

ORDINANCE NO. 4185

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO COMPREHENSIVE PLANNING AND LAND USE AND AMENDING THE KIRKLAND ZONING CODE (TITLE 23 OF THE KIRKLAND MUNICIPAL CODE) USE ZONE CHART IN CHAPTER 60 AND THE KIRKLAND ZONING MAP, ORDINANCE 3710 AS AMENDED, AND APPROVING A SUMMARY FOR PUBLICATION, FILE NO ZON07-00012.

WHEREAS, the City Council has received a recommendation from the Kirkland Planning Commission to amend certain portions of the Kirkland Zoning Code (Title 23 of the Kirkland Municipal Code), all as set forth in that certain report and recommendation of the Planning Commission dated November 20, 2008, and bearing Kirkland Department of Planning and Community Development File No. ZON07-00012; and

WHEREAS, prior to making said recommendation the Planning Commission, following notice thereof as required by RCW 35A.63.070, held public hearings on April 24, 2008, June 12, 2008, and October 22, 2008, on the amendment proposals and considered the comments received at said hearings; and

WHEREAS, pursuant to the State Environmental Policy Act (SEPA), there has accompanied the legislative proposal and recommendation through the entire consideration process, a Planned Action Environmental Impact Statement. The Draft of which was issued on April 4, 2008, and the Final of which was issued on October 16, 2008, by the responsible official pursuant to WAC 197-11-400 through 197-11 560; 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

WHEREAS, the City Council after considering the recommendation of the Planning Commission and receiving public comment amended the Planning Commission's recommendation;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Kirkland as follows:

Section 1. Zoning Text amended: The following specified sections of the text of the Kirkland Zoning Code (Title 23 of the Kirkland Municipal Code) are amended as follows:

- A. Chapter 60. Planned Area 5 Zones:  
Amendments to PLA 5C use zone chart as set forth in Exhibit A attached to this ordinance and incorporated by reference.

Section 2. Zoning Map amended: The following specified zones of Ordinance 3710 as amended, the Kirkland Zoning Map, are amended as set forth in Exhibit B, which by this reference is incorporated herein.

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

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

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

Passed by majority vote of the Kirkland City Council in open meeting this 17th day of March, 2009.

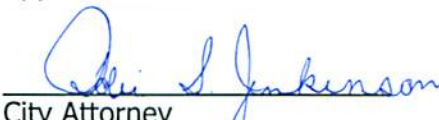
SIGNED IN AUTHENTICATION THEREOF this 17th day of March, 2009.

  
\_\_\_\_\_  
Mayor

Attest:

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

Approved as to Form:

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

## PLA5C USE ZONE CHART

*The following is excerpted from the PLA5C zone of the Zoning Code to illustrate changes related to the Orni PAR. Edited portions are indicated in shaded text.*

**KZC 60.39 User Guide.** The charts in KZC 60.42 contain the basic zoning regulations that apply in Planned Area 5C, including subzones. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

### Section 60.40 - GENERAL REGULATIONS

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

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.
2. If any portion of a structure is adjoining a low density use within PLA 5A, then either:
  - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - b. The horizontal length of any façade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet.

See KZC 115.30, Distance Between Structures/Adjacency to Institutional Use, for further details.  
(Does not apply to Detached Dwelling Unit uses).
3. Any portion of a structure that exceeds 30 feet above average building elevation must be setback from the front property line one foot for each one foot that the portion of the structure exceeds 30 feet above average building elevation (does not apply to Detached Dwelling and Public Park uses or property within 325' of the PLA5C eastern boundary).
4. If the subject property abuts the 4<sup>th</sup> Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10<sup>th</sup> Street, the following regulations apply:
  - a. The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area.
  - b. Any required yard of the subject property abutting the 4<sup>th</sup> Avenue right-of-way or the easterly extension of that right-of-way will be regulated as a front yard.
  - c. Any required yard of the subject property abutting 5<sup>th</sup> Avenue will be regulated as a rear yard.
  - d. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4<sup>th</sup> Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way. (Does not apply to Public Park uses).

**USE ZONE CHART****Section 60.42.010**

Use: Detached Dwelling Units - *Remains unchanged.*

**Section 60.42.020**

Use: Detached, Attached or Stacked Dwelling Units

Required Review Process: If the development is south of 4<sup>th</sup> Avenue and within 180 feet east of 6<sup>th</sup> Street, or within 325' of the PLA5C eastern boundary, then Administrative Design Review for buildings over 30' above average building elevation, Chapter 142 KZC; Otherwise, none.

