a	cross for REGULATIONS
2	ONO			MI	NIMUMS		MA	XIMUMS				
Section 60.72	<b>←</b> # REGULATIONS	Required Review Process	Lot Size		QUIRED YA (See Ch. 1		Coverage	Height of	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
6				Front	Side	Rear	Lot		U - (9)	S) 31S	(See Ch. 105)	(See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.		5', but 2 side yards must equal at least 15'.	10′	60%	If adjoining a low den- sity zone other than	E	A	2.0 per unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
.020	Stacked Dwell- ing Units	If less than 3,600 sq. ft. of lot area per unit, then Process I, Chapter 145. Otherwise, None. See Special Regulation 2.	3,600 sq. ft. with at least 1,800 sq. ft. per unit.		3. Ch	apter 115	KZC	RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	gulation:	s regar	ding r this use.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.  2. If proposed development contains less than 3,600 square feet of lot area per unit, the following right-of-way improvements shall be required on rights-of-way which serve the subject property. The improvements shall extend from State Street to the eastern boundary of the subject property/frontage on the right-of-way.  a. On 2nd Avenue South, 3nd Avenue South, and 5th Avenue South:  20 feet of paved surface, stx-inch vertical curb on each side, five-toot sidewalk on north side adjacent to curb and two-foot utility strip on each side. In addition, right-of-way dedication on 5th Avenue South will be required as necessary to install these improvements.  b. On 4th Avenue South:  24 feet of paved surface, six-inch vertical curb on each side, five-foot sidewalk on north side adjacent to curb and five-foot six-inch utility strip on each side.  If the cubject property contains four or more units, then it must centain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:  a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.  b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.  The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing the



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Section 60	C S S S S S S S S S S S S S S S S S S S	Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
	⇨		!	Front	Side	Rear	Lot		<u> </u>	<u>99</u> 80	(See Ch. 105)	(See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.	1	5', but 2 side yards must equal at least 15'.	10′		If adjoining a low den- sity zone other than	E	A	2.0 per unit.	For this use, only one dwelling unit may be on each lot regardless of lot size.     Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached, or Stacked Dwelling Units		3,600 sq. ft. per dwell- ing unit				~~ CZC co	RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.				1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 2. If the subject property centains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:  a. For four 10-20 units, the open space must be in one or more pieces each having a least 800 square feet and having a length and width of at least 25 feet.  b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.  The required common recreational spen space may be reduced to 150 square feet per unit if permapent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.
.030		Process IIA, Chapter 150 KZC.	7,200 sq ft.		20' on each side	20′	70%		Ĉ		1 for every 4 peo- pie based on max- imum occupancy load of any area of worship. See Spec. Reg. 1.	No parking is required for day-care or school ancillary to the use.



		<b>6</b>					i.	DIREC	TIONS::FIRS	r, read o	lownii	ofind useT	HEN, across for REGULATIONS
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Section 60.87	USE	REGULATIONS	Required Review Process	Lot Size	1	WRED e Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	in Category ee Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations
0,		$\Rightarrow$			Front	Side	Rear	Į,		J - 80	Siç (S)	(See Ch. 105)	(See also General Regulations)
.130	Attache Stacked Dwellin See Sp Regulat	t g Units. ecial		3,600 sq. ft. per dwelling unit	20	5', but 2 side yards must equal at least 15'.	hapter ommon	115 K	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.  ZC contains reational space in the space in th	D egulation reguiren	ns rega	arding or this use.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, tacilities, and activities associated with this use. 2. If the subject property contains four or more units, then it must contain at legal 200 square feet per unit of common recreational space usable for many activities. This required common recreational open space must have the following minimum direcessors:  a. For four to 20 square feet and having a length and width of at least 25 feet.  b. For 21 units or more, the spen space must be in one or more places each having at least 800 square feet and having a length and width of at least 25 feet.  c. For 21 units or more, the spen space must be in one or more places having a length and width of at least 20 feet.  The required common recreational space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational apportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in preportion to the reduced open space area.  3. If any portion of a structure is adjoining a low density zone, then either:  a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or  b. The horizontal length of any 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.  4. Site design must provide for a bicycle and pedestrian path connection to Lakeview Elementary School and be available for public use.  5. All vehicular access shall be from 7th Avenue South and only if the entire



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Section 60.92	T SEGULATIONS	Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
6	$\Rightarrow$			Front	Side	Rear	5		(S. r.	BS S	(See Ch. 105)	(See also General Regulations)
.010	Detached Dwelling Unit	None	5,000 sq. ft. per unit	)	5', but 2 side yards must equal at least 15'.	10'	60%	25' above average building elevation.	E See Spec. Reg. 2.	Α	2.0 per unit.	For this use, only one dwelling unit may be on each lot regardless of lot size.     Must provide the buffer described in Buffering Standard 2 in Chapter 95 KZC where the subject property adjoins a low density zone.     Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
	Attached, or Stacked Dwelling Units	150 KZC.	per ann.	See Spi	Z-	Chapter 1	recrea	CC contains stional space	e require	ons reements	garding s for this use.	1. Buildings may not be closer than 40 feet to any low density zone.  2. Must provide the buffer described in Buffering Standard 2 in Chapter 95 KZC where the subject property adjoins a low density zone.  3. If the subject property contains four or more units, then it must contain the least 200 square feet per unit of common recreational open space must have the fellowing minimum dimensions:  a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.  b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.  The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor facilities, playground equipment and/or a recreation buffeling are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.  4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.030	Church	_	7,200 sq ft.		20' on each side	20′	70%		С		1 for every 4 peo- ple based on max- imum occupancy load of any area of worship. See Spec. Reg. 1.	No parking is required for day-care or school ancillary to this use.



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Section 60.97	수그룹 REQULATIONS	Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
			ļ 1	Front	Side	Rear	Lot			s ~	(See Ch. 105)	(See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.		5', but 2 side yards must equal at least 15'.	10′		30' above average building elevation.	Ε	A	2.0 per unit.	For this use, only one dwelling unit may be on each lot regardless of lot size.     Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached, or Stacked Dwelling Units		3,600 sq. fi. with at least 2,400 sq. fi. per unit.	20'	2.00	chapter 1 ommon r	15 KZC ecreati	Contains rional space	egulatio requirer	ns reg nents	arding for this use.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.  2. If the subject property centains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:  a. For four to 30 units, the open space must be in one or more pieces each having all heast 800 square feet and having a length and width of at least 25 feet.  b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.  The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor fixulture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The Clfy shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.
.030		Process IIA, Chapter 150 KZC.	7,200 sq ft.		20' on each side	20′	70%		С	В .	1 for every 4 peo- ple based on max- imum occupancy load of any area of worship. See Spec. Reg. 1.	No parking is required for day-care or school ancillary to this use.



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Section 60.102	A SEGULATIONS	Required Review Process	Lot Size		QUIRED YA		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
Š	$\Rightarrow$			Front	Side	Rear	Lot	Shaciare	7.0	S (S	(See Ch. 105)	(See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.		5', but 2 side yards must equal at least 15'.	10′		If adjoining a low den- sity zone other than	E	Α	2.0 per unit.	For this use, only one dwelling unit may be on each lot regardless of lot size.     Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
	Detached, Attached, or Stacked Dwelling Units		3,600 sq. ft. with at least 1,800 sq. ft. per unit.		2. Chi	apter 115	KZC 0	RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D gulations equirema	s regar	1.7 per unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 2. If the cubject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space useful for many activities. This required common recreational open space must have the following minimum dimensions:  a. For four to 20 units, the open space must be in one or more pieces each having at least 300 square feet and having a length and width of at least 25 feet.  b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.  The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to
.030		Process IIA, Chapter 150 KZC.	7,200 sq. lt.		20° on each side	20'	70%		Ċ	В	1 for every 4 peo- ple based on max- imum occupancy toad of any area of worship. See Spec. Reg. 1.	No parking is required for day-care or school ancillary to this use.



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Section 60.107	TEGULATIONS	Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1		Coverage	Height of	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
Ñ	$\Rightarrow$			Front	Side	Rear	Lot	Oli doldi C	7.0	Sig.	(See Ch. 105)	(See also General Regulations)
	Detached Dwelling Unit	None	3,600 sq. ft.	20′	5', but 2 side yards must equal at least 15'.	10′		30' above average building elevation.	E	Α	2.0 per unit.	For this use, only one dwelling unit may be on each lot regardless of lot size.     Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
	Detached, Atlached, or Stacked Dwelling Units		3,500 sq. ft. with at least 2,400 sq. ft. per unit.		\$\frac{1}{2}	ommon re	creation	contains re onal space	requiren	nents f	or this use.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 2. If the subject property contains four or more units, then it must contain eleast 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:  a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.  b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.  The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that the yould serve at one line. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.
.030		Process IIA, Chapter 150 KZC.	7,200 sq ft.		20' on each side	20′	70%		С		1 for every 4 peo- ple based on max- imum occupancy load of any area of worship. See Spec. Reg. 1.	No parking is required for day-care or school ancillary to this use



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Section 60.112	REGULATIONS	Required Review Process	Lot Size		QUIRED YA (See Ch. 11		Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.		5', but 2 side yards must equal	10"		If adjoining a low den- sity zone	E		2.0 per unit.	For this use, only one dwelling unit may be on each lot regardless of lot size.     Chapter 115 KZC contains regulations regarding home occupations and
		result in a low density use being bordered	3,600 sq. ft. with at least 2,400 sq. ft. per unit.		at least 15'.	apter 115	KZC creation	other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D quilations	regar	ding this use.	other accessory uses, facilities and activities associated with this use.  If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:  a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.  b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.  The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor transfure, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.  2. Chapter 115 KZC contains regulations regarding home occupations and
.030	Church	Process IIA, Chapter 150 KZC.	7,200 sq ft.		20' on each side	20′	70%		С	В	1 for every 4 peo- ple based on max- imum occupancy load of any area of worship. See Spec. Reg. 1.	other accessory uses, facilities and activities associated with this use.  1. No parking is required for day-care or school ancillary to this use.



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Section 60.117	REGULATIONS	Required Review Process	Lot Size		QUIRED Y		Coverage	Landscape Category (See Ch. 95)		Sign Category (See Ch. 100)	Required Parking	
	$\Box$			Front	Side	Rear	Lot C	Structure	ြီးလ	Sign (Sec	Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
	Detached Dwelling Unit		3,600 sq. ft.		5', but 2 side yards must equal at least 15'.	10′		If adjoining a low den- sity zone other than	E	A	2.0 per unil.	For this use, only one dwelling unit may be on each lot regardless of size.     Chapter 115 KZC contains regulations regarding home occupations a
		ment will result in a low density use being bordered	3,600 sq. ft. with at least 1,800 sq. ft. per unit.	YOUN	Z. Chapt	ter 115 K	ZC co	RSX, or detached dwelfing unit in Planned Area 7C, then 25' above average building elevation. Otherwise, 30' above average building elevation. Itains regulations space requisions	ations relirement	egardir is for th		other accessory uses, facilities and activities associated with this use.  1. May not access directly onto 2nd, 3rd, 4th, 5th or 6th Streets unless nother access is available.  2. If the cubject property contains four or more units, then it must center to the cubject property contains four or more units, then it must center to many activities. This required common recreational open space must be following minimum dimensions:  a. For lour to 80 units, the open space must be in one or more pieces ear having at least 800 square feet and having a length and width of at less 25 feet.  b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.  The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor tentiture, pool, cooking facilities playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provision provide comparable recreational opportunities as would be open space that is reduced, based on the number of residents that they would serve one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area:  3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.



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Section 60.122	C G G G G G G G G G G G G G G G G G G G	Required Review Process	Lot Size		QUIRED YA (See Ch. 11	_	Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations (See also General Regulations)
{	$\Box$			Front	Side	Rear	Ž			S	(See Ch. 105)	(Sea also delletal negulations)
.010	Detached Dwelling Unit		3,600 sq. ft.		5', but 2 side yards must equal at least 15'.	10′		If adjoining a low den- sity zone other than	E	A	2.0 per unit.	For this use, only one dwelling unit may be on each lot regardless of lot size.     Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
	Dwelling Units	ment will	3,500 sq. ft. per unit.		( c) c)	Chapter 1	15 KZ	RSX, or detached dwelling unit in Planned Area 7C, then 25' above average building elevation. Otherwise, 30' above average building elevation. C contains ional space	D regulation	ons reg	1.7 per unit.	He subject property contains four or more units, then it must contain at teast 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:  a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.  b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.  The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would he open space that is reduced, based on the number of residents that they would serve at one tipe. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.  2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.030	Church	Process IIA, Chapter 150 KZC.	7,200 sq ft.		20' on each side	50,	70%	-	С	В	1 for every 4 peo- ple based on maximum occu- pancy load of an area of worship. See Spec. Reg. 1.	No parking is required for day-care or school ancillary to this use.



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Section 60.192	(→ FEGULATIONS	Required Review Process	Lot Size		QUIRED YA	15)	ot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Front	Side	Rear	ro To	<u> </u>				
.010	Detached Dwelling Unit	None	5,000 sq. ft.		5' on each side. See Spec. Reg. 2.	10"	70%	30' above average building elevation.	E	A	2.0 per dwelling unlt.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of the size of the tot.</li> <li>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.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
.020	Attached or Stacked Dwelling Units	ter 142	5,000 sq. ft. per unit		5', but 2 side yards must equal at least 15'.	Chapter 1 common s	15 KZ ecrea	C contains itional space	egulation require	ns reg ments	for this use.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.  2. If the subject property contains four or more units, then it must contain at least 200 sq. ft. per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:  a. For four to 20 toits, the open space must be in one or more pieces each having at least 800 sq. ft. and having a length and width of at least 25 feet.  b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.  The required common recreational open space may be reduced to 150 sq. ft. per unit if permanent outdoor furniture, pool, cooking facilities, play-ground equipment, and/ar a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open cpace area. The common recreational open space requirements may be waived if the City determines that preservation of environmentally sensitive areas provides a superior open space function.  3. If the subject property contains eight or more units, then the parking area shall also include a designated location and facilities to serve on-site residents as they wash or otherwise service their personal vehicles. These facilities shall be so located, improved, and furnished to prevent surface water contaminants, such as detergents, oils, and debris, from entering the lake or wetlands.  4. Adjacent to NE 90th Street and existing institutional parking lots, the property must include dense landscaping and a fence or screen wall which provide screening for this use.

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Section 20.10	A S S S S S S S S S S S S S S S S S S S	Required Review Process	Lot Size		UIRED YA See Ch. 115		Coverage	Height of		Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
מי	⇨			Front	Side	Rear	Ę		1 - 6	Sis (S)	(See Ch. 105)	(See also General Regulations)
010	Detached Dwelling Units		5,000 sq. ft. in an RM 5.0. Otherwise, 3,600 sq. ft.		5', but 2 side yards must equal at least 15'.	10"	60%	If adjoining a low den- sity zone other than RSX, then 25' above	E	A	2.0 per unit.	For this use, only one dwelling unit may be on each lot regardless the size of the lot.     Chapter 115 KZC contains regulations regarding home occupation and other accessory uses, facilities and activities associated with thuse.
ORDINANCE ATTACHMENT	Stacked Dwelling Units are not permit- ted in RM 5.0.	NE 85th Street Subarea, D.R., Chapter	3,600 sq. ft. with a density as estab- ilished on the Zoning Map. See Spec. Reg. 1.	Z	5' but 2 side yards must equal at least 15'. See Spec. Req 6.	10'. See Spec Reg		average building elevation. Otherwise, 30° above average building elevation.	O See Spec. Reg. 5.		1.7 per unit.	<ol> <li>Minimum amount of tot area per dwelling unit is as follows:         <ul> <li>In RM 5.0 zones, the minimum lot area per unit is 5,000 sq. ft.</li> <li>In RM 3.6 zones, the minimum lot area per unit is 3,600 sq. ft.</li> <li>In RM 2.4 zones, the minimum lot area per unit is 2,400 sq. ft.</li> <li>In RM 1.8 zones, the minimum lot area per unit is 1,800 sq. ft.</li> <li>Chapter 115 KZC contains regulations regarding home occupation and other accessory uses, facilities and activities associated with thuse.</li> </ul> </li> <li>If the subject property contains four or more units, then it must conta at least 200 sq. ft. per unit of common recreational space usable finany activities. This required common recreational open space must have the following minimum dimensions:         <ul> <li>For four to 20 units, the open space must be in one or more piece each having at least 800 sq. ft. and having a length and width of least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more piece having a length and width of at least 40 feet.</li> </ul> </li> <li>The required common recreational open space may be reduced to 150 sq. ft. per unit if permanent outdoor furniture, pool, cooking faities, playing equipment, and/or a recreation brilding are provided the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents they would serve at one time. Also, the required minimum dimensic for the open space containing these outdoor provisions may also the reduced in proportion to the reduced open space area.</li> </ol>



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20.10	ATIONS			MININ				ZIMUMS				
Section 20	REGULA TSC	Required Review Process	Lot Size	,	UIRED YA See Ch. 11		Coverage	Height of	Landscape Category (See Ch. 95)	ಕ ಕ	Required Parking	
Ĺ	⇒		_	Front	Side	Rear	Lot C	Structure	1208)	Slgn (See	Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
	Detached, Attached or Stacked Dwelling Units (continued)									-	~	REGULATIONS CONTINUED FROM PREVIOUS PAGE  5. If the subject property is located within the NRH neighborhood, west of Slater Avenue NE and south of NE 100th Street, and if it adjoins a low density zone or a low density use in PLA 17, then landscape category A applies.
.030		Within the NE 85th Street Sub- area, D.R., Chapter 142 KZC. Otherwise, Process IIA, Chapter 150 KZC.	7,200 sq. ft.	20	20'	20"		sity zone	C See Spec, Reg. 3.		1 for every 4 people based or maximum occu- pancy load of worship. See Spec. Reg. 2.	The property must be served by a collector or arterial street.     No parking is required for day-care or school ancillary to the use.     If the subject property is located within the NRH neighborhood, west of Slater Avenue NE and south of NE 100th Street, and if it adjoins a low density zone or a low density use in PLA 17, then landscape category A applies.

The side yard may be reduced to 0' if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not the side that is not attached must provide a minimum side yard of 5'.

The rear yard may be reduced to 0' if the rear of the dwelling unit

is attached to a dwelling unit on an adjoining lot.

Zone (P.R

	S	8.77 Te - 3.2.2.	and the second	Tarage .	ر درونده درونده ایران دروس	DIR	ECTIO	NS::FIRST, read	down t	ofind	useTHEN, ac	ross for REGULATIONS
19	Į NO	}		MINIA	IUMS		M	AXIMUMS				
Section 25.10	FEGULATIONS	Required Review Process	Lot Size	/9	UIRED \ ee Ch. 1		Coverage	Height of	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
	$\Rightarrow$			Front	Side	Rear	Lot		7 - 8)	S S	(See Ch. 105)	(See also General Regulations)
	Detached Dwelling Units	None	8.500 sq. ft. if PR 8.5 zone, 5,000 sq. ft. if PR 5.0 zone, other- wise 3.600 sq. ft.	20	5'but 2 side yards must equal at least 15'.	10		If adjoining a low density zone other than RSX, then 25' above average build- ing elevation. Otherwise, 30' above average building elevation.	E	A	2.0 per dwelling unit.	For this use, only one dwelling unit may be on each lot regardless of lot size.     Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Stacked Dwelling Units	NE 85th Street Sub- area, D.R., Chapter 142 KZC. Otherwise, none.	8,500 sq. ft. if PR B.5 zone, 5.000 sq. ft. if PR 5.0 zone, other-wise 3,600 sq. ft. with a density as established on the Zoning Map. See Spec. Reg. 1.		ati ati 5. Th	e dwell lioining tached not atta 5'. e rear	yard ming unit lot. If and the ached myard munit is a	nay be reduced t is attached to one side of a d e opposite side must provide a nay be reduced attached to a du	a dwelling is not, to 0' if the	ing unit unit is the side m side	e of t on an so le that vard	<ol> <li>Minimum amount of lot area per dwelling unit is as follows:         <ul> <li>In PR 8.5 zones, the minimum lot area per unit is 8,500 sq. ft.</li> <li>In PR 5.6 zones, the minimum lot area per unit is 5,000 sq. ft.</li> <li>In PR 5.6 zones, the minimum lot area per unit is 3,600 sq. ft.</li> <li>In PR 2.4 zones, the minimum lot area per unit is 2,400 sq. ft.</li> <li>In PR 1.8 zones, the minimum lot area per unit is 2,400 sq. ft.</li> <li>In PR 1.8 zones, the minimum lot area per unit is 1,800 sq. ft.</li> </ul> </li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain at least 200 sq. ft. per unit of common recreational space usable for many activities. This required common recreational open space must have the following minimum dimensions:</li></ol>



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.17		ATIONS			MINIM	UMS		M	IAXIMUMS				
Section 60.17	1 Ost		Required Review Process	Lot Size	15	JIRED \ ee Ch.		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
ഗ		$\Rightarrow$			Front	Side	Rear	Lot C	Siluciale	200	Sig (S	(See Ch. 105)	
	Attache Stacked Unit		Process IIB, Chapter 152 KZC.	35,000 sq. ft. per unit	See Sp	5', but 2 side yards must equal at least 15'.	- 4	<b>50%</b>	25' above average building elevation. See Special Regulation 4.	D	A	1.7 per unit.	<ol> <li>No structure may be waterward of the high waterline.</li> <li>No structure may be within 50 feet of the high waterline of the canal. No structure may be within 100 feet of the high waterline of the remainder of Lake Washington.</li> <li>If the development includes portions of Planned Area 3, the applicant may propose and the City may require that part or all of the density allowed in Planned Area 2 be developed in Planned Area 3.</li> <li>The height of a structure may be increased as long as neither of the tollowing maximums is exceeded:         <ol> <li>The structure may not exceed 60 feet above average building elevation.</li> <li>The structure may not exceed a plane that starts 3.5 feet above the outside westbound lane of SR 520 and ends at the high waterline of Lake Washington in the zone, excluding the canal.</li> </ol> </li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.</li> </ol>
													6. The side yard may be reduced to 0' if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of 5'.  7. The rear yard may be reduced to 0' if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.



											ζ	3. For attached or stacked dwelling units, the side
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22	Ň			MINIM	UMS		M	AXIMUMS		1	7	lot. If one side of a dwelling unit is so attached and
Section 60.22	REGULATIONS	Required Review Process	Lot Size	(S	ee Ch.	· T	t Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	the opposite side is not, the side that is not attached must provide a minimum side yard of 5'.  4. For attached or stacked dwelling units, the rear yard may be reduced to 0' if the rear of the dwelling unit is attached to a dwelling unit on an adjoining
	<u></u> □→		<u> </u>	From	Side	Rear	Ę			, , , , , , , , , , , , , , , , , , ,		lot un
.010	Detached Dwelling Unit	None	5,000 sq. ft. per unit		5', but 2 side	10′ See	70%	30' above aver- age building ele-	Ε	A	2.0 per unit.	<ol> <li>Access points onto Lake Washington Boulevard must be minimized to prevent arterial congestion and traffic safety hazards. Shared access</li> </ol>
.020	Attached or Stacked Dwelling Unit		SiSiR	ee pec eq 3	yards/ must / equal ( at least 15'.	Spec Reg 4	3	vation.	D		1.7 per unit.	points must be utilized where feasible.  2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
.030	Attached or Stacked Dwelling Units		Must be part of a development with a site area of at least 15 acres with 3,600 sq. tt. per unit.	و محمد	See Spec Reg 2	See Spec Reg 3	3. <u>1</u>	30' above average building elevation. See General Regulations. The rear yard made ar of the dwelling unit on	ng unit is	attacl	ned to a	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.  2. The side yard may be reduced to 0' if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of 10'.
.040	Office Uses		Must be part of a development with a sile area of at least 15 acres. See Special Regulation 1.		5', but 2 side yards must equal at least 15'.	10			C .	D	If a Medical, Dental, or Veteri- nary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, one per each 300 sq. ft. of gross floor area.	1. The minimum lot size for this use is 7,200 square feet if the subject property has frontage on Lake Washington Boulevard.  2. The following regulations apply to veterinary offices only:  a. May only treat small animals on the subject property.  b. Outside runs and other outside facilities for the animals are not permitted.  c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application.  3. Ancillary assembly and manufacture of goods on the premises of this use are permitted only it:  a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use.  b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.



