

## Comparison of Permitted Uses

### “Low Density” Residential Zones (King County R-1 through R-8 compared to Kirkland RSX Zones)

*The following summary of King County and City of Kirkland permitted use provisions is intended as a general overview of typical uses. Due to the complexity of the standards and various provisos found in the regulations, readers are advised to review the actual codes if they have a specific question. The codes are available on the respective County and City websites.*

P=Use Permitted

NP=Use Not Permitted

C=Conditional Use/Special Permit required

<b>USE:</b>	<b>KING COUNTY</b>	<b>KIRKLAND</b>	<b>ADOPTED ZONING (RSA Zones)</b>
Single Family dwelling units	P	P	<b>P</b>
Accessory Dwelling Units	P	P	<b>P</b>
Attached & Stacked Dwelling Units	P	NP	<b>NP</b>
Cottage Housing <sup>1</sup>	P (conditional use, NP in R-1 zone)	P (zoning permit required. NP in RSX 35)	<b>P</b> (zoning permit required)
Limited Retail	C	NP	<b>NP</b>
Home Occupation (accessory to residence) <sup>2</sup>	P	P	<b>P</b>
Day Care (accessory to residence), less than 12 attendees	P	P	<b>P</b>
Misc. (larger daycares, schools, churches, community facilities & government facilities)	C (may be subject to various location and permitting requirements)	C (may be subject to various location and permitting requirements)	<b>C</b> (subject to Kirkland's location and permitting requirements)

<sup>1</sup> Subject to specific design and siting standards in County and City regulations

<sup>2</sup> Subject to specific limitations in County and City regulations. See Comparison Chart of basic zoning regulations

## Comparison of Permitted Uses

### “Medium – High Density” Residential Zones (King County R-8 through R-48 compared to Kirkland RM Zones)

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<b>USE:</b>	<b>KING COUNTY</b>	<b>KIRKLAND</b>	<b>ADOPTED ZONING (RMA Zones)</b>
Single Family dwelling units	P	P	<b>P</b>
Attached & Stacked Dwelling Units	P	P (stacked not allowed in RM 5.0)	<b>P</b> (stacked not allowed in RMA 5.0)
Assisted Living	P	P	<b>P</b>
Limited Retail	C	C	<b>C</b>
Home Occupation (accessory to residence) <sup>3</sup>	P	P	<b>P</b>
Day Care (accessory to residence), less than 12 attendees	P	P	<b>P</b>
Misc. (larger daycares, schools, churches, community facilities & government facilities)	P (may be subject to various location and permitting requirements)	P (may be subject to various location and permitting requirements)	<b>P</b> (subject to Kirkland's location and permitting requirements)

<sup>3</sup> Subject to specific standards in County and City regulations. See Comparison Chart of basic zoning regulations

## Comparison of Permitted Uses

### Office/Residential Zones (King County O to Kirkland PR Zones)

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<b>USE:</b>	<b>KING COUNTY</b>	<b>KIRKLAND</b>	<b>ADOPTED ZONING (PRA Zone)</b>
Office	P	P	<b>P</b>
Single Family dwelling units	NP	P	<b>P</b>
Attached & Stacked Dwelling Units	P (only as part of mixed use development)	P	<b>P</b>
Assisted Living	P (only as part of mixed use development)	P	<b>P</b>
Convalescent Center/Nursing Home	NP	C	<b>C</b>
Theater	P	NP	<b>NP</b>
Restaurants	P	C	<b>C</b>
Limited Service Retail	C	C	<b>C</b>
Self Service Storage	P	NP	<b>NP</b>
Equipment Rental	P	NP	<b>NP</b>
Veterinary Clinic	NP	P	<b>P</b>
Day Care (accessory to residence), less than 12 attendees	P	P	<b>P</b>
Misc. (larger daycares, schools, churches, community facilities & government facilities)	P (may be subject to various location and permitting requirements)	P (may be subject to various location and permitting requirements)	<b>P</b> (subject to Kirkland's location and permitting requirements)