Minimums:

Lot Size: 3,600 sq. ft. with at least 1,800 sq. ft. per unit.

Required Yards: Front: 20'; Side: 5' for detached units. For attached or stacked units, 5', but 2 side yards must equal at least 15'. From easterly edge of PLA 5C - 15'; and Rear: 10'

Maximums:

Lot Coverage: 70%.

Height of Structures:

- If the development contains at least 1 acre, then the lower of 6 stories or 60 feet above average building elevation, except for properties within 325' of the PLA5C eastern boundary, then the lower of 4 stories or 40 feet above average building elevation.
- If the development is south of 4<sup>th</sup> Avenue and within 180 feet east of 6<sup>th</sup> Street, and contains at least .8 acres, then the lower of 4 stories or 52' feet above average building elevation.
- If the development is south of 4<sup>th</sup> Avenue and within 180 feet east of 6<sup>th</sup> Street, and contains at least .4 acres, then the lower of 3 stories or 40 feet above average building elevation.
- Otherwise, 30 feet above average building elevation.

Landscape Category: D

Sign Category: A

Required Parking: 1.7 per unit.

**Special Regulations:**

*New special regulation added:*

For properties abutting PLA5D, any portion of a building exceeding 30' above ABE shall be no closer than 50' to the easterly edge of PLA 5C.

*The remainder of the special regulations are unchanged.*

### **Section 60.42.030**

Use: Office Use

Required Review Process: If the development is south of 4<sup>th</sup> Avenue and within 180 feet east of 6<sup>th</sup> Street, or within 325' of the PLA5C eastern boundary, then Administrative Design Review for buildings over 30' above average building elevation, Chapter 142 KZC; Otherwise, none.

Minimums:

Lot Size: None

Required Yards: Front: 20'; Side: 5', but 2 side yards must equal at least 15'. From easterly edge of PLA 5C - 15'; and Rear: 10'

Maximums:

Lot Coverage: 70%.

Height of Structures:

- If the development contains at least 1 acre, then the lower of 6 stories or 60 feet above average building elevation, except for properties within 325' of the PLA5C eastern boundary, then the lower of 4 stories or 40 feet above average building elevation.
- If the development is south of 4<sup>th</sup> Avenue and within 180 feet east of 6<sup>th</sup> Street, and contains at least .8 acres, then the lower of 4 stories or 52' feet above average building elevation.
- If the development is south of 4<sup>th</sup> Avenue and within 180 feet east of 6<sup>th</sup> Street, and contains at least .4 acres, then the lower of 3 stories or 40 feet above average building elevation.
- Otherwise, 30 feet above average building elevation.

Landscape Category: C

Sign Category: D

Required Parking: If a Medical, Dental, or Veterinary office, then 1 per each 200 square feet of gross floor area. Otherwise, 1 per each 300 square feet of gross floor area.

### **Special Regulations:**

*New special regulation added:*

For properties abutting PLA5D, any portion of a building exceeding 30' above ABE shall be no closer than 50' to the easterly edge of PLA 5C.

*The remainder of the special regulations are unchanged.*

### **Section 60.42.040**

Use: Development Containing Stacked or Attached Dwelling Units and Office Uses.

Required Review Process: If the development is south of 4<sup>th</sup> Avenue and within 180 feet east of 6<sup>th</sup> Street, or within 325' of the PLA5C eastern boundary, then Administrative Design Review for buildings over 30' above average building elevation, Chapter 142 KZC; Otherwise, none.

Minimums:

Lot Size: 3,600 sq. ft. with at least 1,800 sq.ft. per unit.

Required Yards: Front: 20'; Side: 5', but 2 side yards must equal at least 15'. From easterly edge of PLA 5C - 15'; and Rear: 10'

Maximums:

Lot Coverage: 70%.

Height of Structures:

- If the development contains at least 1 acre, then the lower of 6 stories or 60 feet above average building elevation, except for properties within 325' of the PLA5C eastern boundary, then the lower of 4 stories or 40 feet above average building elevation.
- If the development is south of 4<sup>th</sup> Avenue and within 180 feet east of 6<sup>th</sup> Street, and contains at least .8 acres, then the lower of 4 stories or 52' feet above average building elevation.
- If the development is south of 4<sup>th</sup> Avenue and within 180 feet east of 6<sup>th</sup> Street, and contains at least .4 acres, then the lower of 3 stories or 40 feet above average building elevation.
- Otherwise, 30 feet above average building elevation.

Landscape Category: C

Sign Category: D

Required Parking: See KZC 105.25.