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22	NO SNO			MINIM	IUMS	_	A	IAXIMUMS			7	the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so
Section 60,22	C S REGULATIONS	Required Review Process	Lot Size	(S	JIRED Yee Ch.		Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required ( Parking Spaces (See Ch. 105)	attached and the opposite side is not, the side that is not attached must provide a minimum side yard of 5'.  5. The rear yard may be reduced to 0' if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.
.050	Development Containing Attached, or Stacked Dwelling Units and Office uses.	Chapter 152 KZC.	Must be part of a development with a site area of at least 15 acres with 3,600 sq. tt. per unit.	20'	5°, but 2 side yards must equal at least 15' See Spec Reg 4	~~~ ~~~	70%	30' above average building elevation. See General Regulations.	С	Đ	See KZC 105.25.	1. A veterinary office is not permitted in any development containing dwelling units. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
.060	School or Day- Care Center			modate dents of 50'	ise can a 50 or mor childre 50' on each side ise can a 13 to 4' or childre 20' on each side	nore stu- n, then: 50'		30' above average building elevation. See General Regulations.	D	В		<ol> <li>The minimum lot size for this use is 7,200 square feet if the subject property has frontage on Lake Washington Boulevard.</li> <li>A six-foot-high fence is required only along the property lines adjacent to the outside play areas.</li> <li>Hours of operation may be limited to reduce impacts on nearby residential areas.</li> <li>Structured play areas must be setback from all property lines as follows:         <ul> <li>20 feet if this use can accommodate 50 or more students or children.</li> <li>31 hours of operation may be setback from all property lines as follows:</li></ul></li></ol>



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Section 60.27	USE	REGULATIONS	Required Review Process	Lot Size			RED YARI Ch. 115)	os	Coverage	Height of	Landscape Category (See Ch. 95)	n Category le Ch. 100)	Required Parking Spaces (See Ch. 105)	Spec	cial Regulations
	E	<b>⇒</b>				North Property Line	Line	High Water Line	وّ		308		[		General Regulations)
.020	Attached Stacked I ing Units	Dwell-	Process IIB, Chapter 152 KZC.		30′	The greater of: a. 15', or	10' See Spec	The greater of: a. 15', or	80%	30' above average building	Đ	A	2.0 per unit.	along the entire waterfrowaterline yard. Access to	strian access from the right-of-way to and int of the subject property within the high the waterfront may be waived by the City
.030	Hotel or N	Motel		None		b. 1-1/2 times the height of the primary structure above average building elevation minus 10'. inimum dime han those lis	See Spec Reg 7	b. 15% of the aver- age parcel depth.		elevation. See Special Regulation 2.	В	Ε	1 per each toom.	reached from adjoining pignating the public pedes Structure height may be ing elevation if the increaproperties east of Lake \( \)  a. The increase is offset required by the General the structure lower that tion.  The design of the site minor the waterfront. If the dictached dwelling unit, ing must mitigate the improcessing and other accessor with this use. The hotel or motel use mence tacilities for the resinnot the general public.	by maintaining comparable portions of an 30 feet above average building eleva- ust be compatible with the scenic nature evelopment will result in the isolation of a ite design, building design and landscap-
														nay be reduced to 0° in a sattached to a dwelling one side of a dwelling opposite side is not, the	d dwelling units, this yard f the side of the dwelling unit or unit on an adjoining lot. If unit is so attached and the e side that is not attached wise-applicable minimum



#### USE ZONE CHART

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Section 60	A BEGULATIONS	Required Review Process	Lot Size	1	QUIRED Y (See Ch. 1		Coverage	Height of	andscape Sategory se Ch. 95)	n Category e Ch. 100)	Required Parking Spaces (See Ch. 105) 2.0 per unit.	Special Regulations
S.	⇨			Front	Side	Rear	Lot	Succure	120 W	Sig(S)	(See Ch. 105)	(See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.	20'	5',but 2 side yards must equal at least 15'.	10*	60%	25' above average building elevation.	E	Α	2.0 per unit.	For this use, only one dwelling unit may be on each lot regardless of lot size.     Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached or Stacked Dwell- ing Units		with at least 1,800 2 sq. ft. per unit.	See Spec Reg 3 The requistructure taining a within Pl increase structure	5', but 2 side yards must equal at least 15'. uired yard o e abutting a tow density LA 5 must b d 1' for eac e exceeds 2 building ele	lot con- y use be th 1' that o' above		30' above average building elevation.	D		1.7 per unit.	1. If the subject property contains tour or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:  a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.  b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.  The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.  2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

4. The rear yard may be reduced to 0' if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot; provided, that this special regulation shall not supersede minimum yard requirements when abutting a lot containing a low density use within the PLA 5 zone.

3. The side yard may be reduced to 0' if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of 5'; provided, that this special regulation shall not supersede minimum yard requirements when abutting a lot containing a low density use within the PLA 5 zone.

Kirkland Zoning Code 40 72



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Section 60.37	Required Review Process	Lot Size	REQUIRED YARDS (See Ch. 115)  Front Side Rear	O Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010 (Reserved)	j	<u></u>	<del></del>	· <del></del>			<u> </u>	
.020 Attached or Stacked Dwell- ing Units	None	3,500 sq. ft. with at least 1,800 sq. ft. per unit.	20′ 5′, but 2 10′ side yards must equal at least 15′.  The required yard of any structure abutting a lot containing a low density use within PLA 5A must be increased 1′ for each 1′ that structure exceeds 20′ above average building elevation.  See Spec Reg 3	70% 30' above average building elevation.	D	A	1.7 per unit.	1. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:  a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.  b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.  The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.  2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.030 Office Use	2222	the dwind adjoining attacher is not a of 5'; pubers abutting the PL 4. The readwelling adjoining shall not adjoining attacher and adjoining adjoin	de yard may be reduced to 0' relling unit is attached to a dw ong lot. If one side of a dwelling and the opposite side is no attached must provide a minimovided, that this special requirement of the containing a low density and may be reduced to 0' any ard may be reduced to 0' are yard may be reduced to 0' are yard may be reduced to 0' any unit is attached to a dwelling lot, provided, that this special requirements are yard may be reduced to 0' any unit is attached to a dwelling lot, provided, that this special requirements are unit is attached to a dwelling lot, provided, that this special requirements are unit is attached to a dwelling lot, provided, that this special requirements are unit of the provided and the provided attached to a dwelling lot, provided and the provided attached to a dwelling lot, provided attached at	elling unit on an an an unit is so of the side that num side yard dation shall not onts when ty use within if the rear of the gunit on an cial regulations equirements	C	D	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> <li>The following regulations apply to veterinary offices only:         <ul> <li>May only treat small animals on the subject property.</li> <li>Outside runs and other outside facilities for the animals are not permitted.</li> <li>Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application.</li> </ul> </li> <li>Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:         <ul> <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> </ul> </li> </ol>
Revised 12/04)	Σ		the PLA 5A zone.					Kirkland Zoning Code 370



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Section 60.37	Ç⊐ © REGULATIONS	Required Review Process	Lot Size		QUIRED Y. (See Ch. 1		Coverage	Height of	andscape Category ee Ch. 95)	n Category se Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations
S	⇨	_		Front	Side	Rear	Lot	Structure	⊗	Sig (Se	(See Ch. 105)	(See also General Regulations)
	Development Containing Stacked or Attached Dwelling Units and Office Uses. See Special Regulation 1.	None		The requirement ture abut low dense must be 1' that st	6 The the adic atta is of subtraction and the adic shall when the adic shall be added to the adic shall be added to the adic shall be added to the shall be added to the adic shall be added to the adic shall be adic shall be added to the adic shall be adic shall be adic shall be added to the adic shall be adic shall b	side yard dwelling u loining lot attached and tot attached erise provided in p	may to nit is a front in the op it must be must be may to attack may to attack may to a to oroyide reede a lot of the option in	average building elevation.  De reduced attached to side of a disposite side provide a reduced provide a reduced by a disposite side of the	to 0' if the advelling used in the second in	ne side ng unit init is s ne side n side ons sh when se with regula iremel	on an sign and not him of the an all nots	<ol> <li>A veterinary office is not permitted in any development containing dwelling units.</li> <li>Primary vehicular access must be directly from 6th Street or 4th Avenue.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:         <ol> <li>For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> </ol> </li> <li>The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> <li>Ancitlary assembly and manufacture of goods on the premises of this use are permitted only if:         <ol> <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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Section 60.42	CTJ G REGULATIONS	Required Review Process	Lot Size	1	QUIRED Y/ (See Ch. 1		Coverage	Height of	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
	$\Rightarrow$			Front	Side	Rear	1 5		]	S S	(See Ch. 105)	(See also General Regulations)
.010	Detached Dwelling Units	None	3,600 sq. ft.		5',but 2 side yards must equal at least 15'.	10"	70%	25' above average building ele- vation.	E	A	2.0 per unit.	For this use, only one dwelling unit may be on each lot regardless of lot size.     Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
	Detached, Attached or Stacked Dwell- ing Units		3,600 sq. ft. with at least 1,800 sq. ft. per unit.		5', but 2 side yards must equal at least 15'. See Spec Reg 4	10' See Spec Reg 5	Symmy	if the development contains at least 1 acre, then the lower of: 6 stories or 60° above avarage building elevation. Otherwise, 30° above average building elevation.	D		1.7 per unit.	<ol> <li>The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:         <ul> <li>For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> <li>The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> </ul> </li> </ol>
												4. The side yard may be reduced to 0' if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of 5'.  5. The rear yard may be reduced to 0' if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.  Kirkland Zoning Code



	· ·				-	DIRECT	IONS:	FIRST, rea	didown	to fin	luseTHEN,	across for REGULATIONS
42	NO NO			Mil	NIMUMS		MA	XIMUMS				
Section 60.42	A SEGULATIONS	Required Review Process	Lot Size		QUIRED Y (See Ch. 1	•	Coverage	Height of Structure	Landscape Category (See Ch. 95)	in Category se Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations
	$\Rightarrow$			Front	Side	Rear	Lot	Odocidie	(S, C.	Sig (St	(See Ch. 105)	(See also General Regulations)
	Development Containing Stacked or Attached Dwell- ing Units and Office Uses. See Special Regulation 1.		3,600 sq. ft. with at least 1,800 sq. ft. per unit.	1	the adiation of the control of the c	e dwelling u pining lot. ached and not attache 5'. e rear yard	d may unit is If one the or	If the development contains at least 1 acre, then the lower of: 6 stories or 60' above average building elevation. Otherwise, 30' above average building elevation.  be reduced attached to a side of a dipposite side of provide a be reduced ched to a divided to a div	a dwelling used in the second	ne side ng unit init is s ne side n side	of on an train train train of the	<ol> <li>A veterinary office is not permitted in any development containing dwelling units.</li> <li>The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:</li></ol>



	<u> </u>					DIRECT	IONS:	FIRST, rea	ldown	to fin	useTHEN,	across for REGULATIONS
0.47	NOIT			MII	NIMUMS	<u></u>	<del>                                     </del>	XIMUMS		<u> </u>	}	
Section 60.47	A BEGULATIONS	Required Review Process	Lot Size	,	QUIRED YA		Coverage	Height of Structure	Landscape Category (See Ch. 95)	ign Catego See Ch. 100	Required Parking Spaces (See Ch. 105)	Special Regulations
				Front	Side	Rear	Š			S C	(See Cn. 105)	(See also General Regulations)
.010	Detached Dwelfing Units	None	3,600 sq. ft.	20′	5', but 2 side yards must equal at least 15'	10"	60%	25' above average building ele- vation.	Ē	А	2.0 per unit.	For this use, only one dwelling unit may be on each lot regardless of lot size.     Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
	Detached, Attached or Stacked Owell- ing Units		3,600 sq. ft. with at least 1,800 sq. ft. per unit.	in the second se	5', but 2 side yards must equal at least 15' See Spec Reg 3			If the development contains at least 1 acre, then the lower of: 4 stories or 40' above average building elevation. Otherwise, 30' above average building elevation.	D		1.7 per unit.	<ol> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:         <ol> <li>For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> </ol> </li> <li>The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> </ol>
												3. The side yard may be reduced to 0' if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of 5'.  4. The rear yard may be reduced to 0' if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.



	(0	-	<u>-</u>			DIREC	TION	S:IFIRST, re	adidov	n to f	ind useTHEN,	across for REGULATIONS
52	Ö.			MI	NIMUMS		MA	XIMUMS				
Section 60.52	FEGULATIONS	Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1	_	Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Front	Side	Rear	Lot			S	(566 CH. 105)	(See also detretal riegulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.		5', but 2 side yards must equal at least 15'.	10'	60%	25' above average building elevation.	E	Α	2.0 per unit.	For this use, only one dwelling unit may be on each lot regardless of lot size.     Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached or Stacked Dwell- ing Units		3,600 sq. ft. with at least 1,800 sq. ft. per unit.	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	5', but 2 side yards nust equal at least 15'. See Spec Reg 3	the adi	side dwelling orining oched ot atta orining	ng unit is at lot. If one and the opp ached must yard may bunit is attac	ttached to side of a posite side provide provide e reduce hed to a	to a dv dwelli de is n a mini	if the side of velling unit on an on, the side that mum side yard if the rear of the ng unit on an	square feet per unit if permanent outdoor furniture, pool, cooking tacilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.
.030		Process IIA, Chapter 150 KZC.	7,200 sq ft.		20' on each side	50,	70%		C	В	1 for every 4 peo- ple based on max- imum occupancy toad of any area of worship. See Spec, Reg. 1.	No parking is required for day-care or school ancillary to this use.



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57	, Š			MI	NIMUMS		MA	XIMUMS				
Section 60,57	T S REGULATIONS	Required Review Process	Lot Size	1	QUIRED Y/ (See Ch. 1		Coverage	Height of		n Category se Ch. 100)	Required Parking Spaces	Special Regulations
0	$\Rightarrow$			Front	Side	Rear	Š		7.8	Sign (See	(See Ch. 105)	(See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.		5', but 2 side yards must equal at least 15'.	10′	60%	if adjoining a low den- sity zone other than	É	А	2.0 per unit.	For this use, only one dwelling unit may be on each lot regardless of tot size.     Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
	Detached, Attached or Stacked Dwell- ing Units		3,600 sq. ft. with at least 1,800 sq. ft. per unit.		5', but 2 side yards must equal at least 15'. See	the d adjoi attac is no of 5'. 4. The i	side yawelling ning ka hed an tatlac rear ya ling ur ning k	g unit is atta ot. If one si nd the oppo hed must p ard may be nit is attache	eched to de of a co site side rovide a reduced	a dwe dwelling e is not minim	f the side of elling unit on an unit is so the side that um side yard f the rear of the unit on an	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.  2. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:  a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.  b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.  The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.
.030		Process IIA, Chapter 150 KZC.	7,200 sq ft.		20' on each side	20′	70%		C		I for every 4 peo- ple based on max- imum occupancy load of any area of worship. See Spec. Reg. 1.	No parking is required for day-care or school ancillary to this use.



	(0					DIREC	HOIL	S::FIRST,ire	ead dov	inito f	nd useTHEN, a	across:for:REGULATIONS
92	NO NO			MI	NIMUMS		MA	XIMUMS				
Section 60.62	REGULATIONS	Required Review Process	Lot Size		QUIRED Y. (See Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
				Front	Side	Rear	ō		- ~	20 E	(See Ch. 105)	(See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. tt.	ŀ	5', but 2 side yards must equal	10'	70%	If adjoining a low den- sity zone	Ē	Α	2.0 per unit.	For this use, only one dwelling unit may be on each lot regardless of lot size.     Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached or Stacked Dwell- ing Units		3,600 sq. it. per dwell- ing unit.		At least 15'.  Side yards  Viust equal  At least  15'.  See  Reg 3	the dw adjoin attach is not of 5'.	de yai velling ing lot ed an attach ear yar	. If one sided the opposed must promote may be related to the saltached	ched to a de of a de ovide a reduced	e dwell velling is not, minimu	ing unit on an unit is so the side that m side yard the rear of the	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.  2. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:  a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.  b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.  The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.
.030	Office Use	None	7,200 sq. tt.					<i>y</i>	С		If a Medical, Den- tal, or Veterinary office, then 1 per each 200 sq. tt. of gross floor area. Otherwise, 1 per each 300 sq. tt. of gross floor area.	1. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.



	10					DIREC	CTION	s: FIRST, r	ead do	en to	ind:useTHEN,.	across for REGULATIONS
62	ON S			MII	NMUMS		MA	XIMUMS				
Section 60.62	T G HEGULATIONS	Required Review Process	Lot Size	1	QUIRED YA		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
	₽			Front	Side	Rear	Lot		ري - د	is (S	(See Ch. 105)	(See also General Regulations)
	Development Containing Stacked or Atlached Dwetl- ing Units and Office Uses. See Special Regulation 1.	None	3,600 sq. ft. per dwell- ing unit.		www	the dwe adjoining attacher is not a of 5'. 6. The readwelling adjoining attacher is not a solice adjoining attacher is not a constant adjoining a	elling ung lot.  ed and  ettache  er yard  g unit	If one side the opposited must prov	ned to a of a dwine side is wide a moduced to	o' if the dwelling 1: not, the inimum	no unit on an init is so he side that his side yard	<ol> <li>A veterinary office is not permitted in any development containing dwelling units.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:         <ol> <li>For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> <li>The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> </ol> </li> <li>Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:         <ol> <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>
	or Mortuary		7,200 eq. fl.		20' on each side	20′				В		
.060	Church	None									1 for every 4 peo- ple based on max- imum occupancy load of any area of worship. See Spec. Reg. 1.	No parking is required for day-care or school ancillary to this use.



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12	ž O			Mil	NIMUMS		MA	XIMUMS				
Section 60.72	REGULATIONS	Required Review Process	Lot Size	_	QUIRED Y/ (See Ch. 1		Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
010	Detached	None	3,600	20′	5', but 2	10′		If adjoining	E	Ā	2.0 per unit.	For this use, only one dwelling unit may be on each lot regardless of lot
8000	Dwelling Unit	   	sq. ft.		side yards must equal at least 15'	10	0078	a low den- sity zone other than			izio per unic	size.  2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached or Stacked Dwell- ing Units	Il less than 3,600 sq. ft. of lot area per unit, then Pro- cess t, Chapter 145. Otherwise, None. See Special Regulation 2.	3,600 sq. ft. with at least 1,800 sq. ft. per unit.	5	5', but 2 side yards must equal at least 15'. See Spec Reg 4	the dwe adjoining attached is not a of 5'.  5. The read	elling und and ttached yard	If one side the opposit of must prov	ned to a of a dw le side in mide a miduced to	dwelling us not, the inimur	ng unit on an unit is so he side that n side yard he rar of the	<ol> <li>Chapter 115 K2C contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If proposed development contains less than 3,600 square feet of lot area per unit, the following right-of-way improvements shall be required on rights-of-way which serve the subject property. The improvements shall extend from State Street to the eastern boundary of the subject property/ trontage on the right-of-way.</li> <li>a. On 2nd Avenue South, 3rd Avenue South, and 5th Avenue South: 20 feet of paved surface, stx-inch vertical curb on each side, five-foot sidewalk on north side adjacent to curb and two-foot utility strip on each side. In addition, right-of-way dedication on 5th Avenue South will be required as necessary to install these improvements.</li> <li>b. On 4th Avenue South: 24 feet of paved surface, six-inch vertical curb on each side, five-foot sidewalk on north side adjacent to curb and five-foot six-inch utility strip on each side.</li> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space must have the following minimum dimensions:         <ul> <li>For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 40 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> <li>For 21 unit if permanent outdoor furniture, pool, cooking tacilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents tha</li></ul></li></ol>



#### USE ZONE CHART

60.82	, o			MI	NIMUMS		MA	XIMUMS				
Section 60	FEGULATIONS	Required Review Process	Lot Size		(See Ch. 1	15)	t Coverage		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations
010	<u> </u>			Front	Side	Rear	ق	L		S V	(See Cit. 105)	(See also General Regulations)
	Detached Dwelling Unit	None	3,600 sq. ft.		5', but 2 side yards must equal at least 15'.	10"	60%	If adjoining a low den- sity zone other than RSX, then	E	A	2.0 per unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of k size.</li> <li>Chapter 115 KZC contains regulations regarding home occupations an other accessory uses, facilities and activities associated with this use.</li> </ol>
	Detached, Attached, or Stacked Owelling Units		3,600 sq. ft. per dwell- ing unit	>	5: but 2 side yards must equal at least 15'. See Spec Reg 3	10'. See Spec Reg 4		153, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D		1.7 per unit.	1. Chapter 115 KZC contains regulations regarding home occupations an other accessory uses, facilities and activities associated with this use.  2. If the subject property contains four or more units, then it must contain a feast 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:  a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.  b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.  The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.
30		Process IIA, Chapter 150 KZC.	7,200 sq ft.		20' on each side	20′	70%		С		1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	No parking is required for day-care or school ancillary to the use.

3. The side yard may be reduced to 0' if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of 5'

4. The rear yard may be reduced to 0' if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.



		<i>(</i> 2)						IREC	TIONS: FIRS	ī, read	lown	to find useT	HEN, across for REGULATIONS
50.87		Š.			MINIM	UMS		M	AXIMUMS				
Section 60	USE	FEGULATIONS	Required Review Process	Lot Size	(Se	LIRED te Ch. :	115)	Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.13	See S	ed ng Units.	None	3,600 sq. ft. per dwelling unit	20	5', but 2 side yards (equal at tleast 15' See Spec Reg 7 7. The adi atts is of 5 8. The dwi	See Spec Reg 8 Side y dwellin oining lached a cot attaction are rear years.	ard marg unit of the ched mard marit is at	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	a dwelli welling is not, t minimum to 0' if ti	he sid ng uni unit is he side n side	e of ton an so e that vard	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 2. If the subject property contains four or more units, then it must contain at least 200 square feel per unit of common recreational space usable for many activities. This required common recreational open space must have the following minimum dimensions:  a. For four to 20 units, the open space must be in one or more places each having at least 800 square feet and having a length and width of at least 25 feet.  b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.  The required common recreational space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.  3. If any portion of a structure is adjoining a low density zone, then either:  a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or  b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in wighth.  See KZC 115.30, Distance Between Structures Regarding Maximum Hortzontal Facade Regulation, for further detaits.  4. Site design must provide for a bicycle and pedestrian path connection to Lakeview Elementary School and be available for public use.  5. All vehicular access shall be from 7th Avenue South and only if the entire



											_	5. The side yard may be reduced to 0' if the side of
	]					DIREC	TION	S: FIRST, r	ead dov	n to f	ind useTHEN,	the dwelling unit is attached to a dwelling unit on an
[~	REGULATIONS		_	L.	NIMUMS			XIMUMS	(		1	adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that
96	<u> </u>	ì		IV31	NIMUMS		MA	YIMUNI2	ļ	_		is not attached must provide a minimum side yard
၂ၓ	J \{	Required	1	DE	QUIRED Y	ADDG	<u>a</u>		8 > 8	<u> 5</u> 8		of 5'; provided, that this special regulation shall not
5	USE	Review	Lot	l ne	(See Ch. 1		P E	·	B 호스		Required	supersede special regulation 1.
Section 60.92	1r	Process	Size		1000 011. 1	10)	Coverage	Height of	နည်း	చ్ చ	Parking	6. The rear yard may be reduced to 0' if the rear of the
J 🕉	] 🗸 " "	J			<del></del>			Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Spaces	dwelling unit is attached to a dwelling unit on an adjoining lot, provided, that this special regulation
-		ļ		Front	Side	Rear	5			25 E	(See Ch. 105)	shall not supersede special regulation 1.
<u> </u>				ļ								1 hommen
	Detached Dwelling Unit	None	5,000 sq. ft.	20′	5', but 2 side vards	10′	60%	25' above average	See	Α	2.0 per unit.	For this use, only one dwelling unit may be on each lot regardless of lot size.
	J		per unit		must equal		[	building	Spec.			2. Must provide the buffer described in Buffering Standard 2 in Chapter 95
					at least 15'.			elevation.	Reg. 2.		] }	KZC where the subject property adjoins a low density zone.
			}	j	)	1			,		] ]	<ol> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
.020	Detached,	Process	2 acres	20'	5', but 2	10'			D		1.7 per unit.	Buildings may not be closer than 40 feet to any low density zone.
1		IIA, Chapter	with at		side yards	1			See			2. Must provide the buffer described in Buffering Standard 2 in Chapter 95
	Stacked Dwelling Units	150 KZC.	least 3,600	l .	must equal at least 15'.	\			Spec. Reg. 2.			KZC where the subject property adjoins a low density zone.  3. If the subject property contains four or more units, then it must contain a
			sq. ft.	500 50	_>3	ion (			1.09. 2.			least 200 square feet per unit of common recreational open space usable
			per unit.	/ Ses ab	ecial Regulat	IOII 1. ]						for many activities. This required common recreational open space must
	,			<u> </u>	n	2	' i		}		}	have the following minimum dimensions:  a. For four to 20 units, the open space must be in one or more pieces each
			9	<u>See</u>	3 5	ر <u>See</u>	ļ				i	having at least 800 square feet and having a length and width of at least
] ]	j		2	Spec	ِ کِ	Spec >	i					25 feet. b. For 21 units or more, the open space must be in one or more pieces
1 1	•		4	Reg :	? 5	Reg 6			' '		1	having a length and width of at least 40 feet.
	ļ					u.c						The required common recreational open space may be reduced to 150
												square teet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the
		ĺ				- 1		1	' I		·	common open space. The City shall determine if these outdoor provisions
											Ì	provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve
	į					j						at one time. Also, the required minimum dimension for the open space
1	1					į	1		1			containing these outdoor provisions may also be reduced in proportion to
											l. \	the reduced open space area, 4. Chapter 115 KZC contains regulations regarding home occupations and
1 1						ļ					7	other accessory uses, facilities and activities associated with this use.
.030	Church		7,200	20′	20' on	20′	70%	ĺ	C		1 for every 4 peo-	No parking is required for day-care or school ancillary to this use.
			sq ft.	-	each side		Ì				ple based on max- imum occupancy	
	Ì						ļ				load of any area of	
	[	ĺ			ĺ	[	ĺ	İ	1		worship. Šee	
									1		Spec. Reg. 1.	<u> </u>



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97	NO NO			MI	NIMUMS		MA	XIMUMS	_			
Section 60.97	Ç⊐Ç ∏ REGULATIONS	Required Review Process	Lot Size	J	QUIRED YA (See Ch. 1		Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.	10"	5', but 2 side yards must equal at least 15'.	10'	60%	30' above average building elevation.	Ê	Α	2.0 per unit.	For this use, only one dwelling unit may be on each lot regardless of lot size.     Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached, or Stacked Dwelling Units		3,600 sq. ft. with at least 2,400 sq. ft. per unit.		5', but 2 side yards must equal at least 15'. See Spec	the cadio	dwellin ining k ched a ot attac rear y	og unit is att ot. If one si nd the oppo thed must p ard may be nit is attache	ached to de of a co osite side provide a reduced	a dwelling is no minim	if the side of elling unit on an qunit is so the side that num side yard f the rear of the qunit on an qunit on an qunit on an	<ol> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:         <ol> <li>For four to 20 units, the open space must be in one or more pleces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pleces having at length and width of at least 40 feet.</li> </ol> </li> <li>The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> </ol>
.030		Process IIA, Chapter 150 KZC.	7,200 sq ft.		20' on each side	20'	70%		С		1 for every 4 peo- ple based on max- imum occupancy load of any area of worship. See Spec. Reg. 1.	No parking is required for day-care or school ancillary to this use.



