

**COMPARISON OF EXISTING ZONING REGULATIONS  
and  
PROPOSED ZONING REGULATIONS**

**City of Kirkland versus King County**

**Key Regulations for Single Family Zones**

<b>Zoning Regulations</b>	<b>Existing City zoning regulations</b>	<b>Existing County zoning regulations</b>	<b>Proposed zoning regulations</b>
<b>Maximum height of house</b>	25' or 30' depending on the zone.	35' but can reach 45' if building setbacks increased.	30'
<b>Minimum front yard setback of house</b>	20', but 13' for open entry porches.	20' for garage and 10' for main house.	City regulation
<b>Minimum garage setback from front façade</b>	8' greater than required for remainder of the house if garage width more than 50% of total width of front façade.	No such regulation	City regulation
<b>Minimum rear yard setback of house</b>	10'	5'	City regulation
<b>Minimum side yard setback of house</b>	5' each	5' each	No change
<b>Maximum lot coverage</b> (all impervious surfaces)	50% of site, except wood decks & improvements in brick or small pavers counted at 50% of area.	R-1 zone 30% R-4 zone 55% R-6 zone 70% R-8 zone 75%	City regulation, but County regulation for R-1 zone
<b>Maximum size of home</b> (called floor area ratio)	50% of lot size.	No such regulation	City regulation
<b>Residential density by zone</b>	Minimum lot size (Most common: 7,200 sq ft & 8,500 sq ft.) Excludes areas for road dedication, some easement roads, & wetland/streams, but includes part of buffer.	Units per acre (R-1, R-4, R-6 & R-8) Includes all areas for road dedication, easement road & wetland/streams. Minimum lot size is 2,500 sq ft.	Units per acre (R-1, R-4, R-6 & R-8) Includes all areas for road dedication, easement road & part of wetland/stream buffer. Minimum lot size is 70% of County zone.
<b>Commercial and multifamily uses in low density residential zones</b>	Commercial not permitted. Limited multi-family allowed in certain locations thru public review process.	Certain commercial uses allowed with conditional use permit. Multi-family allowed without a conditional use permit.	City regulation

**Key General Regulations**

<b>Zoning Regulations</b>	<b>Existing City zoning regulations</b>	<b>Existing County zoning regulations</b>	<b>Proposed zoning regulations</b>
<b>Size limit of vehicles, boats &amp; trailers parked in residential zones</b>	Prohibits vehicles trucks & boats greater than 9' high/22' in length parked for more than 24 hours in any consecutive 7-day period. May apply for permit to retain on site if adequately screened. Enforced on complaint basis.	Not such regulation	City regulations, but vest existing as of effective date of annexation if registered with City 6 months after annexation.
<b>Tree removal on existing lots</b>  Both City & County: -Allow hazardous trees to be removed anywhere on the property. -Not allow healthy or nuisance trees removed in greenbelt, wetlands, streams & hillside areas.	Allows up to 2 significant trees per year removed. Last 2 remaining significant trees may not be cut unless 2 new trees are planted.	Allows any tree removed on property, unless tree in a greenbelt, wetland/stream area, or steep hillside.	City regulations
<b>Tree removal in new development or for major remodel</b>	Requires significant trees in setback yards be kept, excluding diseased or hazardous trees. A minimum tree density of 30 tree credits per acre on site. Number of tree credits assigned to each tree depends on diameter of tree trunk. Tree density is usually met with existing trees. If not, planting of 1 or 2 two trees may be required.	Requires 10 significant trees or 5% of all trees to be saved, whichever is greater, excluding critical areas. Some trees can be counted as 2 tree credits if certain size and quality of tree are met.	City regulations
<b>Wetland and Streams buffers</b> City & County use different rating systems, buffer standards & buffer reduction provisions.	Wetlands 25' – 100' Streams 25' – 75' (no regulations for lakes at this time).	Wetlands 50' – 100' Streams 25' – 115' (includes lakes)  In some cases, has more generous buffer reductions than City.	City regulations

**Regulations on Maximum Building Height in Business Commercial Zones**

<b>County Maximum Allowable Heights</b>	<b>City Maximum Allowable Heights</b>	<b>Proposed zoning regulations</b>
<p><b>Kingsgate:</b> 35', but can reach up to 60' if for every 1' of additional height over 35', the required yards are increased by 1'.</p> <p><b>North &amp; South Finn Hill:</b> 35', but can reach up to 45' if for every 1' of additional height over 35', the required yards are increased by 1'.</p> <p><b>Both Finn Hill and Kingsgate:</b> Height of mixed use developments may <b>exceed 75'</b> provided that the yards are increased proportionally.</p> <p><b>Juanita:</b> 35'</p> <p><b>No design review for any of the commercial areas</b></p>	<p><b>Juanita Village:</b> 30' southern and 78' northern</p> <p><b>Rose Hill/NE 85th St:</b> Varies by subzone - 35'/45'/55'/67'</p> <p><b>North Rose Hill:</b> NRH 1A - 2 stories but 5 stories (55') for stacked units NRH 1B - 35' NRH 4 – 30'</p> <p><b>BC and BCX:</b> 30'</p>	<p><b>Kingsgate:</b> -35' with ADR -Up to 55' with affordable housing component and DR</p> <p><b>Juanita &amp; North Finn Hill:</b> -35'ADR -45' with DR</p> <p><b>South Finn Hill:</b> -35' with ADR</p> <p>In addition, for all commercial areas, <b>retail must be on the ground floor</b> (similar provision in the city's commercial areas)</p> <p><u>Note:</u> ADR=Administrative Design Review  DR=Design Review Board</p>

**Other Key Regulations for Business Commercial Zones**

<b>Zoning Regulations</b>	<b>Existing City zoning regulations</b>	<b>Existing County zoning regulations</b>	<b>Proposed zoning regulations</b>
<b>Auto and boat sales</b>	Allowed in most commercial zones	Not allowed in any annexation commercial zone	Allow in Kingsgate, & Juanita commercial areas
<b>Storage service</b>	Allowed in limited commercial zones	Allowed in Kingsgate commercial area	Not allow in annexation commercial areas
<b>Signs</b>	Up to 12' high sign on a base	Up to 20' high sign on a pole or a base	City regulation
<b>Lot coverage</b> (all impervious surfaces)	Office 70% Commercial 80% Industrial 90%	Office 75% Commercial 85% Industrial 90%	City regulations