### **Special Regulations:**

*New special regulation added:*

For properties abutting PLA5D, any portion of a building exceeding 30' above ABE shall be no closer than 50' to the easterly edge of PLA 5C.

*The remainder of the special regulations are unchanged.*

### **Section 60.42.050**

Use: Church

Required Review Process: Process I, Chapter 145 KZC

Minimums:

Lot Size: 7,200 sq. ft.

Required Yards: Front: 20'; Side: 20'on each side, and Rear: 20'

Maximums:

Lot Coverage: 70%.

Height of Structures:

- The lower of 6 stories or 60 feet above average building elevation, except for properties within 325' of the PLA5C eastern boundary, then the lower of 4 stories or 40 feet above average building elevation.

Landscape Category: C

Sign Category: B

Required Parking: 1 for every 4 people based on maximum occupancy load of any area of worship.

### **Special Regulations:**

*New special regulation added:*

For properties abutting PLA5D, any portion of a building exceeding 30' above ABE shall be no closer than 50' to the easterly edge of PLA 5C.

*The remainder of the special regulations are unchanged.*

### **Section 60.42.060**

Use: School or Day-Care Center

Required Review Process: If this use is adjoining a low density zone, then Process I, Chapter 145. Otherwise, None.

Minimums:

Lot Size: 7,200

Required Yards: If this use can accommodate 50 or more students or children then:  
 Front: 50'; Side: 50' on each side, and Rear: 50'  
 If this use can accommodate 13 to 49 students or children, then:  
 Front: 20'; Side: 20' on each side, and Rear: 20'

Maximums:

Lot Coverage: 70%.

Height of Structures:

- The lower of 6 stories or 60 feet above average building elevation, except for properties within 325' of the PLA5C eastern boundary, then the lower of 4 stories or 40 feet above average building elevation.

Landscape Category: D

Sign Category: B

Required Parking: See KZC 105.25.

**Special Regulations:**

*New special regulation added:*

For properties abutting PLA5D, any portion of a building exceeding 30' above ABE shall be no closer than 50' to the easterly edge of PLA 5C.

*The remainder of the special regulations are unchanged.*

**Section 60.42.070**

Use: Mini-School or Mini-Day-Care

Required Review Process: If the development is south of 4<sup>th</sup> Avenue and within 180 feet east of 6<sup>th</sup> Street, or within 325' of the PLA5C eastern boundary, then Administrative Design Review for buildings over 30' above average building elevation, Chapter 142 KZC; Otherwise, none.

Minimums:

Lot Size: 3,600 sq.ft.

Required Yards: Front: 20'; Side: 5', but 2 side yards must equal at least 15'. From easterly edge of PLA 5C - 15'; and Rear: 10'

Maximums:

Lot Coverage: 70%.

Height of Structures:



- If the development contains at least 1 acre, then the lower of 6 stories or 60 feet above average building elevation, except for properties within 325' of the PLA5C eastern boundary, then the lower of 4 stories or 40 feet above average building elevation.
- If the development is south of 4<sup>th</sup> Avenue and within 180 feet east of 6<sup>th</sup> Street, and contains at least .8 acres, then the lower of 4 stories or 52' feet above average building elevation.
- If the development is south of 4<sup>th</sup> Avenue and within 180 feet east of 6<sup>th</sup> Street, and contains at least .4 acres, then the lower of 3 stories or 40 feet above average building elevation.
- Otherwise, 30 feet above average building elevation.

Landscape Category: E

Sign Category: B

Required Parking: See KZC 105.25

**Special Regulations:**

*New special regulation added:*

For properties abutting PLA5D, any portion of a building exceeding 30' above ABE shall be no closer than 50' to the easterly edge of PLA 5C.

*The remainder of the special regulations are unchanged.*

**Section 60.42.080**

Use: Assisted Living Facility

Required Review Process: If the development is south of 4<sup>th</sup> Avenue and within 180 feet east of 6<sup>th</sup> Street, or within 325' of the PLA5C eastern boundary, then Administrative Design Review for buildings over 30' above average building elevation, Chapter 142 KZC; Otherwise, none.

Minimums:

Lot Size: 3,600 sq. ft.

Required Yards: Front: 20'; Side: 5', but 2 side yards must equal at least 15'. From easterly edge of PLA 5C - 15'; and Rear: 10'

Maximums:

Lot Coverage: 70%.

Height of Structures:

- If the development contains at least 1 acre, then the lower of 6 stories or 60 feet above average building elevation, except for properties within 325' of the PLA5C

eastern boundary, then the lower of 4 stories or 40 feet above average building elevation.