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2	\$2			MI	NIMUMS	DIREC		S: FIRST, re	ead dow	nito fi	nd useTHEN, a	the dwelling unit is attached to a dwelling unit on an
Section 60.102	T S HEGULATIONS	Required Review Process	Lot Size	RE	QUIRED Y/ (See Ch. 1	-	Coverage	1	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of 5'.  4. The rear yard may be reduced to 0' if the rear of the dwelling unit is attached to a dwelling unit on an
Ō	$\Rightarrow$			Front	Side	Rear	Lot (		§)  - 	S) ÖJS	(See Ch. 105)	adjoining tot.
.010	Deiached Dwelling Unit	None	3,600 sq. ft.		5', but 2 side yards must equal at least 15'.	10'	60%	If adjoining a low den- sity zone other than	E	А	2.0 per unit	For this use, only one dwelling unit may be on each lot regardless of lot size.     Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached, or Stacked Dwelling Units		3,600 sq. ft. with at least 1,800 sq. ft. per unit.		5, but 2 side yards nust equal at least 15'. Spec Reg 3	10' See Spec Reg 4		RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D		1.7 per unit.	<ol> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:         <ol> <li>For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> </ol> </li> <li>The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> </ol>
.030		Process IIA, Chapter 150 KZC.	7,200 sq. ft.		20' on each side	20′	70%		С		1 for every 4 peo- ple based on max- imum occupancy load of any area of worship. See Spec. Reg. 1.	No parking is required for day-care or school ancillary to this use.



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Section 60.107	Ç⊐ G ∏ REGULATIONS	Required Review Process	Lot Size	4	QUIRED Y/ (See Ch. 1 Side		Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
	Detached Dwelling Unit		3,600 sq. ft.		5', but 2 side yards must equal at least 15'.	10′		30' above average building elevation.	E	Α	2.0 per unit.	For this use, only one dwelling unit may be on each lot regardless of lot size.     Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
	Detached, Attached, or Stacked Dwelling Units		3,600 sq. ft. with at least 2,400 sq. ft. per unit.	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	5', but 2 side yards must equal at least 15'. See Spec Reg 3	the d adioii attac is not of 5'. 4. The r dwell adioii	welling hing lo hed an attach ear ya ing un hing lo	unit is atta t. If one sid the oppo ned must pi nd may be it is attache	ched to de of a d site side rovide a reduced ed to a d	a dwe welling is not minim to 0' if welling	the side that um side yard the rear of the unit on an	<ol> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:         <ol> <li>For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> <li>The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shalf determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> </ol> </li> </ol>
.030		Process IIA, Chapter 150 KZC.	7,200 sq ft.		20' on each side	50′	70%		С	В	1 for every 4 peo- ple based on max- imum occupancy load of any area of worship. See Spec. Reg. 1.	No parking is required for day-care or school ancillary to this use.



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112	NOI			MI	NIMUMS		MA	XIMUMS				
Section 60.112	(TEGULATIONS	Required Review Process	Lot Size		QUIRED YA (See Ch. 1)		Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.		5', but 2 side yards must equal at least 15'	10'	60%	If adjoining a low den- sity zone other than	É		2.0 per unit.	For this use, only one dwelling unit may be on each lot regardless of lot size.     Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	,	If develop- ment will result in a low density use being bordered on two sides by higher den- sity uses, then Pro- cess I, Chapter 145 KZC. Otherwise, None.	3,600 sq. ft. with at least 2,400 sq. ft. per unit.		5', but 2 side yards nust equal at least 15'. See Spec	10' See Spec Reg 4		RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D		1.7 per unit.	1. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:  a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.  b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.  The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.  2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.030		Process IIA, Chapter 150 KZC.	7,200 sq ft.		20° on each side	20′	70%		C	В	1 for every 4 peo- ple based on max- imum occupancy load of any area of worship. See Spec. Reg. 1.	3. The side yard may be reduced to 0' if the side of the dwelling unit is attached to a dwelling unit on an
					-							adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of 5'.  4. The rear yard may be reduced to 0' if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.  Kirkland Zoning Code



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Section 60.117	ATEQUIATIONS	Required Review Process	Lot Size	,	GUIRED Y/ (See Ch. 1'		Lot Coverage		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.	20'	5', but 2 side yards must equal at least 15'.	10'	60%	If adjoining a low den- sity zone other than	Е	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use
.020	Detached, Attached, or Stacked Dwelling Units	If develop- ment will result in a low density use being bordered on two sides by higher den- sity uses, then Pro- cess 1, Chapter 145 KZC. Otherwise, None.	3,600 sq. ft. with at least 1,800 sq. ft. per unit.	~~~	5', but 2 side yards must equal at least 15'. See Spec Reg 4	10' See Spec Reg 5	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	RSX, or detached dwelfing unit in Planned Area 7C, then 25' above average building slevation. Otherwise, 30' above average building elevation. elevation.	D		1.7 per unit.	1. May not access directly onto 2nd, 3rd, 4th, 5th or 6th Streets unless no other access is available. 2. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum offmensions:  a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a and width of at least 25 feet.  b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.  3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
												4. The side yard may be reduced to 0' if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of 5'.  5. The rear yard may be reduced to 0' if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.



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Section 60.122	A BEGULATIONS	Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1		Соуегаде	Height of	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
	$\qquad \Rightarrow \qquad$			Front	Side	Rear	Fo		] 60	Sig.	(See Ch. 105)	(See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.		5', but 2 side yards must equal at least 15'.	10'	60%	a low den- sity zone other than	E	A	2.0 per unit.	For this use, only one dwelling unit may be on each lot regardless of lot size.     Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Attached, or Stacked Dwelling Units	If develop- ment will result in a low density use being bordered on two sides by higher den- sity uses, then Pro- cess I, Chapter 145 KZC. Otherwise, None	3,500 sq. ft. per unit.		5, but 2 side yards nust equal at least 155. See	10' See Spec Reg 4	77777A	RSX, or detached owelling unit in Pranned Area 7C, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D		1.7 per unit.	1. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:  a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.  b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.  The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine it these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.  2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
,030	Church	Process IIA, Chapter 150 KZC.	7,200 sq ft.		20' on each side	20	70%		С	В	1 for every 4 peo- ple based on maximum occu- pancy load of an area of worship. See Spec. Reg, 1.	3. The side yard may be reduced to 0' if the side of the dwelling unit is attached to a dwelling unit in an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of 5'.
												4. The rear yard may be reduced to 0' if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.



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Section 60.192	(T) G REGULATIONS	Required Review Process	Lot Size	RE	QUIRED YA (See Ch. 11		Lot Coverage	T	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Unit	None	5,000 sq. ft.	20′	5' on each side. See Spec. Reg. 2.	10"	70%	30' above average building elevation.	E	A	2.0 per dwelling unit.	1. For this use, only 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 live-foot yard). The applicant may select which front yard shall meet the 20-foot requirement.
	Attached or Stacked Dwelling Units	D.R., Chap- ter 142 KZC.	5,000 sq. ft. per unit		5', but 2 side yards must equal at least 15', See Spec Reg 5.	10'. See Spec Req 6.	The state of the s		D		1.7 per unit. See Spec. Reg. 4.	3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.  1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.  2. If the subject property contains four or more units, then it must contain at least 200 sq. ft. per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:  a. For four to 20 units, the open space must be in one or more pieces each having at least 800 sq. ft. and having a length and width of at least 25 feet.  b. For 21 units or more, the open space must be in one or more pieces.
					5 the	dwelling oining lot	unit is t. If or	y be reduces s attached ne side of a opposite si	o a gwe dwellin de is no	g unit	is so side that	having a length and width of at least 40 feet.  The required common recreational open space may be reduced to 150 sq. it. per unit if permanent outdoor furniture, pool, cooking facilities, play-ground equipment, and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area. The common recreational open space requirements may be waived if the City determines that preservation of
					is n of 5 6. The	ot attach	rd ma it is at	ust provide y be reduce tached to a	<u>a minin</u> ed to 0'	num s if the	rear of the	environmentally sensitive areas provides a superior open space function.  If the subject property contains eight or more units, then the parking area shall also include a designated location and facilities to serve on-site residents as they wash or otherwise service their personal vehicles. These facilities shall be so located, improved, and furnished to prevent surface water contaminants, such as detergents, oils, and debris, from entering the lake or wetlands.  Adjacent to NE 90th Street and existing institutional parking lots, the property must include dense landscaping and a fence or screen wall which provide screening for this use.

Zone RM

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Section 20	REGULATIONS	Required Review Process	Lot Size	4	UIRED YA iee Ch. 115		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
0,	$\Rightarrow$			Front	Side	Rear	Ę		- 🛎	is s	(See Ch. 105)	(See also General Regulations)
.010	Detached Dwelling Units	None	5,000 sq. ft. in an RM 5.0. Otherwise, 3,600 sq. ft.		5', but 2 side yards must equal at least 15'.	10*	60%	If adjoining a low den- sity zone other than RSX, then 25' above	Ε	A	2.0 per unit.	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of the size of the lot.</li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> </ol>
ORDINANCE ATTACHMENT	Stacked Dwelling Units are not permit- ted in RM 5.0.	Within the NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, none.	3,600 sq. ft. with a density as estab- lished on the Zoning Map. See Spec. Reg. 1.					average building elevation. Otherwise, 30' above average building elevation.  See Spec. Reg. Cr.	D See Spec. Reg. 5.		1,7 per unit.	<ol> <li>Minimum amount of lot area per dwelling unit is as follows:         <ul> <li>In RM 5.0 zones, the minimum lot area per unit is 5,000 sq. ft.</li> <li>In RM 3.6 zones, the minimum lot area per unit is 3,600 sq. ft.</li> <li>In RM 2.4 zones, the minimum lot area per unit is 2,400 sq. ft.</li> <li>In RM 1.8 zones, the minimum lot area per unit is 1,800 sq. ft.</li> </ul> </li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain at least 200 sq. ft. per unit of common recreational space usable for many activities. This required common recreational open space must have the following minimum dimensions:</li></ol>
ATTACHN	7T 9									·		provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.  REGULATIONS CONTINUED ON NEXT PAGE



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Section	A REGUL	Required Review Process	Lot Size		UIRED YA		Lot Coverage	Height of Structure		Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
	Detached, Attached or Stacked Dweffing Units (continued)		2-	<u>io:</u> <u>to</u>	w density z increase i	tone occ ts height	upied b	on results so by a school to t least 30°, the gelevation is	en a stru	een alk	wed 3	REGULATIONS CONTINUED FROM PREVIOUS PAGE  5. If the subject property is located within the NRH neighborhood, west of Slater Avenue NE and south of NE 100th Street, and if it adjoins a low density zone or a low density use in PLA 17, then landscape cat egory A applies.
.030		Within the NE 85th Street Sub- area, D.R., Chapter 142 KZC. Otherwise, Process IIA, Chapter 150 KZC.	7,200 sq. ft.	20'	20'	20"		sity zone	C See Spec. Reg. 3.		1 for every 4 people based on maximum occu- pancy load of worship. See Spec. Reg. 2.	1. The property must be served by a collector or arterial street. 2. No parking is required for day-care or school ancillary to the use. 3. If the subject property is located within the NRH neighborhood, west of Stater Avenue NE and south of NE 100th Street, and if it adjoins a low density zone or a low density use in PLA 17, then landscape category A applies.



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은	ONS			MINIM	UMS	- · · · - ·	M	IAXIMUMS				
Section 25.10	REGULATIONS	Required Review Process	Lot Size	10	JIRED Y		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations (See also General Regulations)
	$\Rightarrow$			Front	Side	Rear	Ę			S	(See Ch. 105)	(See also derieral negulations)
.010	Detached Dwelling Units	None	8.500 sq. ft. if PR 8.5 zone, 5,000 sq. ft. if PR 5.0 zone, other- wise 3,600 sq. ft.	20°	5' hut 2 side yards must equal at least 15'.	10*	70%	It adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	E	A	2.0 per dwelling unit.	For this use, only one dwelling unit may be on each lot regardless of lot size.     Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Units '	NE 85th Street Sub- area, D.R., Chapter 142 KZC. Otherwise, none.	8,500 sq. ft. if PR 8.5 zone, 5,000 sq. ft. if PR 5.0 zone, other- wise 3,600 sq. ft. with a density as estab- lished on the Zon- ing Map. See Spec. Reg. 1.		low to it	density ncrease	zone o	See Spec. Reg. 4  ht limitation result coupied by a scho ht to at at least 3 to building elevation.	ool that ha	as beer structu	allowed 3	1. Minimum amount of lot area per dwelling unit is as follows:  a. In PR 8.5 zones, the minimum lot area per unit is 8,500 sq. ft.  b. In PR 5.0 zones, the minimum lot area per unit is 5,000 sq. ft.  c. In PR 3.6 zones, the minimum lot area per unit is 3,600 sq. ft.  d. In PR 2.4 zones, the minimum lot area per unit is 2,400 sq. ft.  e. In PR 1.8 zones, the minimum lot area per unit is 1,800 sq. ft.  e. In PR 1.8 zones, the minimum lot area per unit is 1,800 sq. ft.  2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.  3. If the subject property contains four or more units, then it must contain at least 200 sq. ft. per unit of common recreational space usable for many activities. This required common recreational open space must have the following minimum dimensions:  a. For four to 20 units, the open space must be in one or more pieces each having at least 800 sq. ft. and having a length and width of at least 25 feet.  b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 sq. ft. per unit if permanent ourdoor furniture, pool, cooking facilities, playing equipment, and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.

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Section 25	REGULATIONS	Required Review Process	Lot Size	191	JIRED Y		Coverage	Height of	Landscape Category (See Ch. 95)	n Category se Ch. 100)	Required Parking Spaces	Special Regulations
	$\Rightarrow$		<u> </u>	Front	Side	Rear	Log		L) (S)	Sign (See	(See Ch. 105)	
	Stacked or Attached Dwelling Units and Office Uses. See Spec. Reg. 1.	NE 65th Street Sub- area, D.R., Chapter 142 KZC. Otherwise, none.	3,500 sq. ft. with a residential density as established on the Zoning Map. See Spec. Reg. 2.	20'	<u>#</u>	ow dens o increa	ne 25' he sity zone se its he	If adjoining a low density zone other than RSX, then 25' above average building elevation.  Scc Spec. Reg. G  eight limitation reserved by a seeight to at at least rage building elevation.	thool that 30', then	has be	an adjoining	<ol> <li>A veterinary office is not permitted in any development containing dwelling units.</li> <li>Minimum amount of lot area per dwelling unit is as follows;         <ul> <li>In PR 8.5 zones, the minimum lot area per unit is 8,500 square feet.</li> <li>In PR 3.6 zones, the minimum lot area per unit is 3,600 square feet.</li> <li>In PR 3.6 zones, the minimum lot area per unit is 3,600 square feet.</li> <li>In PR 2.4 zones, the minimum lot area per unit is 2,400 square feet.</li> <li>In PR 1.8 zones, the minimum lot area per unit is 2,400 square feet.</li> <li>In PR 1.8 zones, the minimum lot area per unit is 1,800 square feet.</li> </ul> </li> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational space usable for many activities. This required common recreational open space must have the following minimum dimensions:</li></ol>



## USE ZONE CHART

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Section 60.57	AT SEGULATIONS	Required Review Process	Lot Size	RE	QUIRED Y/ (See Ch. 1		Coverage	Height of	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking	
				Front	Side	Rear	Lot C		ao &	Sign	Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
	Detached Dwelling Unit	None	3,600 sq. ft.	20′	5', but 2 side yards must equal at least 15'.	10		If adjoining a low den- sity zone other than RSX, then	E	A	2.0 per unit.	For this use, only one dwelling unit may be on each lot regardless of lo size.     Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
	Attached or Stacked Dwell- ing Units		3,600 sq. ft. with at least 1,800 sq. ft. per unit.				, NAV.	25' above average building elevation. Otherwise, 30' building elevation. See Spec. Reg. 3	D		1.7 per unit.	<ol> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain a least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:         <ol> <li>For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> </ol> </li> <li>The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> </ol>
~		Process IIA, Chapter s 150 KZC.	7,200 sq ft.		each side	20°	70%		С	1	I for every 4 peo- ble based on max- mum occupancy oad of any area of vorship. See Spec. Reg. 1.	No parking is required for day-care or school ancillary to this use.

Where the 25' height limitation results solely from an adjoining low density zone occupied by a school that has been allowed to increase its height to at at least 30', then a structure height of 30' above average building elevation is allowed.



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Section 60.62	REGUL .	Required Review Process	Lot		QUIRED Y/ (See Ch. 1	_	/erage	Height of Structure	Landscape Category (See Ch. 95)	Sign Catagory (See Ch. 100)	Required Parking Spaces	Special Regulations
0,	$\Rightarrow$			Front	Side	Rear	Ĕ		ט נ	80	(See Ch. 105)	(See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.		5', but 2 side yards must equal	10'	70%	If adjoining a low den- sity zone	E	Α	2.0 per unit.	For this use, only one dwelling unit may be on each lot regardless of lot size.     Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Detached, Attached or Stacked Dwell- ing Units		3,600 sq. ft. per dwell- ing unit.	3	low dens to increa	sity zon ise its heio	iht to a	other than RSX, then 25' above average building elevation. Otherwise, 30' above building elevation.  See Spec. Reg. 30' ation results that least 30' ling elevation.	then a	structur	adjoining	<ol> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:         <ol> <li>For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> </ol> </li> <li>The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> </ol>
.030	Office Use	None	7,200 sq. fl.						C		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.	1. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the disvelopment permit application. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.



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Section 60	C S S S S S S S S S S S S S S S S S S S	Required Review Process	Lot Size	,	QUIRED Y/ (See Ch. 1		Coverage	Height of	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
0	$\Rightarrow$			Front	Side	Rear	Lot		S) T	B <sub>IS</sub>	(See Ch. 105)	(See also General Regulations)
	Development Containing Stacked or Attached Dwell- ing Units and Office Uses. See Special Regulation 1.		3,600 sq. ft. per dwetl-ing unit.		low density to increase	zone occu its height	limitatic upied b	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above building elevation.  See Spec. Reg. 5.  In results solve a school to least 30', the elevation is	at has b en a stru	een al	owed く	1. A veterinary office is not permitted in any development containing dwelling units. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:  a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.  b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.  The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.  4. Ancillary assembly and manufacture of goods on the premises of this use are permitted only it:  a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use.  b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
			sq. ft.		each side	20				Б		
.060	Church	None									1 for every 4 peo- ple based on max- imum occupancy load of any area of worship, See Spec. Reg. 1.	No parking is required for day-care or school ancillary to this use.



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Section 60.72	← S REGULATIONS	Required Review Process	Lot Size		QUIRED YA (See Ch. 1°		Coverage	Height of	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
S	$\Rightarrow$	_		Front	Side	Rear	Lot		(S – L	S) JiS	(See Ch. 105)	(See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.		5', but 2 side yards must equal at least 15'.	10'	60%	If adjoining a low den- sity zone other than	E	Α	2.0 per unit.	For this use, only one dwelling unit may be on each lot regardless of lot size.     Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Attached or Stacked Dwelf- ing Units	If less than 3,600 sq. ft. of lot area per unit, then Process I, Chapter 145. Otherwise, None. See Special Regulation 2.	3,600 sq. ft. with at least 1,800 sq. ft. per unit.	(Source)	4 Wher	ensity zor	ne occu	RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.  See Spec. Reg. 41  Imitation resurpied by a so to at at least building elevation delevation.	hool that 30', then	has b	een allowed .<	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.  2. If proposed development contains less than 3,600 square feet of fot area per unit, the following right-of-way improvements shall be required on rights-of-way which serve the subject property. The improvements shall extend from State Street to the eastern boundary of the subject property/frontage on the right-of-way.  a. On 2nd Avenue South, 3rd Avenue South, and 5th Avenue South: 20 feet of paved surface, six-inch vertical curb on each side, five-foot sidewalk on north side adjacent to curb and two-foot utility strip on each side. In addition, right-of-way dedication on 5th Avenue South will be required as necessary to install these improvements.  b. On 4th Avenue South:  24 feet of paved surface, six-inch vertical curb on each side, five-foot sidewalk on north side adjacent to curb and five-foot six-inch utility strip on each side.  3. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:  a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.  b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.  The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced open space on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containi



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Section 60.82	← G REGULATIONS	Required Review Process	Lot Size		QUIRED YA (See Ch. 11		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
S	$\Rightarrow$			Front	Side	Rear	Lot		- <u>0</u>	Sig.	(See Ch. 105)	(See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.	}	5', but 2 side yards must equal at least 15'.	10'	60%	If adjoining a low den- sity zone other than	E	А	2.0 per unit.	For this use, only one dwelling unit may be on each lot regardless of lot size.     Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
	Detached, Attached, or Stacked Dwelling Units		3,600 sq. ft. per dwetl- ing unit	<u>.</u>	low density z to increase it	tone occu ts height t	imitation pied by	ASX, then 25' above average building elevation. Otherwise, 30' above average building elevation.  See Spec. Reg. 3  results sole a school the least 30', the elevation is a	at has be	en allo	wed eight	<ol> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:         <ol> <li>For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> </ol> </li> <li>The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the containon open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> </ol>
.030		Process IIA, Chapter 150 KZC.	7,200 sq ft.	t I	20° on each side	20′	70%		С		1 for every 4 peo- ple based on max- imum occupancy load of any area of worship. See Spec. Reg. 1.	No parking is required for day-care or school ancillary to the use.