## Comparison of Permitted Uses

### Neighborhood Business Zones (King County NB to Kirkland BN Zones)

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<b>USE:</b>	<b>KING COUNTY</b>	<b>KIRKLAND</b>	<b>ADOPTED ZONING (BNA Zone)</b>
Grocery Store	P (no size limit)	P (10,000 s.f. size limit)	<b>P</b> (no size limit)
Variety Store, Limited Service Retail	P (2,000 s.f. size limit)	P (10,000 s.f. size limit)	<b>P</b> (10,000 s.f. size limit)
Sports Club	P	NP	<b>P</b>
Restaurants	P	P	<b>P</b>
Office	P	P	<b>P</b>
Attached & Stacked Dwelling Units	P (only as part of mixed use development, density and percentage limits)	P (only as part of mixed use development, not allowed on ground floor, no density limits)	<b>P</b> (only as part of mixed use development, not allowed on ground floor, no density limits)
Assisted Living	P (only as part of mixed use development)	P (only as part of mixed use development, not allowed on ground floor)	<b>P</b> (only as part of mixed use development, not allowed on ground floor)
Convalescent Center/Nursing Home	NP	P	<b>P</b>
Vehicle Service Station	P	C	<b>C</b>
Automotive Repair and Service	P (must be in building)	NP	<b>NP</b>
Self Service Storage	P	NP	<b>NP</b>
Equipment Rental	P	NP	<b>NP</b>
Veterinary Clinic	NP	P	<b>P</b>
Day Care	P	P	<b>P</b>
School	NP	P	<b>P</b>
Church	P	P	<b>P</b>

## Comparison of Permitted Uses

### Community Business Zones (King County CB to Kirkland BC Zones)

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<b>USE:</b>	<b>KING COUNTY</b>	<b>KIRKLAND</b>	<b>ADOPTED ZONING (BCA 1 and BCA 2 Zones)</b>
Retail	P	P	<b>P</b>
Restaurant	P	P	<b>P</b>
Office	P	P	<b>P</b>
Attached & Stacked Dwelling Units, Assisted Living	P (only as part of mixed use development, density and percentage limits)	P (only as part of mixed use development, not allowed on ground floor, no density limits)	<b>P</b> (only as part of mixed use development, not allowed on ground floor, no density limits)
Automotive repair and service	P	P	<b>P</b>
Vehicle Sales	NP	P	<b>P</b>
Hotel	P (Kingsgate) NP (Juanita)	P	<b>P</b>
Convalescent Center/Nursing Home	P	P	<b>P</b>
Vehicle Service Station	P	P	<b>P</b>
Self Service Storage	P (Kingsgate) NP (Juanita)	P	<b>NP</b>
Equipment Rental	P	P	<b>P</b>
Day Care	P	P	<b>P</b>
Kennel, Hospital, Auction House, Racetrack, College/Universities	P	NP	<b>NP</b>
School	P	P	<b>P</b>
Church	P	P	<b>P</b>

## Comparison of Permitted Uses

### Industrial Zones (King County I to Kirkland TL 7 Zones)

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<b>USE:</b>	<b>KING COUNTY</b>	<b>KIRKLAND</b>	<b>ADOPTED ZONING (TL 7)</b>
Packaging, Manufacturing, Warehouse, Wholesale, etc.	P	P	<b>P</b>
Self Service Storage	P	P	<b>P</b>
Retail Building Material	NP	P	<b>P</b>
Restaurant	P	P (accessory to permitted use only)	<b>P</b> (accessory to permitted use only)
Office	P (accessory to permitted use only)	P	<b>P</b>
Automotive repair and service	P	P	<b>P</b>
Vehicle Sales	P	P	<b>P</b>
Retail	NP (except auto supply, food store less than 2,000 s.f.)	P (multi use complex w/ more than 7)	<b>P</b> (multi use complex w/ more than 7)
Variety Store	NP	P (if greater than 75,000 s.f.)	<b>P</b> (if greater than 75,000 s.f.)
Hotel	NP	P	<b>P</b>
Vehicle Service Station	P	P	<b>P</b>
Self Service Storage	P	P	<b>P</b>
Equipment Rental	P	P	<b>P</b>
Day Care	P (accessory to permitted use only)	P	<b>P</b>