- If the development is south of 4<sup>th</sup> Avenue and within 180 feet east of 6<sup>th</sup> Street, and contains at least .8 acres, then the lower of 4 stories or 52' feet above average building elevation.
- If the development is south of 4<sup>th</sup> Avenue and within 180 feet east of 6<sup>th</sup> Street, and contains at least .4 acres, then the lower of 3 stories or 40 feet above average building elevation.
- Otherwise, 30 feet above average building elevation.

Landscape Category: D

Sign Category: A

Required Parking: 1.7 per independent unit. 1 per assisted living unit.

### **Special Regulations:**

*New special regulation added:*

For properties abutting PLA5D, any portion of a building exceeding 30' above ABE shall be no closer than 50' to the easterly edge of PLA 5C.

*The remainder of the special regulations are unchanged.*

### **Section 60.42.090**

Use: Convalescent Center or Nursing Home

Required Review Process: Process I, Chapter 145 KZC

#### Minimums:

Lot Size: 7,200 sq. ft.

Required Yards: Front: 20'; Side: 10' on each side, and Rear: 10'

#### Maximums:

Lot Coverage: 70%.

Height of Structures:

- The lower of 6 stories or 60 feet above average building elevation, except for properties within 325' of the PLA5C eastern boundary, then the lower of 4 stories or 40 feet above average building elevation.

Landscape Category: C

Sign Category: B

Required Parking: 1 for each bed.

**Special Regulations:**

*New special regulation added:*

For properties abutting PLA5D, any portion of a building exceeding 30' above ABE shall be no closer than 50' to the easterly edge of PLA 5C.

*The remainder of the special regulations are unchanged.*

**Section 60.42.100**

Use: Public Utility

Required Review Process: Process I, Chapter 145 KZC

Minimums:

Lot Size: None

Required Yards: Front: 20'; Side: 20'on each side, and Rear: 10'

Maximums:

Lot Coverage: 70%.

Height of Structures:

- The lower of 6 stories or 60 feet above average building elevation, except for properties within 325' of the PLA5C eastern boundary, then the lower of 4 stories or 40 feet above average building elevation.

Landscape Category: A

Sign Category: B

Required Parking: See KZC 105.25.

**Special Regulations:**

*New special regulation added:*

For properties abutting PLA5D, any portion of a building exceeding 30' above ABE shall be no closer than 50' to the easterly edge of PLA 5C.

*The remainder of the special regulations are unchanged.*

**Section 60.42.110**

Use: Government Facility or Community Facility

Required Review Process: Process I, Chapter 145 KZC

Minimums:

Lot Size: none

Required Yards: Front: 20'; Side: 10' on each side, and Rear: 10'

Maximums:

Lot Coverage: 70%.

Height of Structures:

- The lower of 6 stories or 60 feet above average building elevation, except for properties within 325' of the PLA5C eastern boundary, then the lower of 4 stories or 40 feet above average building elevation.

Landscape Category: C

Sign Category: B

Required Parking: See KZC 105.25.

**Special Regulations:**

*New special regulation added:*

For properties abutting PLA5D, any portion of a building exceeding 30' above ABE shall be no closer than 50' to the easterly edge of PLA 5C.

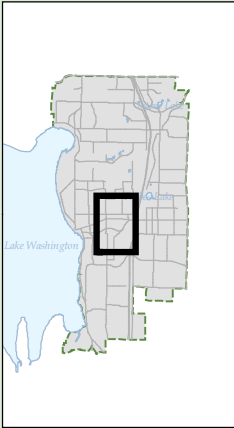
*The remainder of the special regulations are unchanged.*