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Section 60	USE	REGULATIONS	Required Review Process	Lot Size	1	JIRED e Ch.		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
	<u> </u>	$\Rightarrow$			Front	Side	Rear	Lot		1 9	is e	(See Ch. 105)	(See also General Regulations)
.130	Attacher Stacked Dwelling See Spo Regulat	units.	None	3,600 sq. ft. per dwelling unit	7. wi	v densiti increase	zone i	pht limi	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.  See Spec. Reg. 7  Lation results so d by a school that least 30', the ding elevation is	hat has nen a str	an ad	llowed 2	<ol> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.</li> <li>If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational space usable for many activities. This required common recreational open space must have the following minimum dimensions:         <ol> <li>For four to 20 units, the open space must be in one or more places each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more places having a length and width of at least 40 feet.</li> </ol> </li> <li>The required common recreational space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.</li> <li>If any portion of a structure is adjoining a low density zone, then either:</li></ol>



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Section 60.92	<b>Ç</b> Д REGULATIONS	Required Review Process	Lot Size		QUIRED YA (See Ch. 11		Coverage	Height of	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
"	$\Rightarrow$			Front	Side	Rear	ق		- 9	is s	(See Ch. 105)	(See also General Regulations)
.010	Detached Dwelling Unit	None	5,000 sq. ft. per unit	20,	5', but 2 side yards must equal at least 15'.	10'	60%	25' above average building elevation.	E See Spec. Reg. 2.	A	2.0 per unit.	For this use, only one dwelling unit may be on each lot regardless of lot size.     Must provide the buffer described in Buffering Standard 2 in Chapter 95 KZC where the subject property adjoins a low density zone.     Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
	Attached, or Stacked Dwelling Units		рег илц. С	See Sp	low densite increase of 30' about	e 25' heig ly zone o se its heig we averan	tt to a	Reg. Satisfies a section results at least 30° tat least 30° ling elevation	that has then a s is allowe	been tructur d.	dicining allowed e height	1. Buildings may not be closer than 40 feet to any low density zone. 2. Must provide the buffer described in Buffering Standard 2 in Chapter 95 KZC where the subject property adjoins a low density zone. 3. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:  a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.  b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.  The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.  4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.030	Church		7,200 sq ft.		20' on each side	20′	70%		С		1 for every 4 peo- ple based on max- imum occupancy load of any area of worship. See Spec. Reg. 1.	No parking is required for day-care or school ancillary to this use.



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Section 60.102	TEGULATIONS	Required Review Process	Lot (See Ch. 115) Size				Coverage	Height of	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
Ś	$\Rightarrow$			Front	Side	Rear	Lot	Sudible	ລິ	98 Q	(See Ch. 105)	(See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.		5', but 2 side yards must equal at least 15'.	10′	60%	If adjoining a low den- sity zone other than	E	Α	2.0 per unit.	For this use, only one dwelling unit may be on each lot regardless of lot size.     Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
	Detached, Attached, or Stacked Owelling Units		3,600 sq. fl. with at least 1,800 sq. ft. per unit.	(3)	low dens to increa of 30' ab	sity zone o se its heig ove averac	ht limit ccupie ht to a re build	IRSX, then 25' above average elevation. Otherwise, 30' above average building elevation.  See Spec. Reg. 3 ation results by a school at least 30' ling elevation.	that hat then a	s been structured.	allowed e height	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 2. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:  a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.  b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.  The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.
.030		Process IIA, Chapter 150 KZC.	7,200 sq. ft.		20' on each side	20′	70%		С		1 for every 4 peo- ple based on max- imum occupancy load of any area of worship. See Spec. Reg. 1.	No parking is required for day-care or school andillary to this use



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Section 60.112	<====================================	Required Review Process	Lot Size		QUIRED YA (See Ch. 1)		Lot Coverage		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.010	Detached Dwelling Unit		3,600 sq. ft.	20'	5', but 2 side yards must equal at least 15'.	10′	60%	If adjoining a low den- sity zone other than	E	Α	2.0 per unit.	For this use, only one dwelling unit may be on each lot regardless of lot size.     Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Attached, or Stacked Dwelling Units	ment will result in a low density use being bordered	3,600 sq. ft. with at least 2,400 sq. ft. per unit.		low den to increa	sity zone i	occupie	RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.  See Spec. Reg. 3' tation results ed by a school ding elevation at at least 30 ding elevation.	ol that ha	structu	n allowed	1. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:  a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.  b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.  The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.  2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.030		Process IIA, Chapter 150 KZC.	7,200 sq ft.		20' on each side	20′	70%		С	В	1 for every 4 peo- ple based on max- imum occupancy load of any area of worship. See Spec. Reg. 1.	No parking is required for day-care or school ancillary to this use



# USE ZONE CHART

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Section 60.117	REGULATIONS	Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
Š	$\Rightarrow$	<b>{</b>		Front	Side	Rear	Lot	Subcure	)   108	B <sub>S</sub> S	(See Ch. 105)	(See also General Regulations)
.010	Detached Dwelling Unit	None	3,600 sq. ft.	Ì	5', but 2 side yards must equal at least 15'.	10'		If adjoining a low den- sity zone other than	E	A	2.0 per unit.	For this use, only one dwelling unit may be on each lot regardless of lot size.     Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020		ment will result in a low density use being bordered	3,600 sq. ft. with at least 1,800 sq. ft. per unit.					RSX, or detached dwelling unit in Planned Area 7C, then 25' above average building elevation. Otherwise, 30' above average building elevation.  Scc Spec. Reg. 4	٥		1.7 per unit.	1. May not access directly onto 2nd, 3rd, 4th, 5th or 6th Streets unless no other access is available. 2. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:  a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.  b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.  The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.  3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

Where the 25' height limitation results solely from an adjoining low density zone occupied by a school that has been allowed to increase its height to at at least 30', then a structure height of 30' above average building elevation is allowed.



#### USE ZONE CHART

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Section 60.122	(二点 megulations	Required Review Process	Lot Size		QUIRED YA		Coverage	Height of Structure	Landscape Category See Ch. 95]	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations (See also General Regulations)
	$\Box$			Front	Side	Rear	Ē			s ~	(See Ch. 105)	(See also General negulations)
.010	Detached Dwelling Unit		3,600 sq. ft.	20′	5', but 2 side yards must equal at least 15'.	10"	60%	If adjoining a low den- sity zone other than	E	A	2.0 per unit.	For this use, only one dwelling unit may be on each lot regardless of lot size.     Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
	Attached, or Stacked Dwelling Units	ment will	3,600 sq. ft. per unit.				Ý.	RSX, or detached dwelling unit in Planned Area 7C, then 25' above average building elevation. Otherwise, 30' above average building elevation.  See Spec. Reg. 3			1.7 per unit.	1. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:  a. For four to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.  b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.  The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.  2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.030	Church	Process IIA, Chapter 150 KZC.	7,200 sq ft.		20' on each side	20′	70%		С	В	1 for every 4 peo- ple based on maximum occu- pancy load of an area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use.  ~

Where the 25' height limitation results solely from an adjoining low density zone occupied by a school that has been allowed to increase its height to at at least 30°, then a structure height of 30' above average building elevation is allowed.

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MINIMUMS  Required Review Lot Process Size  Front Side Rear of Structure Process Size  Front Side Rear of Structure  Required Spaces Special Regulations (See Ch. 115)  Required Parking Spaces Special Regulations (See also General Regulations)  See Ch. 105  See Also General Regulations (See also General Regulations)  See Ch. 105  See Also General Regulations  See Ch. 105  Development standards will be determined on a case-by-case basis.  See Chapter 49 KZC for required review process.  See Chapter 49 KZC for required review process.  See Chapter 49 KZC for required review process.  A summary and evaluation of the proposal with adopted comprehensive and a management of the City Council which may be joint hearing with the Parks Board Recreation Comprehensive and See Chapter 49 KZC for required review process.  See Chapter 49 KZC for required review process.  A summary and evaluation of stealer restance of the state Formation of the City Council which may approach a standard development regulations, if any;  A summary and evaluation of stealer restance of the State Formation Comprehensive or the State Formation or American See Chapter 49 KZC for required review process.  A summary and evaluation of the proposal with adopted comprehensive plan policies.  A summary and evaluation of the proposal with adopted comprehensive plan policies.  A summary and evaluation of the proposal with adopted comprehensive plan policies.  A summary and evaluation of the proposal with adopted comprehensive plan and applicable development regulations, if any;  A report of the Proposal with adopted comprehensive plan and applicable development regulations, if any;  A report of the proposal with adopted comprehensive plan and applicable development regulations, if any;  A report of the proposal with adopted comprehensive plan and applicable development regulations, the Comprehensive plan and applicable development regulations, of the proposal with adopted comprehensive plan and provided with the folicient plan and plan and plan and plan an	Ø			·		iD.	IREC	TIONS: FIR	ST, rea	didow	nitoffind use	THEN, across for REGULATIONS
Special Regulations  Special R	NO.			MINIM	IUMS		MA	XIMUMS			ļ	
Public Park   Gee   None   Will be determined on case by case back   B   Gee KZC   105.25.   The guide   Include at a minimum:   a. One termal public hearing, conducted by the Parks and Community Services Director, which shall include at a minimum:   a. One termal public hearing, conducted by the Parks Board, preceded by the Parks Board in the Houghton Community Municipal Corporation shall be conducted by the Parks Board to the City Council, which may be a joint hearing with the Parks Board to the City Council, containing at least the following:    Development standards will be determined on a case by-case basis.   See Chapter 49 KZC for required review process.	S m REGULAT	Review		,			overage	Height of	andscape Sategory ee Ch. 95)	n Category se Ch. 100)	Required Parking	
A sand must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum.  a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. The required public hearing on a Master Plan proposed within the Houghton Community Municipal Corporation shall be condicted by the Parks Board to the City Council, which may be a joint hearing with the Parks Board by The submitted of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:  1) A description of the proposal: 2) An analysis of the consistency of the proposal with adopted 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 proposal Master Plan and	①中	_		Front	Side	Rear	Loto		7.0	Sig.	Spaces (See Ch. 105)	,
		Special Fregula Hens 1 and 2.	opment :	standar	ds will b	oe dete	rmine	ed on a ca	se-by-c		105.25	nark must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum:  a. One termal public hearing, conducted by the Parks Board, preceded by appropriate public notice. The required public hearing on a Master Plan proposed within the Houghton Community Municipal Corporation shall be conducted by the Houghton Community Municipal Corporation shall be conducted by the Houghton Community Council, which may be a joint hearing with the Parks Board by the State of the Council, containing at least the following:  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 developmenta regulations, if any;  4) A copy of the environmental record, if the proposal is subject to the State Envronmental 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:  1) It is consistent with all applicable development regulations and, to the extenditude the Master Plan is proposed within the Houghton Community Munispal Coporation, it shall become effective according to the procedure in KMC 2. 12.04



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	ATIONS			MINIM	IUMS		MA	XIMUMS				
	EGULAT	Required Review Process	Lot Size	1	JIRED Y		overage	Height of Structure	Landscape Category See Ch. 95)	n Category e Ch. 100)	Required Parking	
	Public Park (continued)			Front	Side	Rear	Lot C		Can Can (See	Sign (See	Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.090	Public Park (continued)											In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:  a. Location, discensions, and uses of all active and passive repreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.  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 receptional equipment including swing sets, climber toys, slides, single basketball heeps, and similar equipment.

# Section 17.10



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Section 17.10	T SEGULATIONS	Required Review Process	Lot Size	10.	IRED Y	YARDS 115)	Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Develop
	$\Rightarrow$			Front	Side	Rear	Lot	Suucture	n S	S S	(See Ch. 105)	Special Regulations (See also General Regulations)
.090	Public Park	See Special Regulations 1 and 2.	None Dev See	velopm	ent sta	indards	will be	e determined review	ed on a	case	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:  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 Codncil, containing at least the following:  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:  1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulations and, to the extent there is no applicable development regulations and, to the extent there is no applicable development regulations and, to the extent there is no applicable development regulations and, to the extent there is no applicable development regulations and, to the extent there is no applicable development regulations and, to the extent there is no applicable development regulations and, to the extent there is no applicable development regulations and, to the extent there is no applicable development regulations and, to the extent there is no applicable development regulations and, to the extent there is no applicable development regulations and the lattice of the following:  1) Lighting

# Section 17.10



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Section 17	TEGULAT	Required Review Process	Lot Size	ISE	IRED Y	(ARDS  15)	overa	Height of		Cate Ch.	Required Parking Spaces	Special Regulations
S	` ⇔			Front	Side	Rear	Lot C	Structure	Ē089	Sign (See	(See Ch. 105)	(See also General Regulations)
	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE  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 rightime 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 migor recreational equipment including swing sets, elimber toys, slides, single basketball hoops, and similar equipment.

# Section 27.10

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Section 27.10	∐ SE BEGULATIONS	Required Review Process	Lot Size	1	JIRED Y		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
US .	<b>⇔</b>			Front	Side	Rear	Lot			Sig.	(See Ch. 105)	
.130	Public Park	Special Regula- tions 1 and 2.	None	Deve	elopmen Chapter	t stance	dards	will be determinequired review	ed on a	case.	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:  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:  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 Bedeation Comprehensive Plan policies;  2) 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:  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:  a. Location, dimensions, and uses of all active and passive recreation areas;  b. Potential users and hours of use;  c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;  d. Landscaping;  e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.  REGULATIONS CONTINUED ON NEXT PAGE
												Kirkland Zoning Code

Section 27.10



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ľ	" <del>□</del> □			Front	Side	Rear	Lot	38001010	S C S	Sign See	(See Ch. 105)	
	30 Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE  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 of activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

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Section 30.15	USE	3	Required Review Process	Lot Size	REQUIRED YARDS (See Ch. 115)	Coverage	Height of Structure	andscape Sategory ee Ch. 95)	n Category se Ch. 100)	Required Parking Spaces	Special Regulations
Š	1	$\Rightarrow$			Front Property Property Water Line Line	Lot C	Structure	() ()	Sign (Se	(See Ch. 105)	ı
<u></u>				~~~			<u>~~</u>	-	9	Soo KZC	1. Except as provided for in Special Regulation 2 below, any development
*.070	Public	Parky	ozal Regula tions 1 and e	Developm	ent standards will be determined ter 49 KZC for required review pr	i on a	case-by-ca	ase bas			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:  a. One formal public hearing, conducted by the Parks Boars, preceded by appropriate public notice. The required public hearing on a Master Plan prospeed within the Houghton Community Municipal Corporation shall be conducted by the Houghton Community Council, which may be a joint hearing with the Parks Board;  b. The submittal of a written report on the proposed Master Plan from the Parks Board is the City Council, containing at least the following:  1) A description of the proposal;  2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies;  3) An analysis of the consistency of the proposal with applicable developmental regulations, it 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:  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 wettere;  3) If the Master Plan is proposed within the Houghton Community Municipal Corporation, it shall become effective according to the procedure in KMC 2.12.040.
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30.15	}	ATIONS				MINIMU	MS		MA	XIMUMS		,		
Section 30	USE	3	Required Review Process	Lot Size			RED YARD Ch. 115)	os	Coverage	Height of		Sign Category (See Ch. 100)	Required Parking	Supplied Demodations
Š	1	$\Rightarrow$			Front	North Property Line	South Property Line	High Water Line	Lot C	Structure	20%)	Sigr (Se	Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.07	Public (conti												1/2 1/2 / Manyanananananananananananananananananan	In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:  a. Location dimensions, and uses of all active and passive recreation areas;  b. Potential users and hours of use;  c. Lighting, including location, hours of librarination, lighting intensity, and height of light standards;  d. Landscaping;  e. Other features as appropriate one to the character of the neighborhood or characteristics of the subject property.  2. Development and use of a park does not require a Master Plan under this Code if it with not involve any of the following:  a. Lighting for pardoor nighttime activities;  b. The construction of any building of more than 4,000 square feet;  c. The postruction of more than 20 parking statts;  d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climbertors, slides, single dasketset house, and oimite activities.  The provisions of Chapter 90 KZC, limiting development in and around settands, do not apply to a public park, if the development is approved as part of a Master Plan.  This use may include a public access pier or boardwalk. See KZC 30.15.030 for regulations regarding these uses.



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Section 30.25	Required Review Process	Lot Size			ED YAR Ch. 115)			Coverage	Height of	Landscape Category (See Ch. 95)	n Category e Ch. 100)	Required Parking	Special Regulations
		~~~	Front Prop	erty Prop	erty W	igh ater F ine	Side Property Line	\ \Lot C	Structure	~~~	Sign (See	Spaces (See Ch. 105)	(See also General Regulations)
.050 Public Park	Bee Spec. Roge. 1 and e.		velopment &	standard	is will be	deten	mined o			se basi	s.	3	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.  a. One formal public hearing, conducted by the Parks Board preceded by appropriate public potice.  b. The subnitital of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the tollowing:  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 empronmental 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 shall approve the Master Plan by resolution only if it finds:  1) It is consistent with all applicable development regulations and, to the extent there is no applicable evelopment regulation, the Comprehensive Plan; and  2) It is consistent with the public health, safety, and welfare.  REGULATIONS CONTINUED ON NEXT PAGE



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Section 30.	USE	L REGULATIONS	Required Review Process	Lot Size	1	South Property		Side Property Line	Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105	Special Regulations ) (See also General Regulations)
.050	Public Pa (continue												( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( )	and around wetlands do not apply to a public park if the development is approved as part of a Master Plan.



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Section 30	USE	REGULA	Required Review Process	Lot Size			RED YARD Ch. 115)	)S	overage	Height of	Landscape Category (See Ch. 95)	n Categor	Required Parking Spaces (See Ch. 105)	Special Regulations
S		$\Rightarrow$		; ;	Front	North Property Line	South Property Line	High Water Line	Lot Cove	Siructure	]	Sig.	(See Ch. 105)	(See also General Regulations)
.060	Public	<b>Devek</b>	See Special Regulations 4 and 5.	ndards w	viil be	determin	ed on a coprocess.		$\searrow$	asis		В	See KZC 105.25.	<ol> <li>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 Revices Director, which shall include at a minimum:         <ol> <li>One formal public hearing, conducted by the Parks Board, preceded by appropriate public netice. The required public hearing on a Master Plan proposed within the Houghton Community Municipal Corporation shall be conducted by the Houghton Community Council, which may be a joint hearing with the Parks Board;</li> <li>The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:</li></ol></li></ol>



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Section 30	REGULA	Required Review Process	Lot Size			RED YARE Ch. 115)	os	Coverage	Height of Structure	ndecape ategory 9 Ch. 95)	Category Ch. 100)	Required Parking	
S	ightharpoons	: :		Front	North Property Line	South Property Line	High Water Line	Lot C	Structure	30%	Sign (Se	Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.060	Public Park (continued)											>	In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:  a. Location dimensions, and uses of all active and passive recreation areas:  b. Potential users and hours of use;  c. Lighting, inctuding location, hours of illumination, tighting intensity, and height of light standards;  d. Landscaping;  e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.  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 oddoor nighttime activities;  b. The construction of any building of more than 4,900 square feet;  c. The posistruction of more than 20 parking stalls;  d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, chapter 4,000 squares for the provisions of Chapter 90 KZC, firniting development in and dround wetlands, do not apply to a public park if the development is approved as part of a Master Plan.  A his use may include a public access pier or boardwalk. See KZC 40.35.030 for regulations regarding these uses.



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Section 35.30	T & REGULATIONS	Required Review Process	Lot Size		JIRED YA	15)	Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
	マロ			Front	Side	Rear	Lot			S C	(See Ch. 105)	(See also General Regulations)
-130		See Special Regulations 1 and 2.	None	C De	evelopm	ent sta	endard	ase basis.	nined on	B a case	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 et all Include at a minimum:  a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. The required public hearing on a Master Plan proposed within the Houghton Community Municipal Corporation shall be conducted by the Houghton Community Council, which may be a joint hearing with the Parks Board;  b. The submitted of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:  1 A description of the proposal;  2) An analysis of the consistency of the proposal with adopted 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 Consol review and approval. The City Council shall approve the Master Plan by resolution only if it finds:  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;  3) If the Master Plan is proposed within the Houghton Community Municipal Corporation, it shall become effective according to the procedure in KMC 2.12.040.  REGUL ATIONS CONTINUED ON NEXT PAGE



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S.	SNO.		MINIM	UMS		P	MAXIMUMS				
Section 35.	G m REGULATIONS	Required Review Process		JIRED YA ee Ch. 11		Coverage	Height of	Landscape Category (See Ch. 95)	Category e Ch. 100)	Required Parking	
Š	$\hat{\Omega} \Rightarrow$		Front	Side	Rear	اندا		Cat (See	Sign (See	Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.130	Public Park (continued)										In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:  a. Location, dimensions, and uses of all active and passive recreation areas;  b. Potential users and hours of use;  c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;  d. Landscaping;  e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.  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 nightlime 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 lays, stides, single basketball hoops, and similar equipment.

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Section 40.10	REGULATIONS	Required Review Process	Lot Size	150	e Ch.	YARDS 115)	Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Front	Side	Rear	Lot			S	(See Cit. 103)	(See also General Regulations)
.180	Public Park	See Special Regula- lions 1 and 2.		Develo	pment	t standa	ards w	ill be determinequired review			See KZC 105.25.	<ol> <li>Except as provided for in Special Regulation 2 below, any development of use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum:         <ol> <li>One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.</li> <li>The submittal of a written report on the purposed Master Plan from the Parks Board to the City Council, coptaining at least the following:</li></ol></li></ol>
Pod	od 1400)										by-case basis	the extent there is no applicable development regulation, the prehensive 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 Pidentify the following:  a. bocation, dimensions, and uses of all active and passive recreareas:  b. Potential users and hours of use;  c. Lighting, including location, hours of illumination, lighting intensing to light standards;  d. Landscaping;  e. Other features as appropriate due to the character of the neight or characteristics of the subject property.  2. Development and use of a park does not require a Master Plan used 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 for the development of any structured sports or activity areas, off minor recreational equipment including swing sets, climber tops

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Section 45.10	REGULATIONS	Required Review Process	Lot Size	REQUIRE (See C	D YARDS h. 115)	Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
S	⇒			Front Si	de Rear	1	Squetare	7.0	Sig (Se	(See Ch. 105)	
.190	Public Park	See Special Regulations 1 and 2.	None		opment s	tandard				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. At Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum:  a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. The required public hearing on a Master Plan proposed within the floughton Community Municipal Corporation shall be conducted by the Houghton Community Council, which may be a joint hearing with the Parks Board;  b. The submitted of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:  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:  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;  3) If the Master Plan is proposed within the Houghton Community Municipal Corporation, it shall become effective according to the procedure in KMC 2.12.040.



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Section 45	REGULAT	Required Review Process	Lot Size	(Se	IRED \ e Ch. 1	(ARDS	Coverage	Height of Structure	Landscape Category (See Ch. 95)	n Category se Ch. 100)	Required Parking Spaces	Special Regulations
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.190	Public Park (continued)											In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:  a. Location dimensions, and uses of all active and passive recreation areas;  b. Potential users and hours of use;  c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;  d. Landscaping;  e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.  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.

# Section 47.10



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Section 47.10	← C C C C C C C C C C C C C C C C C C C	Required Review Process	Lot Size	180	JIRED ' ee Ch.	YARDS 115)	Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
0,	合			Front	Side	Rear	1		(g)	S S	(See Ch. 105)	(See also General Regulations)
.150	Assisted Living Facility See Spec. Reg. 3.	None	None	Same a Spec. F		regulati	ions for t	he ground floor us	e. See	A	1.7 per indepen- dent unit. 1 per assisted living unit.	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility.  2. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.  3. This use may not be located on the ground floor of a structure.  4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
	Convalescent Center or Nursing Home			20′	ď	σ		If adjoining a low density zone other than RSX,	С	В	1 for each bed.	If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.
.170	Public Utility				]			then 25' above average building	Α	 	See KZC	Landscape Category A or B may be required depending on the type of
	Government Facility Community Facility							elevation. Otherwise, 30' above average building eleva- tion.	C See Spec. Reg. 1.		105.25.	use on the subject property and the impacts associated with the use on the nearby uses.
.190		See Special Regulations 1 and 2.	None			<u></u>	\ \!\	case basis.		В	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 feview process, established by the Parks and Community Services Director, which shall include at a minimum:  a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.  b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:  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
											a case-by-case	
			1		See C	napter	49 KZ	C for required	review	proces	<u> </u>	REGULATIONS CONTINUED ON NEXT PAGE

# Section 47.10



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Section 47.10	REGULAT	Required Review Process	Lot Size	'		IRED e Ch.	YARDS 115)	Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
S	$\Rightarrow$			Fr	ront	Side	Rear	1 44	Suncinie	700	Sig.	(See Ch. 105)	
.190	Public Parks (continued)												REGULATIONS CONTINUED FROM PREVIOUS PAGE  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: 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 bith the public health, safety, and welfare. In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. 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 or outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.



# USE ZONE CHART

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Section 50	REGULAT	Required Review Process	Lot Size	1	IRED 1	/ARDS 115)	Coverage	Height of	Landscape Category (See Ch. 95)	n Category se Ch. 100)	Required Parking Spaces	Special Regulations
o)	⇨			Front	Side	Rear	Į j		(8, r	Sign (See	(See Ch. 105)	,
.100		Chapter 142	None	0	0	0	100%	2 to 5 sto- ries above each abut- ting right-of- way.	D	A	dent unit. 1 per assisted living unit. See KZC 50.60.	1. A facility that provides both independent dwelling units and assisted fiving units shall be processed as an assisted living facility.  2. A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility:  a. One parking stall shall be provided for each bed.  3. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension.
	Public Utility, Government Facility, or Community Facility	~~~			~~	~~	~~~ <u>~</u>	2 to 4 sto- ries above each abut- ting right-of-	D See Special Reg. 1.	В	See KZC 50.60 and 105.25.	Landscape Category B or C may be required depending on the type of use on the subject property and the impacts associated with the use on nearby uses.
.120	Public Park (	7	<u> </u>		<del>determi</del> <del>by caco</del>		<i>}</i> ~~	way.	بسر			



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Section 50.1	AEGULATIO	Required Review Process	Lot Size	<b>Y</b>	REQUIRED YARDS See Ch. 115)		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required	Special Regulations
	⇒			Front	Side	Rear	5	!	4 9	is s	(See Ch. 105)	· • • • • • • • • • • • • • • • • • • •
.130	Public Utility		None	0′	O'	0'	100%	2 stories	D	В	See KZC 50.60	May be permitted only if locating this use in the immediate area of subject property is necessary to permit efficient service to the area or the City as a whole.
.140	Government Facility	Chapter 142 KZC.						above the abutting right-of-way			and 105,25.	2. No structures, other than moorage structures, may be waterward at the high water-line. For regulations regarding moorages, see the moorage listings in this zone.
.150	Community Facility		ĺ			l.	l	measured at the midpoint			{	
.160	Public Park	<u> </u>		Will be		nined ( bacis.		of the frontage of the subject property on each right-of-way.	. 000		> ? ?	1. The design and facilities of the park should emphasize its waterfront location.



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Section 50.27	1 Use	REGULATIONS	Required Review Process	Lot Size	T	QUIR (ARD) • Ch.	3	Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
		$\Rightarrow$			Front	Side	Rear	٦	  -  -  -		S	(See Ch. 105)	(See also General Regulations)
.11	Assisted Facility See Spe ulation 3	ciai Reg-	D.R., Chapter 142 KZC.	None	20'	0	0	80%	3 stories above average building elevation.	D	Ā	1.7 per inde- pendent unit. 1 per assisted living unit.	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility.  2. A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility:  a. One parking stall shall be provided for each bed.  3. This use may be located on the street level floor of a building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension.  4. Ground floor porches and similar entry features may encreach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure.
.12	Public Ut	ility			20" See Spec. Reg.					C See Special Reg. 1.		į	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 nearby uses.     Landscape Category C is required if the subject property is adjacent to Planned Areas 6C, 6D, or 6J.
.13	Governm Facility of Communi Facility	r			3.					D See Special Regs. 1 and 2.			<ol> <li>Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure.</li> </ol>
.144	Public Pa	ırk	71 3		Will be o			<del>4</del> 2		3	<del>-</del> 9	See ICZG 205.25:	



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Section 50.32	C S S S S S S S S S S S S S S S S S S S	Required Review Process	Lot Size	ĮΥ	QUIRI ARDS Ch. 1	3	Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	ign Category See Ch. 100)	Required Parking Spaces	Special Regulations
				Front	Side	Rear	Lo			S	(See Ch. 105)	(See also General Regulations)
.090	School, Day Care or Mini-School or Day Care Center	D.R., Chapter 142 KZC.	None	10′	0	0		4 stories above average build- ing elevation of existing grade.	D	В	See KZC 105.25.	1. A six-foot-high fence is required along all property lines adjacent to outside play areas. 2. Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other alternative exists. 3. Structured play areas must be setback from all property lines by at least five feet. 4. Hours of operation may be limited by the City to reduce Impacts on nearby residential uses. 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. 6. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
.100	Assisted Living Facility				:				D See Spec. Reg. 3.	A	1.7 per inde- pendent unit. 1 per assisted living unit.	1. A facility that provides both independent dwelling units and assisted fiving units shall be processed as an assisted living facility.  2. A nursing home use may be permitted as part of an assisted fiving facility use in order to provide a continuum of care for residents. If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility:  a. One parking stall shall be provided for each bed.  3. Landscape Category C is required if subject property is adjacent to Planned Area 6C.
.110	Detached Dwelling Units	None	3,600 sq. ft.		5', but 2 side yards must be at least 15'.	10′		If adjoining a low density zone, then 25' above average building eleva- tion. Otherwise, 30' above build- ing elevation.	E	A	2.0 per unit	For this use, only one dwelling unit may be on each lot regardless of lot size.     Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
.120	Government	D.R., Chapter 142 KZC.	None	10′	0	0		4 stories above average build- ing elevation of existing grade.	D See Spec. Reg. 1	В	See KZC 105.25.	Landscape Category C is required it subject property is adjacent to Planned Area 6C. Landscape Category A or B may be required depending on the type of use on the subject property and impacts associated with the use on nearby uses.
.130	Public Park	1	_	Will be (			•	5 4			,	



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Sortion 50 37	Ē	Required Review Process	Lot Size	(See	QUIRI ARDS Ch. 1	6 115)	ot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Cate	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			]	Front	Side	Rear	נ			_	(See Cir. 103)	(aee also General negulations)
1	20 Public Utility, Government Facility, or Community Facility	D.R., Chapter 142 KZC.	None	20′	0	0	80%	3 to 5 stories above aver- age building elevation.	D See Special Reg. 1.		See KZC 105.25.	1. Landscape Category C is required if the subject property is adjacent to 6th Street or Kirkland Avenue. 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 nearby uses.  2. Site design must include installation of pedestrian linkages consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan, between public sidewalks and building entrances, and between walkways on the subject property and existing or planned walkways on abutting properties.
.1	Public Park	7	2	Will be case-by 2			) a {				2	Site and building design must include installation of pedestrian linkages consistent with the major pedestrien routes in the Downtown Plan chapter of the Comprehensive Plan.



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Section 50.4	USE SSI	Required Review Process	Lot Size	1	(See Ch. 115)		Covel ag	Height of Structure	Landscape Category See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
	\$ □		ļ	Front	Side	Rear	Lot			ਲਿਲ	(See Ch. 105)	
.110		D.R., Chapter 142 KZC.	None	20' See Sp tions 1		10° egula-		4 stories above aver- age building elevation.	D See Spec. Reg. 3.	₿	See KZC 105.25. See Special Regula- tion 5.	side yards must equal at least 15 feet.
	Public Utility, Government Facility, or Community Facility							See also Special Reg- ulation 2.	D See Spec. Regs. 3 and 4.		See KZC 105.25.	2. No portion of a structure on the subject property within 40 feet of Seventh Avenue may exceed 25 feet above the elevation of Seventh Avenue as measured at the midpoint of the frontage of the subject property on Seventh Avenue. No portion of a structure on the subject property within 40 feet of Fifth Street north of Sixth Avenue may exceed 30 feet above the elevation of Fifth Street as measured at the midpoint of the frontage of the subject property on Fifth Street.  3. Landscape Category C is required if the subject property is focated adjacent to
.130	Public Park	1		Will be	doterm / easo l		4		- 6			the RS 5.0, or Planned Areas 7B or 7C zones.  4. 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 nearby uses.  5. No parking is required for daycare or school ancillary to the church use.  6. Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure.
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Development standards will be determined on a case-by-case basis.



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Section 50.47	D SG SGULATIONS	Required Review Process	Lot Size	Y	QUIRI ARDS Ch. 1	3	Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
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.110	Assisted Living Facility See Spec. Reg. 3.	D.R., Chapter 142 KZC.	None	20′	D	0	80%	3 stories above average building elevation.		A	1.7 per inde- pendent unit. 1 per assisted living unit.	<ol> <li>A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility.</li> <li>A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility:         <ol> <li>One parking stall shall be provided for each bed.</li> </ol> </li> <li>This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension.</li> </ol>
.120	Stacked or Attached Dwelling Units See Special Regulation 1.										1.7 per unit.	1. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension.
	Public Utility, Government Facility, or Community Facility								D See Spec. Reg. 1.	₿	See KZC 105.25.	<ol> <li>Landscape Category C is required if the subject property is adjacent to Planned Area 7B. 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 nearby uses.</li> </ol>
.140	Public Park	A <sup>2</sup>		Will be by			22 6	2	٠ . و	2 4	2	

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Section 50.52	FEGULATIONS	Required Review Process	1	(Sec	QUIR (ARD) e Ch.	s 115)	Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
	<b>→</b> □			Front	Side	Rear	۲				(See Ch. 105)	(See also General Regulations)
.100	Assisted Living Facility See Special Regulation 3.	D.R., Chapter 142 KZC.	None	10' See Sp lation 6		O Regu-		30 feet above the elevation of 3rd Avenue or 4th Avenue as measured at the projected midpoint of the frontage of the subject property on the nearest applicable right-of-way.	D	A	living unit. See KZC 50.60.	<ol> <li>A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility.</li> <li>A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. If a nursing home use is included, the following parking standard shall appty to the nursing home portion of the facility:         <ol> <li>One parking stall shall be provided for each bed.</li> <li>This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension.</li> </ol> </li> <li>This use is not permitted on the street level floor adjacent to Central Way.</li> <li>If the subject property abuts Third Avenue between First Street and Second Street, the site and buildings must be designed to provide residential character and scale adjacent to Third Avenue and Fourth Avenue.</li> <li>Ground floor porches and similar entry features may encroach into the front yard, provided the total horizontal dimension of such elements may not exceed 25 percent of the length of the facade of the structure.</li> </ol>
.110	Stacked or Attached Dwelling Units			10' See Sp lation 3		Зөди-						1. This use is not permitted on the street level floor adjacent to Central Way. 2. If the subject property abuts Third Avenue between First Street and Second Street, the site and buildings must be designed to provide residential character and scale adjacent to Third Avenue and Fourth Avenue. 3. Ground floor porches and similar entry features may encroach into the front yard, provided the total horizontal dimension of such elements may not exceed 25 percent of the length of the facade of the structure.
	Public Utility, Government Facility, or Community Facility			o	O'	ď			D See Spec. Reg. 1.	В	See KZC 50.60 and 105.25.	Landscape Category C is required if the subject property is adjacent to Planned Areas 7A or 7B, or PR 3.6 zones. 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 nearby uses.
.130	Public Park	1	7	Will be an a ea back-							}	



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Section 52.12	REGULATIONS	Required Review Process	Lot Size	(Se	e Ch.	,	Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Front	Side	Rear	2			· -	(0.000)	(oso soo denote, negational)
		R., Chapter 142 KZC. See Special Regulations 1 and 2.	Devel	opmen	t stan	dards v	vill be	•	on a carocess.	se-by	See KZC 105.25.	1. Except as provided for in Special Regulation 2 below, any development of 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:  a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.  b. The submittat of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:  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:  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:  a. Location, dimensions, and uses of all active and passive recreation areas;  b. Potential users and hours of use;  c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;  d. Landscaping;  e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.  Development and use of a park does not require a Master Plan under this code it it will not involve any of the following.  a. Lighting for outdoor n
(Revise	ed 12/02)		سر	~	_	<b>~</b> ~	へ	~~	<u> </u>		- American	Kirkland Zoning Code



	REGULATIONS	DIRECTIONS:\fiRST,\read\down\to\find\use\THEN,\across\for\REGULATIONS											
Section 52.17		Required Review Process	MINIMUMS			MAXIMUMS							
			Lot Size	REQUIRED YARDS (See Ch. 115)			Coverage	Height of	Landscape Category (See Ch. 95)	n Category se Ch. 100)	Required Parking Snaces	Special Regulations	
8	$\Rightarrow$		:	Front	Side	Rear	Loto	Structure	, , , , , , , , , , , , , , , , , , ,	Sign (See	Spaces (See Ch. 105)	(See also General Regulations)	
.180	Public Parks	S-R., Chapter 142 KZC. See Special Reg- ulations 1 and 2.	None	Develop	pment	standa	ords wil	be determ	nined on a	case	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 Ptan. A Master Ptan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum:  a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.  b. The submittal of a written report on the proposed Master Ptan from the Parks Board to the City Council, containing at least the following:  1) A description of the proposal;  2) An analysis of the possistency of the proposal with adopted Comprehensive Ptan policies, including the pertinent Park and Recreation Comprehensive Ptan 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 Ptan; and  6) A recommended action by the City Council.  c. City Council review and approval. The City Council shall approve the Master Ptan by resolution only if it finds:  1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Ptan; and  2) If its consistent with the public heatth, safety, and welfare.  In addition to the features identified in KZC 5.10.505, the Master Ptan shall identify the following:  a. Location, dimensions, and uses of all active and passive recreation areas;  b. Potential users and hours of Use:  c. Lighting, including location, hours of tillumination, lighting intensity, and height of light standards;  d. Landscaping;  e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.	
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Section 52.17	ا ج		Required Review Process	MINIMUMS				MAXIMUMS			,			
	ection			Lot Size	REQUIRED YARDS (See Ch. 115)			Сочегада	Height of	Landscape Category (See Ch. 95)	n Category 38 Ch. 100)	Required Parking Spaces	Special Regulations	
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		Public Parks (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE  2. Development and use of a park does not require a Master Plan under this code if it will not invoke any of the following:  a. Lighting for outdoor nightline 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, eingle basketball hoops, and similar equipment.	



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Section 52.22		USE	REGULATIONS	Required Review Process	Lot Size	ŧ -	IRED '	YARDS 115)	Lot Coverage	Height of	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
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.09	O Pi	ublic Pr		Chapter 142 KZC. See Special Reg- ulations 1 and 2.	S	evelop	ment :	standa	rds wil	l be determ	ined on a	case-l	See KZC 105.25.	<ol> <li>Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum:         <ol> <li>One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.</li> <li>The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:</li></ol></li></ol>



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Section 52	PEGULAT	Required Review Process	Lot Size	(Se	IRED Y e Ch. 1	/ARDS 115)	overa	Height of	Landscape Category (See Ch. 95)	n Category se Ch. 100)	Required Parking Spaces	Special Regulations
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.090	Public Parks (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE  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 pare than 20 parking stalls;  d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, stides, single basketball hoops, and similar equipment.



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Section 52.27	USE USE	REGULATIONS	Required Review Process	Lot Size	REQU (Se	IRED Y e Ch. 1		Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	in Category se Ch. 100)	Required Parking Spaces	Special Regulations
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.160	Public Pa		S.R. Chapter 142 KZC. See Special Reg- ulations 1 and 2.	<u>De</u>	velopm	nent sta	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	s will t	ne determin	ed on a c	B ase-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:  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:  1) A description of the proposal;  2) An analysis of the consistency of the proposal with adopted Comprehensive Ptan policies;  3) Apranalysis 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 Ptan; 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:  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:  a. Location, dimensions, and uses of all active and passive recreation areas;  b. Potential users and hours of Use:  c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;  d. Landscaping;  e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.





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ection 52	REGULAT	Required Review Process	Lot Size	/S∈	IRED \	(ARDS 115)	Coverage	Height of	Landscape Category (See Ch. 95)	n Category e Ch. 100)	Required Parking Spaces	Special Regulations
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.160	Public Parks (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE  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 nightises activates;  b. The construction of any building stronge than 4,000 square feet;  c. The construction of more than 20 parking stells;  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.

Zone JBD-5

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Section 52.32	REGULATIONS	Required Review Process	Lot Size	/0-	IRED \ e Ch. 1	/ARDS 115)	Lot Coverage	Height of	Landscape Category (See Ch. 95)	n Category se Ch. 100)	Required Parking Spaces (See Ch. 105) See KZC	Special Regulations
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.150	Public Parks	Chapter 142 KZC. See Special Reg- ulations 1 and 2.		evelop	ment s	standar	rds will	be determ	ined on a	case	See KZC 105.25. by-case basis	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 ipedude at a minimum:  a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.  b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:  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:  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 requires identified in KZC 5.10.505, the Master Plan shall identify the following:  a. Location, dimensions, and uses of all active and passive recreation areas;  b. Potential users and hours of use;  c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;  d. I andscaping:



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Section 52	REGULATIONS	Required Review Process	Lot Size	150	IRED \	(ARDS 115)	Coverage	Height of	Landscape Category (See Ch. 95)	n Category se Ch. 100)	Required Parking Spaces	Special Regulations