**Section 60.42.120**

Use: Public Park

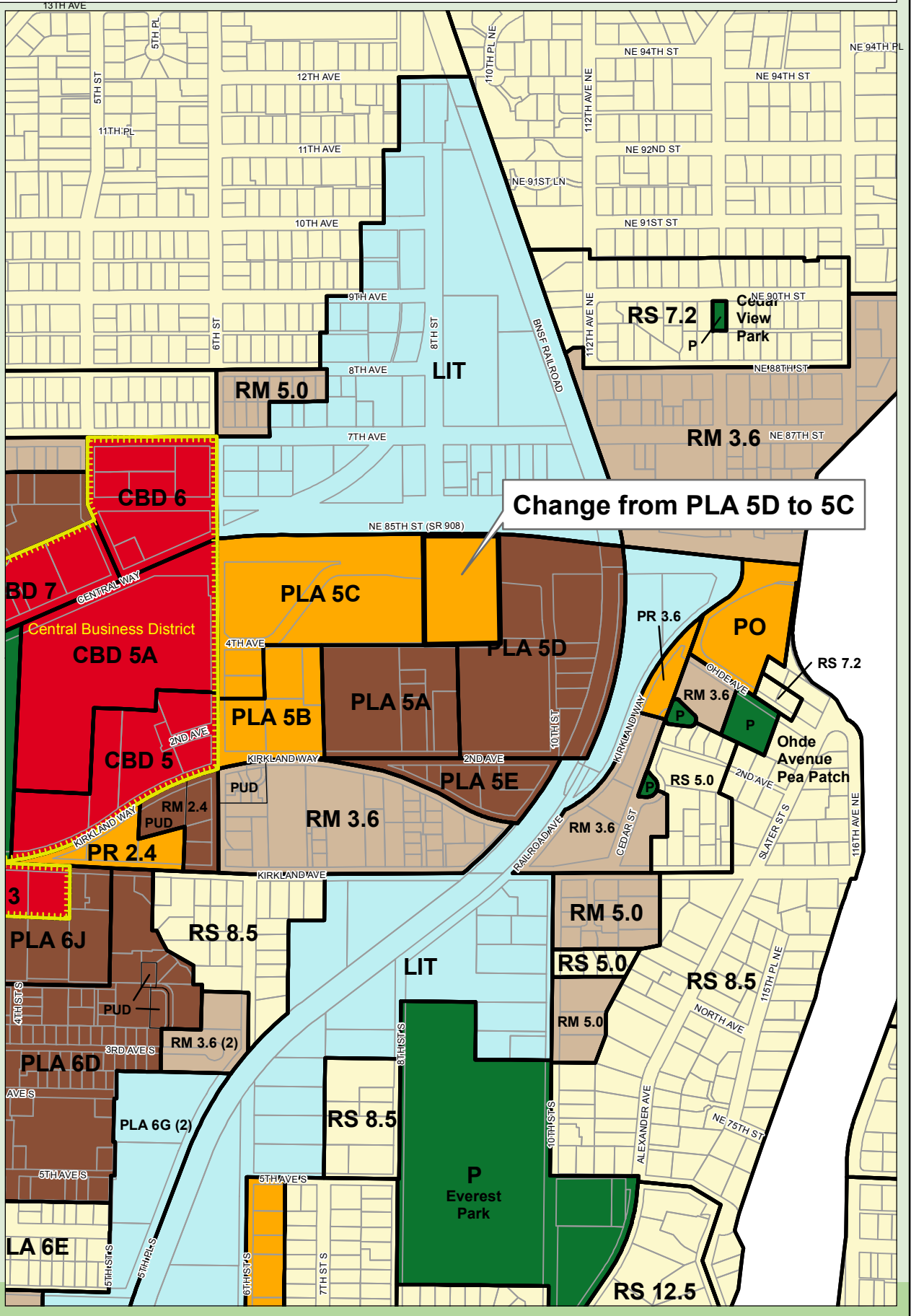
Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.

# Proposed Zoning Map Change



Vicinity Map  
0 5,900 11,800 17,700  
Feet

- Map Legend**
- Design Districts
  - ResOrdBoundaries
  - OverlayBoundaries
  - PUD Boundary
  - Tax Parcel Boundary
  - Commercial
  - Industrial
  - Light Manufacturing Park
  - Office
  - High Density Residential
  - Medium Density Residential
  - Low Density Residential
  - Institutions
  - Park/Open Space



0 180 360 540  
Feet



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PUBLICATION SUMMARY  
OF ORDINANCE NO. 4185

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO COMPREHENSIVE PLANNING AND LAND USE AND AMENDING THE KIRKLAND ZONING CODE (TITLE 23 OF THE KIRKLAND MUNICIPAL CODE) USE ZONE CHART IN CHAPTER 60 AND THE KIRKLAND ZONING MAP, ORDINANCE 3710 AS AMENDED, AND APPROVING A SUMMARY FOR PUBLICATION, FILE NO ZON07-00012.

SECTION 1. Amends the following specific portion of the Kirkland Zoning Code: Chapter 60. Planned Area 5 Zones, use zone chart PLA 5C;

SECTION 2. Amends the Kirkland Zoning Map as set forth in Exhibit B.

SECTION 3. Provides a severability clause for the ordinance.

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

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

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its meeting on the 17th day of March, 2009.

I certify that the foregoing is a summary of Ordinance 4185 approved by the Kirkland City Council for summary publication.

  
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City Clerk