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	Public Parks (continued)  Public Access Pier or Boardwalk	D.R., Chapter 142 KZC.	None	Landwa waterlin O' Waterw waterlin O' See also	0' ard of the 10'	O' ne high O'	-	Pier decks may not be more than 24 feet above mean sea level. Diving boards and similar fea- tures may not be more than 3 feet above the deck.		See Spec. Reg. 7.		2. Development and use of a park does not require a Master-Plan under this code if it will not tovolve any of the following:  a. Lighting for outdoor aighttime activities;  b. The construction of any building of more than 4,000 square feet;  c. The construction of more than 29 parking stalls;  d. The development of any structured spods or activity areas, other than minor recreationed equipment including swing-sets, climber toys, slides, single basketball hoops, and similar equipment.  3. See EC 52.35 for regulations regarding builkheads and land surface modification.  1. No accessory uses, buildings, or activities may be permitted as part of this use.  2. If a structure will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to proposing this use.  3. May not treat structures with creosote, oil base, or toxic substances.  4. Must provide at least one covered and secured waste receptacle.  5. All utility lines must be below the pier deck and, where feasible, underground.  6. Piers must be adequately lift; the source of the light must not be visible from off the subject property.  7. The pier or boardwalk must display the street address of the subject property. The address must be oriented to and visible from the lake with letters and numbers at least four inches high.  8. The side property line yards may be reduced for over water public access piers or boardwalks which connect with waterfront public access on adjacent property.  9. See KZC 52.35 for regulations regarding bulkheads and land surface modification.  10. This development may also be regulated under the City's Shoreline Master Program; consult that document.  11. May not use land waterward of the high waterline to determine lot size or to calculate allowable density.



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Section 52.42	REGULATIONS	Required Review Process	Lot Size	(Se	IIRED Y		Coverage	Height of	Landscape Category (See Ch. 95)	n Catagory se Ch. 100)	Required Parking Spaces	Special Regulations
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.144	Public Parks	S.R., Chapter 142 KZC, See Special Regulations 1 and 2.	None  Dev See	elopm	ent sta	ndards	s will b	e determine ired review	ed on a caprocess.	B sse-by	See KZC 105.25.	<ol> <li>Except as provided for in Special Regulation 2 below, any development 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 pecude at a minimum:         <ol> <li>One format public hearing, conducted by the Parks Board, preceded by appropriate public notice.</li> <li>The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:</li></ol></li></ol>



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Section 52	REGULAT	Required Review Process	Lot Size	(Se	IRED Y	(ARDS 115)	Coverage	Height of	Landscape Category (See Ch. 95)	in Category ee Ch. 100)	Required Parking Spaces	Special Regulations
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.140	Public Parks (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE  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, chimber toys, slides, single basketball hoops, and similar equipment.



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Section 54.06	A SEGULATIONS	Required Review Process	Lot Size		UIRED YA See Ch. 11	–	Coverage	Height of	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
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	0 Public Park	ter 142 KZC. See Spe- cial Regs. 1 and 2.	None	Develo		andards	will be				See KZC 105.25. by-case basis.	<ol> <li>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 find the Parks and Community Services Director, which shall find the Parks Board, preceded by appropriate public notice.</li> <li>The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:         <ol> <li>A description of the proposal;</li> <li>An analysis of the consistency of the proposal with adopted Comprehensive Plan policies, including the pertinent Park and Recreation Comprehensive Plan policies;</li> <li>An analysis of the consistency of the proposal with applicable developmental regulations, if any;</li> <li>A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act;</li> <li>A summary and evaluation of Issues raised and comments received on the proposed Master Plan; and</li> <li>A recommended action by the City Council.</li> <li>City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds:</li> <li>It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation; and, to the extent there is no applicable development regulation, the Comprehensive Plan; and</li> <li>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:</li> <li>Location, dimensions, and uses of all active and passive recreation areas;</li> <li>Potential users and hours of use;</li> <li>Lighting, including location, hours of the character of the neighborhood or characteristics of</li></ol></li></ol>



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.170	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE  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 nightline 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, dimber toys, effects, single basketball hoops, and similar equipment.



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Section 54.12	€ m m REGULATIONS	Required Review Process	Lot Size	,	OUIRED YA See Ch. 11		Coverage	Height of	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
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.110		D.R., Chap- ter 142 KZC.	None	Same as floor use	regulations	for the gr	round	5 stories above abutting right-of- way.	Same as regu- lations for the ground floor use.	A	1 per assisted living unit.	1. This use may be located on the street level floor of a building only if there is a commercial space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the commercial space if the applicant demonstrates that the proposed configuration of the commercial use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension.  2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
	Convalescent Center or Nursing Home			10′	0,	0′	80%	5 stories above abutting right-of- way.	С	В	1 for each bed.	
.130	Public Utility							2 stories	Α	В	See KZC 105.25.	
.140	Government Facility or Community Facility							above abutting right-of- way.	C See Spec. Reg. 1.			Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.150		Ste Spec. Regs. 1 and 2.		S De	evelopmer	nt stand	~~ ards w	vill be dete	rmined oview pro	on a co	ase-by-case ba	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:  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:  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.  REGULATIONS CONTINUED ON NEXT PAGE
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Section 54	← S	Required Review Process	Lot Size		UIRED YA See Ch. 11		Coverage	Height of Structure	Landscape Category (See Ch. 95)	in Category se Ch. 100)	Required Parking Spaces	Special Regulations
	⇧			Front	Side	Rear	Fot		]	Sign (See	(See Ch. 105)	(See also General Regulations)
.150	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE  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:  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:  a. Location, dimensions, and uses of all active and passive recreation areas;  b. Potential users and house of use;  c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;  d. Landscaping;  e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.  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. Tite 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.



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Section 54.18	← S  REGULATIONS  REGULATI	Required Review Process	Lot Size		OUIRED YA See Ch. 11		Coverage	Height of	Landscape Category (See Ch. 95)	in Category se Ch. 100)	Required Parking Spaces	Special Regulations
Ø	$\Rightarrow$			Front	Side	Rear	Lot	ou dottate	J. ®	Sign ( See	(See Ch. 105)	(See also General Regulations)
		D.R., Chap- ter 142 KZC.	None	20′	5' but 2 side yards must equal at least 15'	10'	70%	30' above average building elevation.	D	A	1 per assisted living unit.	Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
	Convalescent Center or Nursing Home								С	В	1 for each bed.	
.090	Public Utility			ļ				1	Α		See KZC 105.25.	
	Government Facility or Community Facility					· ·			C See Spec, Reg. 1.			<ol> <li>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>
.110	i	See Spe- cial Regs. and 2.	None	Z De	velopment	standa	ards wi	il be deter	mined or	a cas	se-by-case bas	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:  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:  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 Councit.  REGULATIONS CONTINUED ON NEXT PAGE



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ecti n 54	USE A	Required Review Process	Lot Size	1	NUIRED YA See Ch. 11		Coverage	Height of Structure	Landscape Category (See Ch. 95)	n Category se Ch. 100)	Required Parking Spaces	Special Regulations
	, <b>&gt;</b>		:	Front	Side	Rear	Ę	Sudciuse	7. ©	Sign (See	(See Ch. 105)	
.110	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE  c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds:  1) It's 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:  a. Location, dimensions, and uses of all active and passive recreation areas;  b. Potential users and hours of use  c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards  d. Landscaping;  e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.  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 any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.



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Section 54.24	← G MEGULATIONS	Required Review Process	Lot Size		OUIRED YA	_	Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
တ	₽			Front	Side	Rear	Lot		(8)	aes) ußs	(See Ch. 105)	(See also General Regulations)
		D.R., Chap- ter 142 KZC.	None	20′	5' but 2 side yards must equal at least 15'	10′	70%	30' above average building elevation.	D	Α	1 per assisted liv- ing unit.	Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
	Convalescent Center or Nursing Home					'			C	В	1 for each bed.	
.090	Public Utility						i		A		See KZC 105.25.	
	Government Facility or Community Facility		i						C See Spec. Reg. 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.
.110		See Spec. Regs. 1 and 2.	None	Dev		>>>> standar	ds will	be determ			e-by-case basis	
			- 4		Chapter 4							REGULATIONS CONTINUED ON NEXT PAGE
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54.24	ATIONS			MINI	MUMS		MA	XIMUMS				
Section 54	REGULAT	Required Review Process	Lot Size		UIRED YA See Ch. 11		Coverage	Height of	Landscape Category (See Ch. 95)	n Category se Ch. 100)	Required Parking Spaces	Special Regulations
Š	⇒			Front	Side	Rear	Lot C	Structure	30.00	Sign (See	(See Ch. 105)	(See also General Regulations)
.110	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE  c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds:  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:  a. Location, dimensions, and uses of all active and passive recreation areas;  b. Potential users and hours of use:  c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;  d. Landscaping;  e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.  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 milnor recreational equipment including swing sets, climber toys slides, single basketball hoops, and similar equipment.



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Section 54.30	A S	Required Review Process	Lot Size	1	OUIRED YA See Ch. 11		Coverage	Height of	Landscape Category (See Ch. 95)	in Category se Ch. 100)	Required Parking Spaces	Special Regulations
S				Front	Side	Rear	Lot	Sidelale	(S)	Sign (	(See Ch. 105)	
.150	Facility	D.R., Chap- ter 142 KZC.	None	20′	Ø,	ď	80%	30' above average building elevation.	С	Α	1 per assisted living unit.	Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
1	Convalescent Center or Nursing Home								С	8	1 for each bed.	
.170	Public Utility					j			A		See KZC 105.25.	
	Government Facility Community Facility							†   	C See Spec. Reg. 1.			<ol> <li>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>
.190	Public Park	See Spec. Regs. 1 and 2.		S Dev	velopmen	t standa	ords wi		mined or	n a ca	se-by-case ba	1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan Atlaster Plan shall be reviewed through a community review precess, established by the Parks and Community Services Director, which shall include at a minimum:  a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.  b. The sofimital of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:  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.



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4,30	ĺ	NOL			MIN	IMUMS		MA	XIMUMS	{	56		
Section 54.30	USE	REGULATIONS	Required Review Process	Lot Size	1	OURED YA		Coverage	Height of		Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
S)		$\Rightarrow$			Front	Side	Rear	Lot	Structure	) (S)	Sig	(See Ch. 105)	(See also General Regulations)
90	Public (continu												REGULATIONS CONTINUED FROM PREVIOUS PAGE  C. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds:  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:  a. Location, dimensions, and uses of all active and passive recreation areas:  b. Potential users and hours of user  c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;  d. Landscaping;  e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.  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 toy's slides, single basketball hoops, and similar equipment.
200	See Sp		D.R., Chap- ter 142 KZC.	None	20'	ď	O'	80%	30' above average building elevation.	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. Otherwise, see KZC 105.25.	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.  2. May include as part of this use, accessory retail sales, or service utilizing not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.  3. Refer to KZC 115.105 for provisions regarding Outdoor Use, Activity and Storage.
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Section 54.36	Ç⊐ G REGULATIONS	Required Review Process	Lot Size	7	OUIRED YA See Ch. 11		Coverage	Height of	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
S	⇔			Front	Side	Rear	Lot	Structure	(8)	Sign (See	(See Ch. 105)	(See also General Regulations)
	Facility	D.R., Chap- ter 142 KZC.	None	10"	5' but 2 side yards must equal at least 15'.	10'	70%	30' above average building elevation.	D	A	1 per assisted living unit.	<ol> <li>Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. Up to 1 1/2 times the number of stacked dwelling units allowed on the property may be approved if the following criteria are met:         <ol> <li>Project is of superior design, and</li> <li>Project will not create impacts that are substantially different than would be created by a permitted multifamily development.</li> </ol> </li> <li>The assisted living facility shall provide usable recreation space of at least 100 square feet per unit, in the aggregate, for both assisted living units and independent dwelling units, with a minimum of 50 square feet of usable recreation space per unit located outside.</li> </ol>
	Convalescent Center or Nursing Home		·					:	С	В	1 for each bed.	
.090	Public Utility	Ì	·	1		ļ			Α		See KZC 105.25.	
	Government Facility Community Facility See Spec. Reg. 1.								C See Spec. Reg. 2.			Site design must minimize adverse impacts on surrounding residential neighborhoods.     Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.110		See Spo clal Regs. 1 and 2.		Will be d	etermined on	a case-b	by-case	basis.	-		~~~	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:      One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.  REGULATIONS CONTINUED ON NEXT PAGE.

See Chapter 49 KZC for required review process.

(Revised 9/03)

Kirkland Zoning Code 07.2



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Section 54.36	REGULATIONS	Required Review Process	Lot Size		UIRED YA See Ch. 11		Coverage	Height of	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
Š	⇒			Front	Side	Rear	Lot	0., 22	7.8	ols Sis	(See Ch. 105)	
.11	Public Park (continued)			<u>'</u>			•					REGULATIONS CONTINUED FROM PREVIOUS PAGE  b. The submittal of a written report on the proposed Master Ptan from the Parks Board to the City Council, containing at least the following:  A description of the proposal; An analysis of the consistency of the proposal with adopted Comprehensive Ptan policies, including the pertinent Park and Recreation Comprehensive Ptan policies;  A natalysis of the consistency of the proposal with applicable developmental regulations, if any;  A copy of the environmental record, if the proposal is subject to the State Environmental Policy Act;  A summary and evaluation of issues raised and comments received on the proposed Master Plan; and  A recommended action by the City Council.  City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds:  It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and  it is consistent with the public health, safety, and welfare.  In addition to the features ideptified in KZC 5.10.505, the Master Plan shall identify the following:  a. Location, dimensions, and uses of alivactive and passive recreation areas;  b. Potential users and nours of use;  c. Lighting, inctuding location, hours of Illumination, lighting intensity, and height of light standards;  d. Landscaping;  e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.  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;  The development of any structured sports or activity areas, other than anymor recreational equipment including swing sets, thimber toys, sildes, single basketball hoops, and similar equipment.



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Section 54.42	A BEGULATIONS	Required Review Process	Lot Size		QUIRED YA See Ch. 11		Сочегаде	Height of	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
S	⇒			Front	Side	Rear	Lot O	Suuciaie	(ی د ا	S) BIS	(See Ch. 105)	(See also General Regulations)
.070		D.R., Chap- ter 142 KZC.	None	10'	5' but 2 side yards must equal at least 15'.	10′	70%	30' above average building elevation.	D	A	1 per assisted living unit.	1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.  2. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. Up to 1 1/2 times the number of stacked dwelling units allowed on the property may be approved if the following criteria are met:  a. Project is of superior design, and  b. Project will not create impacts that are substantially different than would be created by a permitted multifamily development.  3. The assisted living facility shall provide usable recreation space of at least 100 square feet per unit, in the aggregate, for both assisted living units and independent dwelling units, with a minimum of 50 square feet of usable recreation space per unit located outside.
.080	Convalescent Center or Nursing Home								С	B	1 for each bed.	
.090	Public Utility						}		A	i	See KZC 105.25.	
.100	Government Facility Community Facility See Spec. Reg. 1.								C See Spec. Reg. 2.			Site design must minimize adverse impacts on surrounding residential neighborhoods.     Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.110	Public Park	See Spec Regs. 1 and 2.	,	Will be d	etermined on	a case-b	by-case	basis.	- // {	$\sim$		1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consisted 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:  2. One formal public hearing, conducted by the Parks Board, preceded by appropriate public natice.  REGULATIONS CONTINUED ON NEXT PAGE
(Revi	sed 9/03)		- {	Develo See C	ppment sta hapter 49	ndards KZC for	will be	e determing ed review	ed on a	case-	by-case basis.	Kirkland Zoning Code



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Section 54.42	T S MEGULATIONS	Required Review Process	Lot Size		OUIRED YA See Ch. 11		Coverage	Height of	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
ီ				Front	Side	Rear	Lot C	Strattare	708	85 Q	(See Ch. 105)	(See also General Regulations)
.11	Public Park (continued)								· · · · · · · · · · · · · · · · · · ·			PREGULATIONS CONTINUED FROM PREVIOUS PAGE  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:  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 ahalysis 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 shall approve the Master Plan by resolution only if it finds: 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 wetlare. In addition to the features ideptified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. 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 test; c. The construction of more than 20 parking stalls; of The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, stides, single basketball hoops, and similar equipment.



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Section 55	REGULAT	Required Review Process	Lot Size	1	JIRED e Ch.		Coverage	Height of Structure	Landscape Category See Ch. 95)	in Category se Ch. 100)	Required Parking Spaces	Special Regulations
6,	⇒			Front	Side	Rear	Lot (		) J (8)	Sis Sis	Spaces (See Ch. 105)	(See also General Regulations)
.090	,	D.R., Chapter 142 KZC	None	10'	o,	0'	80%	40' above average building elevation. See Spec. Reg. 1.	Α	В	See KZC 105.25.	When 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.
	Government Facility or Community Facility								C See Spec. Reg. 2.			When 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.     Landscape category A or B may be required depending on the type of use on the subject property and the impacts associated with this use.
.110	Public Park	1	, .	Will be		nod on	a case-by-	3	3		<u> </u>	

Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.



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Section 55	AEGULAT	Required Review Process	Lot Size	(Se	JIRED e Ch.	YARD 115)	overage	Height of Structure	andscape Category tee Ch. 95)	n Category se Ch. 100)	Required	Special Regulations
S	⇒			Front	Side	Rear	Lot	Suuctare	<u>a</u> Ω &	Sign (See	(See Ch. 105)	
.100	Public Utility	D.R., Chapter 142 KZC	None	10' See Spec.	O,	0′	80%	40' above average building elevation. See Spec, Reg. 2.	A	В	See KZC 105.25	Twenty-fool yard required where properties abut NE 132nd Street     When included as an accessory use within the structure of a primary use with a tatter height limit, the height limit for the primary use applies.
	Government Facility or Community Facility			Reg.					С			<ol> <li>Twenty-foot yard required where properties abut NE 132nd Street.</li> <li>When 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.</li> <li>Landscape Category A or B may be required depending on the type of use on the subject properly and the impacts associated with the us on the nearby uses.</li> </ol>
.120	Public Park	7	2	Will bo	dotorm	ined en	a saco by	ease basis.	<b>1</b> :	3 5	₹	

See Chapter 49 KZC for required review process.



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Section 55.21	CT S	Required Review Process	Lot Size	1	IRED \ e Ch. 1	/ARDS I15)	Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
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		D.R., Chapter 142 KZG.	Less than 1.5 acres.			O' See Spec. Reg. 4.	80%	30' above average building elevation.	Ö	В	See KZC 105.25. See Spec. Reg. 5.	1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access.  2. A six foot high fence is required along property lines adjacent to outside play areas.  3. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.  4. Structured play areas must be setback from all property lines by at least five feet.  5. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting r-o-w improvements.  6. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
	Assisted Living Facility			σ	ď	O'			В	A	1 per assisted living unit.	Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access.     This use may not be located on the ground floor of a structure:     The development must be designed to limit potential impacts from surrounding commercial uses on residents of the subject property.     Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
.120	Convalescent Center or Nursing Home								С	В	1 for each bed.	Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access.     This use may not be located on the ground floor of a structure.
	Public Utility, Government Facility and Community Facility			:					D See Spec. Reg. 2.		See KZC 105.25.	Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access.     Landscape category B or C may be required depending on the type of use on the subject property and the impacts associated with this use.
.140	Public Park	1	None	Will be	d <del>olomi</del>	<del>red on a</del>	case b	y case basis:				

Development standards will be determined on a case-by-case basis.

See Chapter 49 KZC for required review process.



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27					MININ	NUMS			MAXIMUMS				
Section 55.27	USE HERE		Required Review Process	Lot Size	(Se	JIRED e Ch. Side	115)	Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
.020	Public Utility	1	Process IIA, Chapter 150 KZC.		20′	20' on each side	10'	70%	30' above average building elevation.	A	В	See KZC 105.25.	Landscape Category A or 8 may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.030	Government Facility or Community Facility					10' on each side		~~~		C See Spec. Reg. 1.			
.040	Public Park		See Spec. Regs. Tand 2.		S De	evelopi	ment s	dase-by-ca	will be determined required review p	on a carocess.	ase-by	/-case basis.	1. Except as provided 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 Diffector, which shall include at a minimum:  a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.  b. The submittal of a written report on the proposed master plan from the Parks Board to the City Council, containing at least-the following:  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:  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;
(Revis	ed 9/06)	{											Kirkland Zoning Code



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55.27		ATIONS			MINI	MUMS		J	NAXIMUMS				
Section 55	1	REGULAT	Required Review Process	Lot Size		JIRED e Ch.	YARD 115)	Coverage	Height of Structure	Landscape Category (See Ch. 95)	n Category se Ch. 100)	Required Parking Spaces	Special Regulations
S	_	<b>⇒</b>			Front	Side	Rear	Lot	Superare	17.8	BS S	Spaces (See Ch. 105	(See also General Regulations)
.040	Public Park (continued)												In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:  a. Locatio "imensions, and uses of all active and passive recrebe Potential users and hours of use;  c. Lighting, including legation, hours of illumination, lighting intensity, and height of light standards;  d. Landscaping;  e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.  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.

Zone IPLA1

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12	ž			MINIM	UMS		M	AXIMUMS				
Section 60.12	EGULATIONS	Required Review Process	Lot Size	(Se	IIRED \		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
တ	⇒		_	Front	Side	Rear	Lot	Suucinie	700	Sis Sis	(See Ch. 105)	, ,
.040	Public Utility		None	20′	10' on	10′	70%	25' above average building	A	В	See KZC 105.25.	Site design must minimize adverse impacts on surrounding residen- tial neighborhoods.
.050	Government Facility	Chapter 150 KZC.			each side		}	elevation.	C See		105.25.	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.
.060	Community Facility	Process IIB, Chapter 152 KZC.							Spec. Reg. 3.			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. Landscape Category A or 8 may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.070	Public Park	See Special Regulations 1 and 2.		Will be	determin	ned on a	case-by	/case basis.		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		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 territion process, established by the Parks and Community Services Director, which shall include at a minimum:  a. One formal public hearing; conducted by the Parks Board, preceded by appropriate public notice. The required public hearing on a Master Plan proposed within the Houghton Community Municipal Corperation shall be conducted by the Houghton Community Council, which may be a joint hearing with the Parks Board;  b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:  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 reised and comments
			5	Devel	opmen	t stanc	dards v	vill be determi	i ned on a	ı <u>a case</u>	-by-case basis	received on the proposed Master Plan; and REGULATIONS CONTINUED ON NEXT PAGE
(Revis	ed 12/02)	<u> </u>	٦,	<u>see C</u> م	napter	49 KZ	C for I	equired review	v proce:	5 <u>s.</u> ~ ~ ~		Kirkland Zoning Code



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27	OS			MINIM	UMS		M	AXIMUMS				
Section 60.12	REGULATIONS	Required Review Process	Lot Size	/Se	IRED Y		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
S	⇒			Front	Side	Rear	Lot	Suucture	700	Bis Sis	(See Ch. 105)	(See also General Regulations)
.070	Public Park (continued)											6) A recommended action by the City Council.  c. Oity Council review and approval. The City Council shall approve the stater Plan by resolution only if it finds:  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;  3) If the Master Plan is proposed within the Houghton Community Municipal Corporation, It shall become effective according to the procedure in KMO 2.12.040.  In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:  a. Location, dimensions, and uses of all active and passive recreation areas;  b. Potential users and hours of use.  c. Lightling, including location, hours of illumination, lightling intensity, and height of light standards;  d. Landscaping;  e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject propert.  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 any building of more than 4,000 square feet;  c. The construction of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, clides, single backetball hoops, and similar equipment.  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.

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Section 60.17	CT C MAN	Required Review Process	Lot Size	(S	JIRED Y ee Ch.		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
"	$\Rightarrow$	• B		Front	Side	Rear	Lot		J 99	S S	(See Ch. 105)	(See also General Regulations)
.030	Public Utility	Process IIA, Chapter 150 KZC.	None	20′	20' on each side	10′	70%	25' above average building elevation.	Α	A	See KZC 105.25.	Site design must minimize adverse impacts on surrounding residential neighborhoods.     Landscape Category A may be required depending on the type of use.
	Government Facility				10' on each		<u>.</u>		B See	В		on the subject property and the impacts associated with the use on the nearby uses.
	Community Facility	Process IIB, Chapter 152 KZC.	•   		side		   		Spec. Reg. 2.			
.050	Public Park  Develop See Cha	Ment stand	ards will C for reg	be det	ermine	ed on a	Case	by-case basis.	- Lower Land			<ol> <li>Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum:         <ol> <li>One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. The required public hearing on a Master Plan proposed within the Houghton Community Municipal Corporation shall be conducted by the Houghton Community Council, which may be a joint hearing with the Parks Board;</li> <li>The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:</li></ol></li></ol>

Zone (PLA2

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12	ATIONS			MINIM	UMS	7	M	AXIMUMS				
Section 60.17	PEGULAT	Required Review Process	Lot Size	(Se	IRED Y		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
S	$\Rightarrow$	!		Front	Side	Rear	Lot (	ou word! o	) , (S)	S S	(See Ch. 105)	(See also General Regulations)
.06	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE  3) It is consistent with the public health, safety, and welfare, 3) It he Master Plan is proposed within the Houghton Community Municipal Corporation, it shall become effective according to the procedure in KMC 2.12.040. In addition to the features identified in KZC 5.10.565, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards, d. Landscaping; e. Other features as appropriate due to the character of the neighbor- hood or characteristics of the subject property.  2. Development and use of a park does not require a Master Plan under this Code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, clides, single backetball hoops, and similar equipment. 2 Portions of the park located within the wetlands must be devoted accusively to passive recreation that is not consumptive of the natural environment.



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22	O NO			MINIM	UMS		M	IAXIMUMS				
Section 60.22	REGULATIONS	Required Review Process	Lat Size		IRED \		Coverage	Height of	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
8	$\Rightarrow$			Front	Side	Rear	5	Sauciale	7,8	Sig.	(See Ch. 105)	
.190		Chapter 152 KZC.	Must be part of a development with a site area of at least 15 acres. See Special Regulation 1.	50,	20' on each side	20	70%	30' above average building elevation. See General Regulations.	С		1 for every 4 people based on maximum occu- pancy load of any area of wor- ship. See Spe- cial Regulation 2.	The minimum lot size for this use is 7,200 square feet if the subject property has frontage on Lake Washington Boulevard.     No parking is required for day-care or school ancillary to the use.
.120	Public Utility Government Facility or Community Facility		None		10' on each side	10'		30' above average building elevation.	A C See Spec. Reg. 1.		See KZC 105.25.	Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
5.		See Special Regulations 1 and 2.  tandards will be determined on a case-by-case basis. 9 KZC for required review process.									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:  a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. The required public hearing on a Master Plan proposed within the Houghton Community Municipal Corporation shall be conducted by the Houghton Community Council, which may be a joint hearing with the Parks Board;  b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:  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;



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Section 60.22	EGULATIONS	Required Review Process	Lot Size	10	RED Y		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
	$\Rightarrow$		·	Front	Side	Rear	Lot (	Structure	(S, r.	5 S	(See Ch. 105)	
.130	Public Park (continued)											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 eview and approval. The City Council shall approve the Master Plan by resolution only if it finds: 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; 3) If the Master Plan is proposed within the Houghton Community Municipal Corporation, It shall occome effective according to the procedure in KMC 2.12.040 In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping/ e. Other features as appropriate due to the character of the neighborhood or pharacteristics of the subject property. 2. Development and use of a park does not require a Master Plan under this Coole 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 any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.  Any portion of the park located within the wetland must be devoted exclusively to passive recreation that is not consumptive.



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Section 60.27	USE	REGULATIONS	Required Review Process	Lot Size		(See	RED YARD Ch. 115)		Coverage	Height of	Landscape Category (See Ch. 95)	In Category 88 Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations
"	t	⇒			Front	North Property Line	South Property Line	High Water Line	Lot (		) - (B)	S) S)	(See Ch. 105)	(See also General Regulations)
.080	Public P	velop	See Special Regulations 1 and 2.  ment stand pter 49 KZ	ards will	be de	Rermined	on a case	~	\ ~	S. S.		В	See KZC 105.25.	1. Except as provided for in Special Regulation 2 below, any deveropment 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 Rerview Director, which shall include at a minimum:  a. One formal public hearing, condusted by the Parks Board, preceded by appropriate public notice. The required public hearing on a Master Plan proposed within the Houghton Community Municipal Corporation shall be conducted by the Houghton Community Council, which may be a joint hearing with the Parks Board:  b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:  1) A description of the proposat;  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 shall approve the Master Plan by resolution only if it finds:  1) It is consistent with all applicable development regulations and, to the exterit there is no applicable development regulation, the Comprehensive Plan; and  2) It to consistent with the publish health, safety, and welfare;  3) If the Master Plan is proposed within the Houghton Community Municipal Corporation, it shall become effective according to the procedure in KMC 2.12.040.  REGULATIONS CONTINUED ON NEXT PAGE



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Section 60.27	REGULATIONS	Required Review Process	Lot Size			RED YARD Ch. 115)	s	Lot Coverage	Height of	Landscape Category (See Ch. 95)	Sign Catagory (See Ch. 100)	Required Parking Spaces	Special Regulations
Š	⇒			Front	North Property Line	South Property Line	High Water Line	Lot C	Structure	al oss	Sigis (Se	(See Ch. 105)	
.080	Public Park (continued)											(2) 3/3	In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:  a. Location, dimensions, and uses of all active and passive recreation areas.  b. Potential users and hours of use;  c. Lighting, including location, hours of litimination, lighting intensity, and height of light standards:  d. Landscaping;  e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.  2. Development and use of a park does not require a Master Plan under this Code [Jrf 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 backetball heeps, and similar equipment.  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.  If the provisions of Chapter 90 KZC timiting development in and around wetlands do not apply to a public park if the development is approved as part of a Master Plan.  If this use may include a public access pier or boardwalk. See KZC 30.15.030 through 30.15.050 for regulations regarding these uses.



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32	Ž O			MIN	IMUMS		MA	XIMUMS				
Section 60.32	← EGULATIONS	Required Review Process	Lot Size	1	QUIRED Y (See Ch. 1		Coverage	Height of	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations
	⇨			Front	Side	Rear	Lot		9 - C	S, S,	(See Ch. 105)	(See also General Regulations)
	Convalescent Center or Nursing Home	Process IIA, Chapter 150 KZC.	7,200 sq. ft.	20′	10' on each side	10'	70%	30' above average building	С	В	1 for each bed.	If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.
.080	Public Utility	None	None		20' on each side			elevation.	Α		See KZC 105.25	Landscape Category A or B may be required depending on the type of use on the subject properly and the impacts associated with the use on the
		Process IIA, Chapter 150 KZC,			10° on each side				C See Spec. Reg. 1			nearby uses.
.100	Public Park	See Special Regulations 1 and 2.		Develop	ment sta	andards w	ill be		d on a	B	See KZC 105.25.	1. Except as provided for in Special Regulation 2 below, any development of 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:  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:  1) A description of the proposal;  2) An analysis of the consistency of the proposal with adopted 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:  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.
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60.32	NO NO			MIN	IMUMS		МА	XIMUMS		,		
Section 60	← S REGULATIONS	Required Review Process	Lot Size		OUIRED Y		overage	Height of	andscape Sategory 89 Ch. 95)	n Category se Ch. 100)	Required Parking Spaces	Special Regulations
S	$\Rightarrow$			Front	Side	Rear	Lot C	Structure	S. C. ar	S S	Spaces (See Ch. 105)	(See also General Regulations)
.100	Public Park (continued)											In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:  a. Location: dimensions, and uses of all active and passive recreation areas;  b. Potential users and hours of use;  c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;  d. Landscaping;  e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.  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 prinor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.



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37	NO			MIN	IMUMS		MA	XIMUMS				
Section 60.37	A BEGULATIONS	Required Review Process	Lot Size		QUIRED Y (See Ch. 1		Coverage			Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
"	⇒			Front	Side	Rear	Į į		- 6	Sis Sis	(See Ch. 105)	(See also General Regulations)
.100	Public Utility	Process I, Chapter 145 KZC.	None	The require abut low dens must be 1' that st above aution.	20' on each side each side ting a lot co ity use with increased 1 ructure exce verage build	ntaining a in PLA 5A 'for each eeds 20'	70%	30' above average building elevation.	Α	В	See KZC 105.25.	Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.110	Government Facility or Community Facility			The requiture abut low dens must be 1' that st	10' on each side sired yard of ting a lot could use with increased 1 ructure excepted build	ntaining a in PLA 5A ' for each eeds 20'			C See Spec. Reg. 1,			
.120	Public Park	See Special Regulations 1 and 2.	5 De	evelopm	etermined o	ards will	be de	etermined of	on a cas	se-by-	case basis	1. Development and use of a park does not require a development permit under this Code if:  a. A Master Plan for that park has been approved by the City and the proposed development and use is consistent with the Master Plan; or b. The proposed use and development will not involve:  1) Lighting for outdoor nighttime activities; and  2) The construction of any building of more than 4,000 square feet; and  3) The construction of more than 20 parking stalls; and  4) The development of any structured sports or activity areas.  2. Any development or use of a park that does not meet the requirements of Special Regulation 1 must be approved through the Process IIB, Chapter 152 KZC. The City will use the following factors in determining what facilities and uses will be permitted:  a. Ease of access to the park.  b. Character of the neighborhood.  c. Size, nature, and topography of the subject property.
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42	NO O			MII	NUMUNS		MA	XIMUMS				
Section 60.42	A S m REGULATIONS	Required Review Process	Lot Size		QUIRED Y. (See Ch. 1	_	Coverage	Height of Structure	Landscape Category (See Ch. 95)	in Category se Ch. 100)	Required Parking Spaces	Special Regulations
6)	$\Rightarrow$	 		Front	Side	Rear	Lot		) . (S)	Sig.	Spaces (See Ch. 105)	(See also General Regulations)
	Convalescent Center or Nursing Home	Process I, Chapter 145 KZC.	7,200 sq. ft.	20′	10' on each side	10'	70%	The lower of 6 stories or 60' above aver- age building	С	В	1 for each bed.	The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.     If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.
.100	Public Utility		None		20' on each side		<u> </u>	elevation.	A		See KZC 105.25.	The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.
	Government Facility or Community Facility			<u>.</u>	10' on each side				C See Spec. Reg. 2.			<ol> <li>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>
.120	İ	See Spe- cial Regu- lations 1 and 2.	None	Dev	setermined o	standards	s will t	oe determin	red on	a cas	-by-case bas	T. Except as provided for in Special Regulation 2 below, any development of 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 Directer, which shall include at a minimum:  a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.  b. The extimittat of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:  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 anxironmental 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.
	<u> </u>			See	Chapter 4	standard: 19 KZC fo	r requ	nited tenier	v proce	<u>ss.</u>	- UT-CASE DAS	REGULATIONS CONTINUED ON NEXT PAGE



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60.42	NO.			MIN	IIMUMS		MA	XIMUMS				
Section 60	REGULATIONS	Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1			Height of	Landscape Category (See Ch. 95)	n Category se Ch. 100)	Required Parking Spaces	Special Regulations
S	⇒			Front	Side	Rear	Lot Cove	Structure	J. S.	Sig (Se	Spaces (See Ch. 105)	(See also General Regulations)
.120	Public Park (continued)											c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds:  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:  a. Location, dimensions, and uses of all active and passive recreation areas;  b. Potential users and hours obuse:  c. Lighting, including location, hours of illumination, lighting Intensity, and height of light standards;  d. Landscaping;  e. Other features as apprepriate due to the character of the neighborhood or characteristics of the subject property.  2. Development and use of a park does not require a Master Plan under this code if it will not movine 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.



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Section 60.47	A EQULATIONS	Required Review Process	Lot Size	1	QUIRED Y		Lot Coverage	Height of	Landscape Category (See Ch. 95)	n Category se Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations
	$\Rightarrow$			Front	Side	Rear	Lot	Subcute	(S)	Sig.	(See Ch. 105)	(See also General Regulations)
.070	Convalescent Center or Nursing Home	Process IIA, Chapter 150 KZC.	7,200 sq. ft.	20"	10' on each side	10′	70%	The lower of 4 stories or 40'	С	В	1 for each bed.	If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.
.080	Public Utility		None		20' on each side	20′		above aver- age building elevation.	A		See KZC 105.25.	Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the
1	Government Facility or Community Facility				10' on each side	10'			C See Spec, Reg. 1			nearby uses.
.190		See Special Regulations 1 and 2.	None	Develo	etermined of	andards w	vill be	determine	d on a c	case-t	oy-case basis.	1. Except as provided for in Special Regulation 2 below, any development of 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:  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:  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:  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.
(Bp.:-	nd 42000		—-{	See C	hapter 49	KZC for r	equire	ed review p	rocess			Kirkland Zoning Code
(MeVIS	ed 12/02)		-	~~	~~~	ساسر	~~~		سسس	۔ ور	سممس	Chimanu zoning Code



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60.47	ATIONS			MIN	IMUMS		MA	XIMUMS				
Section 60	AEGULAT	Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1		overage	Height of	andscape Sategory se Ch. 95)	हुं ह	Required Parking	Special Regulations
S	$\Rightarrow$		!	Front	Side	Rear	Lot C	Structure	S, C, E	Sig Se	Spaces (See Ch. 105)	(See also General Regulations)
	Public Park (continued)											In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:  a. Location dimensions, and uses of all active and passive recreation areas;  b. Potential users and hours of use;  c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;  d. Landscaping;  e. Other features as appropriate the to the character of the neighborhood or characteristics of the subject property.  2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following:  a. Lighting for outdoor nighttime activities;  b. The construction of any building of more than 4,080 square feet;  c. The development of any structured sports or activity areas, other than an innor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.



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Section 60.52	A S m REGULATIONS	Required Review Process	Lot Size	1 -	QUIRED YA		Coverage	Height of	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
	$\Rightarrow$			Front	Side	Rear	ţ		J 99	S S	(See Ch. 105)	(See also General Regulations)
.070	Convalescent Center or Nursing Home	Process IIA, Chapter 150 KZC.	7,200 sq. ft.	20′	10' on each side	10'	70%	30' above average building	С	В	1 for each bed.	<ol> <li>If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.</li> </ol>
.080	Public Utitity		None		20' on each side			elevation.	Α		See KZC 105,25.	Landscape Category A or B may be required depending on the type of use on the subject properly and the impacts associated with the use on the
.090	Government Facility or Community Facility	!	İ		10' on each side				C See Spec. Reg. 1			nearby uses.
.100	Public Park	See Special Regulations 1 and 2.	None	<u>Devel</u>		tandards	will b				a-by-case basis.	1. Except as provided for in Special Regulation 2 below, any development of 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:  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:  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 shall approve the Master Plan by resolution only if it finds:  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.  REGULATIONS CONTINUED ON NEXT PAGE



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80.52	ATIONS			MIM	HMUMS		MA	XIMUMS				
Section 80	A BEGULAT	Required Review Process	Lot Size	ı	QUIRED Y	-	overage	Height of Structure	Landscape Category (See Ch. 95)	Cate	Required Parking Spaces	Speciał Regulations
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	⇨			Front	Side	Rear	Lot	Gudoiaio	. υ · Θ	Lan Ca (See Sign (See	(See Ch. 105)	(See also General Regulations)
.100	Public Park (continued)											In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:  a. Location, dimensions, and uses of all active and passive recreation areas;  b. Potential users add hours of use;  c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;  d. Landscaping;  e. Other features as appropriate age to the character of the neighborhood or characteristics of the subject property.  2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following:  a. Lighting for outdoor nighttime activities;  b. The construction of any building of more than 4,080 square feet;  c. The operfunction of more than 20 parking stalls;  d. The development of any structured sports or activity areas, other than antion recreational equipment including swing sets, climber toy's, slides, single basketball hoops, and similar equipment.



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Section 60.57	A S	Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1		Coverage	Height of	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
6	$\Rightarrow$			Front	Side	Rear	Lot		- W	S)	(See Ch. 105)	(See also General Regulations)
1	Convalescent Center or Nursing Home	Process IIA, Chapter 150 KZC.	7,200 sq. ft.	20′	10' on each side	10'	70%	If adjoining a low den- sity zone	С	В	1 for each bed.	If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.
.080	Public Utility		None		20" on each side	20′		other than RSX, then 25' above	A		See KZC 105.25.	Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the
.090	Government Facility or Community Facility				10' on each side	10'		average building elevation. Otherwise, 30' above building elevation.	C See Spec. Reg. 1.		:	nearby uses.
.100	Public Park	See Special Regula- tions 1 and 2.	5	Deve		tandards	s will t	oe determi			e-by-case basis	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:  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:  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.  REGULATIONS CONTINUED ON NEXT PAGE
	·		<u> </u>	See	Chapter 49	KZC fo	r requ	ired revie	w proce	SS.		3
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60.57	ATIONS			MiM	แพบพร		MA	XIMUMS				
Section 60	REGULAT	Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1		overage	Height of Structure		Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
Š	$\Rightarrow$			Front	Side	Rear	Lot C	Structure	Landscape Category (See Ch. 95)	ıgis es)	(See Ch. 105)	(See also General Regulations)
.10	Public Park (continued)											c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds:  1) If it 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:  a. Location, dimensions, and uses of all active and passive recreation areas;  b. Potential users and hours of use;  c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;  d. Landscaping;  e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.  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, sides, single basketball hoops, and similar equipment.



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Section 60.62	TEGULATIONS	Required Review Process	Lot Size	1	QUIRED Y/ (See Ch. 1		Coverage	Height of	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations				
	⇨			Front	Side	Rear	Į,		7 %	is s	(See Ch. 105)	(See also General Regulations)				
.100	Convalescent Center or Nursing Home	Process I, Chapter 145 KZC.	7,200 sq. ft.	20'	10' on each side	10′	70%	If adjoining a low den- sity zone	С	В	1 for each bed.	<ol> <li>If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.</li> </ol>				
.110	Public Utility	Process IIA, Chapter 150 KZC.	None		20' on each side	20′		other than RSX, then 25' above	Α		See KZC 105.25.	<ol> <li>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>				
.120	Government Facility or Community Facility	150 RZC.			10' on each side	10		average building elevation. Otherwise, 30' above building elevation.	C See Spec. Reg. 1							
	Public Park	See Special Regulations 1 and 2.	The state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the s	Devel	determined of	andards	will b	e determin			-by-case basis.	NEGOCIATIONS CONTINUED DIVINENT PAGE				
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Section 60	Ç⊐ Ç	Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1	1	overage	Height of Structure	Landscape Category (See Ch. 95)	Ch.	Required Parking Spaces	Special Regulations
S	⇒		!	Front	Side	Rear	Lot C	Structure	يَ مِنْ الْمُ	Slgn (See	(See Ch. 105)	(See also General Regulations)
.130	Public Park (continued)						-					In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:  a. Location, dimensions, and uses of all active and passive recreation areas;  b. Potential users and hours of use;  c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;  d. Landscaping;  e. Other features as appropriate use to the character of the neighborhood or characteristics of the surject property.  2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following:  a. Lighting for outdoor nighttime activities;  b. The construction of any building of more than 4,000 square feet;  c. The obstruction of more than 20 parking stalks;  d. The development of any structured sports or activity areas, other than almor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.



# USE ZONE CHART

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Section 60.67	A BEGULATIONS	Required Review Process	Lot Size		UIRED Y See Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	$\Rightarrow$	 		Front	Side	Rear	Log O		)     0	Sig.	(See Ch. 105)	(See also General Regulations)
.080	Public Park	See Special Requiations 1 and 2.	None	Peveloni	ment sta	ndards w	ill be		d on a Corocess	ase-L	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:  a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.  b. The submittal of a written report of the proposed Master Plan from the Parks Board to the City Codicit, containing at least the following:  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 shall approve the Master Plan by resolution only if it finds:  1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulations and, to the extent there is no applicable development regulation and a shall identify the following:  a. Location, dimensions, and uses of all active and passive recreation areas;  b. Potential users and hours of use;  c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;  d. Landscaping;  e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.  REGULATIONS CONTINUED ON NEXT PAGE
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(Revised 12/02)

Kirkland Zoning Cod



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Section 60	REGULAT	Required Review Process	Lot Size	l	QUIRED YA		олегаде	Height of	Category See Ch. 95)	Cater Ch.	Required Parking Spaces	Special Regulations
U.	$\Rightarrow$			Front	Side	Rear	Lot C	Structure	700	Sign (See	(See Ch. 105)	(See also General Regulations)
.0:	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE  2. Development and use of a park does not require a Master Plan under this code if it will not produce any of the following:  a. Lighting for outdoor nightline activities;  b. The construction of any building of more than 4,000 square feet;  c. The construction of profe than 20 parking stalls;  d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, stilles, single basketball hoops, and similar equipment.



Certer or Nursing Home Warsing Home 150 KZC.  None Public Utility  None 20' on 20' each side See KZC 105.25.  None 20' on 20' each side See KZC 105.25.  None Public Utility  See Special Regularitions 1 and 2.  Will be determined on a case-by-case basis.  None Public Park Regularitions 1 and 2.  None Public Park Regularitions 1 and 2.  None Public Park Regularitions 1 and 2.  None Each side See KZC 105.25.  None Each side See KZC 105.25.  See KZC 105.25.  I 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.  None Each side See KZC 105.25.  None Each side See KZ							DIREC	TIONS	::FIRST,	ead dov	n to fi	nd useTHEN, a	crossiforiREGULATIONS
Front Side Rear 2 Structure 2 See Ch. 105)  Front Side Rear 2 Structure 2 See Ch. 105 (See also General Regulations)  Front Side Rear 2 See Ch. 105 (See Ch. 105)  Front Side Rear 3 See Ch. 105 (See Ch. 105)  Front Side Rear 3 See Ch. 105 (See Ch. 105)  Front Side Rear 3 See Ch. 105 (See Ch. 105)  Front Side Rear 3 See Ch. 105 (See Ch. 105)  Front Side Rear 3 See Ch. 105 (See Ch. 105)  Front Side Rear 3 See Ch. 105 (See Ch. 105)  Front Side Rear 3 See Ch. 105 (See Ch. 105)  Front Side Rear 3 See Ch. 105 (See Ch. 105)  Front Side Rear 3 See Ch. 105 (See Ch. 105)  Front Side Rear 3 See Ch. 105 (See Ch. 105)  Front Side Rear 3 See Ch. 105 (See Ch. 105)  Front Side Rear 3 See Ch. 105 (See Ch. 105)  Front Side Rear 3 See Ch. 105 (See Ch. 105)  Front Side Rear 3 See Ch. 105 (See Also General Regulations)  Front Side Rear 3 See Ch. 105 (See Also General Regulations)  Front Side Rear 3 See Ch. 105 (See Also General Regulations)  Front Side Rear 3 See Ch. 105 (See Also General Regulations)  Front Side Rear 3 See Ch. 105 (See Also General Regulations)  Front Side Rear 3 See Ch. 105 (See Also General Regulations)  Front Side Rear 3 See Ch. 105 (See Also General Regulations)  Front Side Rear 3 See Ch. 105 (See Also General Regulations)  Front Side Rear 3 See Ch. 105 (See Also General Regulations)  Front Side Rear 4 See Ch. 105 (See Also General Regulations)  Front Side Rear 4 See Also General Regulations See See KZC 105.25.  Front Side Rear 4 See Also General Regulations See See KZC 105.25.  Front Side Rear 4 See Also General Regulations See See KZC 105.25.  Front Side Rear 4 See Also General Regulations See See KZC 105.25.  Front Side Rear 4 See Also General Regulations See See KZC 105.25.  Front Side Rear 4 See Also General Regulations See See KZC 105.25.  Front Side Regulations See See KZC 105.25.  Front Side Regulations See See KZC 105.25.  Front Side Regulations See See KZC 105.25.  Front Side Regulations See See KZC 105.25.  Front Side Regulations See See KZC 105.25.  Front Side Regulations See See KZC 105.25.  Front	2	SNO			Mil	NIMUMS		MA	XIMUMS				
Front   Side   Rear   To   Front   Side   Rear   To   To   Side   S	ection 60.	A SEGULATI	Review	Lot				Coverage	Height of	andscape Category	In Category ee Ch. 100)	Parking	Special Regulations
Center or Nursing Home   HA, Chapter   Sq. ft.   each side   a low density zone   Nursing Home   150 KZC.	S	⇨			Front	Side	Rear			9 - 6	38	(See Ch. 105)	(See also General Regulations)
See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special   See Special	.070	Center or	IIA, Chapter		20′		10′	70%	a low den- sity zone	С	₿	1 for each bed.	
10' on   10' on   10'   laverage   C   by lightly of Community   Facility   See   Special	.080	Public Utility		None		-	20′		RSX, then	Α		See KZC 105.25.	use on the subject property and the impacts associated with the use on
or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review which shall include at an shall be reviewed through a community review which shall include at an immum:  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:  1) A description of the proposal;  2) An analysis of the consistency of the proposal with adopted 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 record, if the proposal is subject to the State Environmental record, if the proposal with applicable developmental regulations of the sequence on the proposed Master Plan, and 6) A recommended action by the City Council.  Begulations Constituted by the City Council.  REGULATIONS CONTINUED ON NEXT PAGE	.090	Facility or Community					10		building elevation. Otherwise, 30' above average building	See Spec.			the nearby uses.
See Chapter 49 KZC for required review process.	.100	ĺ	Regula- tions 1 and						\		a cas	se-by-case basis	a. One formal public bearing, 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:  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
					See	Chapter 4	9 KZC f	or requ	uired revie	ew proc	ess.	C-DY-LASE DESIG	REGULATIONS CONTINUED ON NEXT PAGE



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.100	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE  c. City Council review and approval. The City Council shall approve the Master Ptan by resolution only if it finds:  1) It's consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Ptan; 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 Ptan shall identify the following:  a. Location, dimensions, and uses of all active and passive recreation areas;  b. Potential users and hours of use;  c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;  d. Landscaping;  e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.  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 milnor recreational equipment including swing sets, climber toyal stides, single basketball hoops, and similar equipment.



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Section 60.77	TEGULATIONS	Required Review Process	Lot Size		QUIRED Y (See Ch. 1		Coverage	Height of	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
0,	$\Rightarrow$			Front	Side	Rear	Fot		] _ (S)	Sig.	(See Ch. 105)	(See also General Regulations)
.070	Public Park	See Special Regulations 1 and 2.	S D	evelopi	ment stan	odards wi	ll be o		on a corocess.	B ase-b	See KZC 105.25.	<ol> <li>Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum:         <ol> <li>One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.</li> <li>The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:</li></ol></li></ol>
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Section 60.	REGULAT	Required Review Process	Lot Size		QUIRED Y (See Ch. 1		overage	Height of	andscape Zategory ee Ch. 95)	Cate	Required Parking Spaces	Special Regulations
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.070	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE  2. Development and use of a park does not require a Master Plan under this code if it will not invoke 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 authory areas, other than minor recreational equipment including swing sets, cimber toys, stides, single basketball hoops, and similar equipment.



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Section 60.82	A BEGULATIONS	Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1		Coverage	Height of	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
S	$\Rightarrow$			Front	Side	Rear	100		300	Sig.	(See Ch. 105)	(See also General Regulations)
.080	Public Utility	None	None	20"	20' оп each side	20	70%	If adjoining a low den-	A	В	See KZC 105.25.	Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on
.090	Government Facility or Community Facility	Process IIA, Chapter 150 KZC.			10' on each side	10*		sity zone other than RSX, then 25' above average building elevation. Otherwise, 30' above building elevation.	C See Spec. Reg. 1.			the nearby uses.
.100	Public Perk	See Special Regula- tions 1 and 2.		Will be	determined of	on a case-t	y-case		-	В	See KZC 105.25.	<ol> <li>Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum:         <ol> <li>One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.</li> <li>The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:</li></ol></li></ol>
				Dev	elopment	standard	s will	be detern	nined o	n a ca	se-by-case basi	REGULATIONS CONTINUED ON NEXT PAGE
		•	•	₹ See	Chapter 4	<u>19 KZC f</u>	or rec	uired revi	ew proc	ess,	_	ر کی ا



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Section 60	(그룹	Required Review Process	Lot Size	1	QUIRED Y		Coverage	Height of Structure	andscape ategory se Ch. 95)	35	Required Parking Spaces	Special Regulations
Š				Front	Side	Rear	Lot C	Structure	ي م	Sign (See	(See Ch. 105)	(See also General Regulations)
.100	Public Park (continued)											c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds:  1) It is consistent with all applicable development regulations and, to the exent there is no applicable development regulation, the Comprehensive Plan; and  2) It is consistent with the public health, safety and wettare. In addition to the features identified in KZC 5, 16,505, the Master Plan shall identify the following:  a. Location, dimensions, and uses of all active and passive recreation areas;  b. Potential users and hours of use;  c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;  d. Landscaping;  e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.  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 nightlime activities;  b. The construction of any building of more than 4,000 square feet;  c. The construction of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.



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of a park must occur consistent with a Master Plan. A Master Plan stall be reviewed through a community review process, established to the Parks and Community Services Director, which shall include at a finimum:  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:  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 gummary and evaluation of Issues raised and comments received on the proposal Master Plan; and  6) A recommented action by the City Council.  c. City Council review antibeogroval. The City Council shall approve the Master Plan by resolution only if it fints.  1) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulations and, to the extent there is no applicable development regulations and, to the extent there is no applicable development regulations and, to the extent there is no applicable development regulations and, to the extent there is no 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.  REGULATIONS CONTINUED ON NEXT PAGE	L	Government Facility or Community	Chapter	None	20	ď	ď	80%	low density zone other than RSX, then 25' above aver- age building elevation. Otherwise, 35' above aver- age building elevation, exclusive of	C See Spec.	В		uses.  2. Site and building design shall be comptementary with surrounding residential through use of design elements such as roof forms, building modulation, set-backs, and landscaping. The City may require revision of the building design, site plan or landscaping ptan in order to minimize notice and enhance the visual character of the area.  3. Prior to issuance of a development permit, documentation must be provided and stamped by a licensed professional verifying that the expected noise to be emanating from the site adjoining any residentially zoned property complies with the standards set forth in WAC 173-60-040(1) for a Class B source property
	.160		Spec.	\ \{\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\								ny ages basis	reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum:  a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.  b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:  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 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.  REGULATIONS CONTINUED ON NEXT PAGE

(Revised 12/02)

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Section 60	USE	REGULAT	Required Review Process	Lot Size	ì	JIRED e Ch. 1		overage	Height of	Landscape Category (See Ch. 95)	n Category e Ch. 100)	Required Parking	Special Regulations
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.160	Public Pr (continux												In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the blowing:  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 liturnination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.  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, sangle basketball hoops, and similar equipment.



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Section 60.92	Ć∐ Ĝ REGULATIONS	Required Review Process	Lot Size		QUIRED YA		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations		
	$\Rightarrow$			Front	Side	Rear	Ę		7	Signal (S	(See Ch. 105)	(See also General Regulations)		
	Convalescent Center or Nursing Home	Process IIA, Chapter 150 KZC.	7,200 sq ft.	20′	10' on each side.	10′	70%	25' above average building	С	В	1 for each bed.	<ol> <li>If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.</li> </ol>		
.080	Public Utility		None		20' on each side			elevation.	Α		See KZC 105.25.	<ol> <li>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</li> </ol>		
					10' on each side				C See Spec. Reg. 1.			nearby uses.		
.100	99 Government 10' on C nearby uses. Facility or cach side See Spec.													
(Revis	ed 12/02)		•		Chapter 4					<u></u>		Kirkland Zoning Code		



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.10	Public Park (continued)											In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:  a. Location, dimensions, and uses of all active and passive recreation areas;  b. Potential users and hours of use;  c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards.  d. Landscaping;  e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.  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 righttime 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 hinor recreational equipment including swing sets, dimber love, slides, single basketball hoops, and similar equipment.



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Section 60.97	A BEGULATIONS	Required Review Process	Lot Size		QUIRED Y (See Ch. 1		Coverage	Height of	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
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	Convalescent Center or Nursing Home	Process IIA, Chapter 150 KZC.	None	20′	10' on each side	10'	70%	30' above average building	. C	В	1 for each bed.	If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.
.080	Public Utility				20' on each side			elevation,	Α		See KZC 105.25.	Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on
	Government Facility or Community Facility				10' on each sìde				C See Spec. Reg. 1.			the nearby uses.
.100	Public Park	See Special Regulations 1 and 2.	- Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Control of the Cont	Develo	pment sta	andards v	vill be		ed on a	case-s.	by-case basis.	<ol> <li>Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan. A Master Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum:         <ol> <li>One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.</li> <li>The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:</li></ol></li></ol>
Bevis	ed 12/02)			<u> </u>	lapter 49	NZ (- 101 )	<u>equir</u>	eu leview	DIOCES:	2: 	لعسيب	Kirkland Zoning Code





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Section 60	< → G REQULATIONS	Required Review Process	Lat Size		QUIRED Y (See Ch. 1		overage	Height of Structure Category (S. 2015)		C date	Required Parking Spaces	Special Regulations
S	$\Rightarrow$		ļ	Front	Side	Rear	Lot	Suddie	(3.00)	Sign (See	(See Ch. 105)	(See also General Regulations)
.100	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE  In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.  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 nightline activities; b. The construction of any building of more than 4,000 square feet; c. The copstruction of more than 20 parking stalts; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, dimber love, slides, single basketball hoops, and similar equipment.



Center or Nursing Home 150 KZC.  Road Public Utility 150 KZC.  None 20' on each side 20' glevaling and process shall be the least intensive process between the ouses.  None 20' on each side 20' glevaling glevaling glevaling glevaling glevaling.  RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, then A RSX, the a the theat the Lack the a the theat the Lack the A RSX, the A		/0					DIREC	TION	S:/EIRST,ir	eadidov	/n toif	ind.useTHEN,	across for REGULATIONS
Bro   Front   Side   Rear   G   Structure   G   Se   Space   Special regulations   See also General Regulations	20	SX O			MI	NIMUMS		MA	XIMUMS				
Front   Side   Rear   5   (See Ch. 10b)   (See also General Regulations)	ection 60.	A SEGULAT	Review	1	1			overage	Height of	andscape Category ee Ch. 95)	n Category se Ch. 100)	Required Parking Spaces	Special Regulations
Center or Mursing Home  Nursing Home  None  Regularity  In Public Park  Description  In See Segdal Regularitors 1 and 2  In Public Park  Description  Regularity  In One  Regularity  In One  Regularity  Regularity  In One  Regularity  In One  Regularity  Regularity  In One  Regularity  In One  Regularity  Regularity  In One  Regularity  In One  Regularity  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  Regularity  In One  Regularity  In One  Regularity  Regularity  In One  Regularity  In One  Regularity  Regularity  In One  Regularity  In One  Regularity  Regularity  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regularity  In One  Regulari	S	$\Rightarrow$			Front	Side	Rear			) 1 - 8	B <sub>IS</sub> S	(See Ch. 105)	
See RZC 105.25   1. Landscape Category A or 8 may be required depending on the type of us on the subject property and the impacts associated with the use on the facility or community Facility or Community Facility or activity of activity or activity of activity or community Facility Facility or Community Facility Facility or Community Facility Facility or Community Facility	.070	Center or	IIA, Chapter	7,200 sq. ft.	201		10'	70%	a low den- sity zone	С	В	1 for each bed.	<ol> <li>If a mursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.</li> </ol>
10° on each side   10°   average   C   building   See elevation.   Cherwise, Spoc.   Cherwise, Spoc.   Reg. 1   See-Special   Regulations 1 and 2.	.080	Public Utility		None	]	J	20′		RSX, then	Α		See KZC 105.25.	<ol> <li>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</li> </ol>
Regula- tions 1 and 2.  or use of a park must occur consistent with a Master Plan, Amaster Plan shall be reviewed through a community review puserss, established by the Parks and Community Services Director, which shall include at a mit imum:  a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.  b. The established point on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:  1) A description of the proposal; 2) An analysis of the consistency of the proposal with adopted Comprehensive Plan policies; An analysis of the consistency of the proposal with applicable Gevelopmental regulations, if any; An analysis of the consistency of the proposal with applicable Gevelopmental regulations, if any; A copy of the environmental regulations of thespes raised and comments received on the proposed Master Plan-and (b) A summary and evaluation of thespes raised and comments received on the proposed Master Plan-and (b) A recommended action by the City Council.  Development standards will be determined on a case-by-case basis.	.090	Facility or Community					10′		average building elevation. Otherwise, 30' above average building	See Spec.		4	nearby uses.
( See Chanter 49 K/C for required review process.	.100	Public Park	Regula-		New York	velonment	standaru	ds will	be determ	nined o	n a cæ	ase-by-case bas	a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.  b. The edomittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:  1) A description of the proposal;  2) An analysis of the consistency of the proposal with adopted 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 Rolicy Act;  5) A summary and evaluation of lessues raised and comments received on the proposed Master Plan-and  6) A recommended action by the City Council.
Oce Oneptor 40 tels to the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the sec	1				ζ See	Chapter	49 KZC	or rec	uired revi	ew prod	cess.		



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Section 60.102	(T) C m REGULATIONS	Required Review Process	Lot Size	1	QUIRED Y/ (See Ch. 1		Coverage	Height of	Landscape Category (See Ch. 95)		Required Parking Spaces	Special Regulations
Š	⇨			Front	Side	Rear	Loto	Structure	70.0	Sign (See	(See Ch. 195)	(See also General Regulations)
.100	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE  c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds:  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 5.16.505, the Master Plan shall identify the following:  a. Location, dimensions, and uses of all active and passive recreation areas;  b. Potential users and hours of uses:  c. Lighting, including location, hooks of illumination, lighting intensity, and height of light standards;  d. Landscaping;  e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.  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.



# ► USE ZONE CHART

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Section 60.107	A BEGULATIONS	Required Review Process	Lot Size	1	QUIRED YA		Сочегаде	Height of		Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
S	$\Rightarrow$			Front	Side	Rear	Lot		)   T	S) SIS	(See Ch. 105)	(See also General Regulations)
.070	Convalescent Center or Nursing Home	Process IIA, Chapter 150 KZC.	7,200 sq. ft.	20′	10' on each side.	10"	70%	average building	С		1 for each bed.	If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses.
.080	Public Utility		None		20' on each side			elevation.	Α		See KZC 105.25.	Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the
.090	Government Facility or Community Facility				10' on each sìde				C See Spec. Reg. 1.			nearby uses.
.100	Public Park	See Special Regulations 1 and 2.	None	De	velopment c Chapter	standard	ds wiff	be determ	nined o	n a ca	nse-by-case bas	) REGULATIONS CONTINUED ON NEXT PAGE
(Revis	sed 12/02)			۷.					_		سسدد	<b>∑</b> Kirkland Zoning Code

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60.107	ATIONS			MIN	IMUMS		MA	XIMUMS				
Section 60.	A BEGULAT	Required Review Process	Lot Size	}	OUIRED YA See Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Cate Ch.	Required Parking Spaces	Special Regulations
Ň	$\Rightarrow$			Front	Side	Rear	Lot C	Ottoetare	) (8, r	Sign (See	(See Ch. 105)	(See also General Regulations)
.100	Public Park (continued)											In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:  a. Location, dimensions, and uses of all active and passive recreation areas;  b. Potential users and hours of use;  c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;  d. Landscaping;  e. Other features as appropriate are to the character of the neighborhood or characteristics of the subject property.  2. Development and use of a park does not require a Master Plan under this code if it will not involve any of the following:  a. Lighting for outdoor nighttime activities;  b. The construction of any building of more than 4,000 square feet;  c. The operiruction of more than 20 parking stalls;  d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, dimber toys, slides, single basketball hoops, and similar equipment.



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Section 60.112	A BEQUIATIONS	Required Review Process	Lot Size	1	QUIRED Y		l Coverage	Height of Structure		Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
	$\Rightarrow$		<u> </u>	Front	Side	Rear	Ę			တ	(See Cn. 105)	(See also General Regulations)
.080	Public Utility	Process IIA, Chapter	None	20′	20' on each side	10′	70%	If adjoining a low den-	Á	В	See KZC 105.25.	
	Government Facility or Community Facility	150 KZĆ.			10' on each side			sity zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C See Spec. Reg. 1.			Landscape Category A or B may be required depending on the type of use on the subject properly and the impacts associated with the use on the nearby uses.
.100	Public Park	See Special Regula- tions 1 and 2.			determined of				d on a c	case-t	oy-case basis.	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:  a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public hotice.  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:  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
(Revis	ed 12/02)							d review p			•	Kirkland Zoning Code



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60.112	ATIONS			MI	NIMUMS		МА	XIMUMS				
Section 60.	TEGULAT	Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
Š	$\Rightarrow$			Front	Side	Rear	Lot	(	ي ق	Sig (Se	(See Ch. 105)	(See also General Regulations)
.100	Public Park (continued)											c. City Council review and approval. The City Council shall approve the Master Plan by resolution only if it finds:  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 5.16.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of user c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.  2. Development and use of a park does not require a Master Plan under this code it 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. Die development of any structured sports or activity areas, other than minor recreational equipment including swing sets, dimber toys slides, single basketball hoops, and similar equipment.

Section 60.117 Zone PLA7B

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Section 60.117	A SEGULATIONS	Required Review Process	Lot Size		QUIRED Y See Ch. 1		Coverage	Height of	Landscape Category (See Ch. 95)	in Category se Ch. 100)	Required Parking Spaces	Special Regulations
Š	$\Rightarrow$			Front	Side	Rear	Lot		]   (8)	Sign (See	(See Ch. 105)	(See also General Regulations)
.110	Public Park	See Special Regulations 1 and 2.	None	Develo	opment s		will b	\			See KZC 105.25.	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:  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 Codnoil, containing at least the following:  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:  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 leatures identified in KZC 5.10.505, the Master Plan shall identify the following:  a. Location, dimensions, and uses of all active and passive recreation areas;  b. Potential users and hours of use;  c. Lighting, including location, hours of illumination, lighting Intensity, and height of light standards;  d. Landscaping;





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ection 60.	HEGULAT	Required Review Process	Lot Size	t (	QUIRED YA (See Ch. 1		overage	Height of	andscape Sategory ee Ch. 95)	Catego	Required Parking Spaces	Special Regulations
Ű	$\Rightarrow$			Front	Side	Rear	Lot	Sucine	700	Sign (Se	(See Ch. 105)	,
.110	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE  2. Development and use of a park does not require a Master Plan under this code if it will not divelve any of the following:  a. Lighting for outdoor nightling 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, dimbertoys, slides, single basketball hoops, and similar equipment.



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Section 60.122	(力量) REGULATIONS	Required Review Process	Lot Size		QUIRED Y. (See Ch. 1		Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
	·~											
.100	Public Park	See Spec. Regs 1 and 2.	Deve See	elopme	ent standa	ards will	be de		on a cocess.	8 ase-b	y-case basis.	1. Except as provided for in Special Regulation 2 below, any development of 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 inable at a minimum.  a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.  b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:  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:  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:  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 illowination, lighting intensity, and height of light standards;  d. Landscaping;  e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.  REGULATIONS CONTINUED ON NEXT PAGE
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Section 60.	∰ SEGULATI	Required Review Process	Lot Size			overage	Height of	andscape ategory	n Category e Ch. 100)	Required Parking Spaces	Special Regulations	
Š	₽			Front	Side	Rear	Lot C	Structure	ا يَكُ مِنْ	Sign	(See Ch. 105)	
.100	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE  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 statis;  d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber lovs, slides, single basketball hoops, and similar equipment.



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Section 60.132	Ç— Ç M REGULATIONS	Required Review Process	Lot Size		QUIRED Y/ (See Ch. 1		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
(i)	$\Leftrightarrow$	_		Front	Side	Rear	Lot		7-0	Sig Sig	(See Ch. 105)	(See also General Regulations)
.110	Public Utility	Process IIA, Chapter	None	20′	20' on each side	10′	70%	25' above average	Α	В	See KZC 105.25.	Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use
.120	Government Facility or Community Facility	150 KZĆ.			10' on each side		_	building elevation.	C See Spec. Reg. 1.			on the nearby uses
.130		See Special Regulations 1 and 2.	S D	evelop	ment standapter 49 K	dards wi	ll be d	etermined	i on a c	ase-b	v-case basis.	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:  a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.  b. The submittal of awritten report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:  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 approvat. The City Council shall approve the Master Plan by resolution only if it finds:  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.  REGULATIONS CONTINUED ON NEXT PAGE



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Section 60.132	REGULATI	Required Review Process	Lot Size		QUIRED YA (See Ch. 11		overage	Height of		Cate Ch.	Required Parking	Special Regulations
S	⇒			Front	Side	Rear	Lot C	Structure	8)   	Sign (See	Spaces (See Ch. 105)	(See also General Regulations)
.130	Public Park (continued)											In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:  a. Localion dimensions, and uses of all active and passive recreation areas;  b. Potential users and hours of use;  c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;  d. Landscaping;  e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.  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 guidoor nightlime activities;  b. The construction of any building of more than 4,000 square feet;  c. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, Symber toys, slides, single basketball hoops, and similar equipment.

# Section 60.168b Zone



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Section 60.168b	C→ G m REGULATIONS	Required Review Process	Lot Size	1	QUIRED YA (See Ch. 11		Coverage	Height of Structure	Landscape Category (See Ch. 95)	in Category 3e Ch. 100)	Required Parking Spaces	Special Regulations
S	⇨			Front	Side	Rear	š		17,8	ees)	(See Ch. 105)	(See also General Regulations)
.060		See Spec. Reg. 2.	None	20'	20' on each side	20′	70%	25' above average building elevation.	A See Spec. Reg. 3.	В	See KZC 105.25.	Site design must minimize adverse impacts on surrounding residential neighborhoods.     The required review process is as follows:     a. If the subject property, including all contiguous property owned by the
.070	Government Facility or Community Facility See Spec. Reg. 1.				10' on each side	10'			C See Spec. Reg. 3.			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.
.080	[	Sea Spec. Regs. 1 and 2.			velopment		\ ~	\ \	nined or	\ \ \ a ca	se-by-case basi	1. Except as provided for in Special Regulation 2 below, any development or use of a park must occur consistent with a Master Plan Artisater Plan shall be reviewed through a community review process, established by the Parks and Community Services Director, which shall include at a minimum:  a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice.  b. The submittal of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:  1) A description of the proposal;  2) An analysis of the consistency of the proposal with adopted 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
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Section 60.168b



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Section 60.168b	EGULATIONS	Required Review Process	Lot Size	1	QUIRED Y/ (See Ch. 1		Coverage	Height of	Landscape Category (See Ch. 95)	8 5	Required Parking Spaces	Special Regulations
Š	⇒		:	Front	Side	Rear	Lot	Structure	300	Sign (See	(See Ch. 105)	(See also General Regulations)
.080	Public Park (Continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE  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 funds:  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:  a. Location, dimensions, and uses of all active and passive recreation areas;  b. Potential users and hours of use;  c. Lighting, including location, heurs of illumination, lighting intensity, and height of light standards;  d. Landscaping;  e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.  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 toy's slides, single basketball hoops, and similar equipment.



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Section 60.	SEGULATIONS	Required Review Process	Lot Size		QUIREI (See Ch.			Coverage	Height of		Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
Š	ightharpoons			Front Prop Lir	perty Pro	outh operty Line	High Water Line	Lot C	Structure	ق رت			
.100	Public Park	See Spe- cial Regula- tions 1 and 2.	None		elopmer	nt stand	dards will	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	determined d review pr		\ \ \	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:  a. One formal public hearing, conducted by the Parks Board, preceded by appropriate public notice. The required public hearing on a Master Plan proposed within the Houghton Community Municipal Corporation shall be conducted by the Houghton Community Council, which may be a joint hearing with the Parks Board;  b. The submitted of a written report on the proposed Master Plan from the Parks Board to the City Council, containing at least the following:  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:  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;  3) If the Master Plan is proposed within the Houghton Community Municipal Corporation, it shall become effective according to the procedure in KMC 2.12.040.



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Section 60.	USE	REGULA	Required Review Process	Lot Size			RED YARI Ch. 115)	D	overage	Height of	Landscape Category (See Ch. 95)	S de	Required Parking	Special Regulations
Š	V	$\Rightarrow$	_		Front	North Property Line	South Property Line	High Water Line	Lot	Structure	၂၅၀မ္	Sign (Se	Spaces (See Ch. 105)	(See also General Regulations)
100	Public (continu													In addition to the features identified in KZC 5.10.505, the Master Plan shall identify the following:  a. Location, dimensions, and uses of all active and passive recreation areas;  b. Potential users and hours of use;  c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards;  d. Landscaping;  e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property.  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 gardoor 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, dismber toys, slides, single basketball hoops, and similar equipment.

**Section 60.177** 



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Section 60.177	REGULATIONS	Required Review Process	Lot Size		QUIRED YA	15)	Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations
				Front	Side	Rear	Lot				[	(See also General Regulations)
	Mini-School or Mini-Day-Care Center	None	12,500 sq. ft.	1 1	5', but 2 side yards must equal at least 15'.	10'	50%	25' above average building elevation.	E	8	See K2C 105.25.	1. A six-foot high fence is required along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 3. Structured play areas must be setback from all property lines by five feet. 4. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 5. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 6. May include accessory living facilities for staff persons. 7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
.060	Public Utility	Process IIA, Chapter 150 KZC.	None	20′	20' on each side	50,	50%	25' above average	Α			Site design must minimize adverse impacts on surrounding residential neighborhoods.
.070	Government Facility or Community Facility	150 RZC.			10' on each side	10'		building elevation.	C See Spec. Reg. 2	,		Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.080	Public Park	See Special Regula- tions 1 and 2.		500	determined of	t standa	rds wi	li be deter	mined c	on a cocess.	ase by-case bas	ζ
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177	NO.			Mit	SMUMIN		MA	XIMUMS		<u> </u>		
Section 60.177	<☐ G REGULATIONS	Required Review Process	Lot Size	1	QUIRED YA (See Ch. 11		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
S				Front	Side	Rear	Fe			S S	(See Ch. 105)	(See also General Regulations)
.080	Public Park (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE  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: 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 wettare; 3) If the Master Plan is proposed within the Houghton Community Municipal Corporation, it shall become effective according to the procedure in KMC 2.12.049. In addition to the features identified by KZC 5.10.505, the Master Plan shall identify the following: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or claracteristics of the subject property. 2. Development and use of a park does not require a Master Plan under this Code if it will not involve any of the following: a. Lighting for outdoor nighttime activities; b. The construction of any building of more than 4,000 square feet; c. The construction of more than 20 parking stalls; d. The development of any structured sports or activity areas, other than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.



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182	) Š			Mi	NIMUMS		MA	XIMUMS				
Section 60.182	REGULATIONS	Required Review Process	Lot Size	RE	QUIRED YA (See Ch. 11		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
ŏ	⇒			Front	Side	Rear	2		7.0	Sig.	(See Ch. 105)	(See also General Regulations)
080.	Mini-Day-Care Center	None	35,000 sq. ft.	20'	5', but 2 side yards must equal at least 15'.	10′	50%	30' above average building elevation.	Ε	В		<ol> <li>May locate on the subject property only if:         <ul> <li>if will serve the immediate neighborhood in which it is located; or</li> <li>It will not be detrimental to the character of the neighborhood in which it is located.</li> </ul> </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 by the City to reduce impacts on nearby residential uses.</li> <li>Structured play areas must be setback from all property lines by five feet.</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> <li>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>The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.</li> </ol>
.070	Public Utility	Process IIA, Chapter	None	20	20" on each	20′	70%	30' above average	A	}	}	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
.080	Government Facility or Community Facility	150 KZC.			10' on each side	10′		building elevation.	C See Spec. Reg. 1.			the nearby uses.
.090	Public Park	See Special Regula- tions 1 and 2.			determined or		~					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:      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:      1) A description of the proposal:      REGULATIONS CONTINUED ON NEXT PAGE.
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Section 60.182	REGULATIONS	Required Review Process	Lot Size		QUIRED YA (See Ch. 11		Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces	Special Regulations
Š	$\Rightarrow$			Front	Side	Rear	Lot C	Suuciuie	700	Sig (Se	(See Ch. 105)	(See also General Regulations)
.09	Public Park (continued)											PEGULATIONS CONTINUED FROM PREVIOUS PAGE  2) An analysis of the consistency of the proposal with adopted comprehensive Plan policies; including the pertinent Park and Piecreation 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; 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: a. Location, dimensions, and uses of all active and passive recreation areas; b. Potential users and hours of use; c. Lighting, including location, hours of illumination, lighting intensity, and height of light standards; d. Landscaping; e. Other features as appropriate due to the character of the neighborhood or characteristics of the subject property. 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 nightlime activities; b. The construction of any building of more than 4,000 square feet; C. The construction of any building of more than 4,000 square feet; C. The construction of any structured sports or activity areas, other, than minor recreational equipment including swing sets, climber toys, slides, single basketball hoops, and similar equipment.

# ORDINANCE NO. 4072 PUBLICATION SUMMARY

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING. PLANNING, AND LAND USE AND AMENDING TITLE 23 OF THE KIRKLAND MUNICIPAL CODE; AMENDING PORTIONS OF THE FOLLOWING CHAPTERS OF THE KIRKLAND ZONING CODE (TITLE 23 OF THE KIRKLAND MUNICIPAL CODE): CHAPTER 5 - DEFINITIONS; CHAPTER 15 - RS ZONES; CHAPTER 17 - RSX ZONES; CHAPTER 20 -RM ZONES; CHAPTER 25 - PR ZONES; CHAPTER 27 - PO ZONES; CHAPTER 30 – WD ZONES: CHAPTER 35 – FC ZONES: CHAPER 40 – BN ZONES; CHAPTER 45 - BC ZONES; CHAPTER 47 - BCX ZONES; CHAPTER 50 – CBD ZONES; CHAPTER 52 – JBD ZONES; CHAPTER 53 – RH ZONES; CHAPTER 54 - NRH ZONES; CHAPTER 55 - TL ZONES; CHAPTER 60 - PLA ZONES; CHAPTER 90 - DRAINAGE BASINS; CHAPTER 105 - PARKING AND PARKING AREAS, VEHICLE AND PEDESTRIAN ACCESS, AND RELATED IMPROVEMENTS: CHAPTER 110 REOUIRED **PUBLIC IMPROVEMENTS:** CHAPTER AND **MISCELLANEOUS USE DEVELOPMENT PERFORMANCE** STANDARDS: CHAPTER 120 - VARIANCES: CHAPTER 130 - REZONES: CHAPTER 135 - ZONING CODE AMENDMENTS; CHAPTER 140 -AMENDMENTS TO THE COMPREHENSIVE PLAN; CHAPTER 145 PROCESS I; CHAPTER 150 - PROCESS IIA; CHAPTER 152 - PROCESS IIB; CHAPTER 155 - PROCESS III; CHAPTER 160 - PROCESS IV; CHAPTER 161 - PROCESS IVA; CHAPTER 170 - ENFORCEMENT; AND CHAPTER 180 - PLATES (FILE NO. ZON05-00001); AND ALSO REPEALING ORDINANCE NO. 4064 REGARDING OPTIONS FOR MEETING PARKING OBLIGATIONS IN THE CENTRAL BUSINESS DISTRICT ("FEE-IN-LIEU").

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

Section 2. Repeals Ordinance No. 4064

<u>Section 3</u>. Addresses severability.

Section 4. Establishes that this ordinance will be effective within the disapproval jurisdiction of the Houghton Community Council Municipal Corporation upon approval by the Houghton Community Council or the failure of said Community Council to disapprove this ordinance within 60 days of the date of the passage of this ordinance.

Section 5. 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 thirty days after publication of said summary.

<u>Section 6.</u> Directs the City Clerk to certify and forward a complete certified copy of this ordinance to the King County Department of Assessments.

The full text of this ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The ordinance was passed by the Kirkland City Council at its regular meeting on the <u>6th</u> day of <u>February</u>, 2007.

I certify that the foregoing is a summary of Ordinance 4072 approved by the Kirkland City Council for summary publication.

Attest:

City Clerk