CITY OF KIRKLAND
123 FIFTH AVENUE, KIRKLAND, WASHINGTON 98033-6189
(425) 587-3225

DETERMINATION OF NONSIGNIFICANCE (DNS) .

CASE #: SEP09-00009 DATE ISSUED: 5/8/2009

DESCRIPTION OF PROPOSAL

Establish proposed zoning, zoning map, and comprehensive plan land use map for the potential annexation of the Kingsgate, Jaunita, and Finn Hill areas by the City of Kirkland. Minor amendments to the City of Kirkland subdivision regulations (Kirkland Municipal Code) are also required. The annexation itself is SEPA exempt pursuant to RCW 43.21C.222. The proposal is a nonproject action, see Section D of the checklist.

PROPONENT: **CITY OF KIRKLAND**

LOCATION OF PROPOSAL

PROPOSED ANNEXATION AREAS OF KINGSGATE, JUANITA, AND FINN HILL

LEAD AGENCY IS THE CITY OF KIRKLAND

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21.030 (2) (c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

This DNS is issued under 197-11-340 (2); the lead agency will not act on this proposal for 14 days from the date above. Comments must be submitted by 5:00 p.m. 5/22/2009

Responsible official: _____

Eric Shields, Director Date
Department of Planning and Community Development
425-587-3225

Address: City of Kirkland
123 Fifth Avenue
Kirkland, WA 98033-6189

You may appeal this determination to the Planning Department at Kirkland City Hall, 123 Fifth Avenue, Kirkland, WA 98033 no later than 5:00 p.m., May 22, 2009 by WRITTEN NOTICE OF APPEAL.

You should be prepared to make specific factual objections. Contact the Planning Department at 425-587-3225 to read or ask about the procedures for SEPA appeals.

Please reference case # SEP09-00009.

Publish in the Seattle Times (date): _____

Distribute this form with a copy of the checklist to the following:

_____ Environmental Review Section, Department of Ecology,
P.O. Box 47703, Olympia, WA 98504-7703

_____ Department of Fish and Wildlife (for streams and wetlands - with drawings)
North Lake Washington Tributaries Area Habitat Biologist
16018 Mill Creek Boulevard, Mill Creek, WA 98012

_____ Department of Fish and Wildlife (for shorelines and Lake Wa. - with drawings)
Lake Washington Tributaries Area Habitat Biologist
C/O DOE
3190 160th Avenue SE, Bellevue, WA 98008

_____ Seattle District, U.S. Army Corps of Engineers,
P.O. Box C-3755
Seattle, WA 98124

_____ Attn: Lynn Best, Acting Director, Environmental Division, Seattle City Light
700 5th Avenue, Suite 3316
P.O. Box 34023
Seattle, WA 98125-4023

_____ Attn: Environmental Reviewer
Muckleshoot Indian Tribe Fisheries Division
39015 172nd Avenue SE
Auburn, WA 98092

_____ Northshore Utility District,
P.O. Box 82489
Kenmore, WA 98028-0489

_____ Shirley Marroquin
Environmental Planning Supervisor
King County Wastewater Treatment Division
201 South Jackson Street, MS KSC-NR-0505
Seattle, WA 98104-3855 - and -

_____ Gary Kriedt
King County Metro Transit Environmental Planning
201 South Jackson Street, MS KSC-TR-0431
Seattle, WA 98104-3856

_____ Director of Support Services Center
Lake Washington School District No. 414
P.O. Box 97039
Redmond, WA 98073-9739

_____ John Sutherland, Developer Services
Washington State Department of Transportation
15700 Dayton Ave. N., MS 240
P.O. Box 330310
Seattle, WA 98133-9710

_____ Jan McGruder, Executive Director
East Lake Washington Audubon Society
PO Box 3115
Kirkland, WA 98083

Applicant / Agent

cc: Case # ANN09-00001

Distributed to agencies along with a copy of the checklist. (see attached).

Distributed By:

Date:

SEPA_C_A, rev: 5/7/2009

ATTACHMENT A (May 7, 2009)

DRAFT ZONING CODE AMENDMENTS FOR PROPOSED ANNEXATION AREA OF KINGSGATE, JUANITA, AND FINN HILL

File No. ANN09-00001

HOW TO READ THIS:

- Text that is covered by a strike-through (~~strike-through~~) is existing text currently contained in the Zoning Code that is to be deleted.
- Text that is underlined (underlined), with the exception of section headings, is new text that is to be added.

TABLE OF CONTENTS

Chapter 1 – 15 *(no changes)*
Chapter 17 – Single-Family Residential X~~Annexation~~ (RSX) Zones
Chapter 18 – Single-Family Residential A (RSA) Zones
Chapter 20 – Multifamily Residential (RM) and Multifamily Residential A (RMA) Zones
Chapter 25 – Professional Office Residential (PR) and Professional Office Residential A (PRA) Zones
Chapter 27 – 35 *(no changes)*
Chapter 40 – Neighborhood Business (BN) and Neighborhood Business A (BNA) Zones
Chapter 45 – Community Business (BC) and Community Business A (BCA) Zones
Chapter 47 – Community Business X~~Annexation~~ (BCX) Zones
Chapter 48 – 60 *(no changes)*
Chapter 70 - Holmes Point Overlay Zone
Chapter 72 – 180 *(no changes)*

Chapter 1 – User Guide

1.10 Additional Regulations

In addition to the regulations in the use zone charts, this code contains a variety of provisions that may apply to the subject property or to a particular use or activity on the property. The following list of questions will help you determine what other factors of this code may contain regulations that are of interest.

Add New 1.10.1 and renumber remainder of section:

Overlay "HL" – Is there an "HL" on the Zoning Map within a dashed line that contains the subject property? Is so, see Chapter 70 KZC.

Chapter 10 – Legal Effect

10.45 Annexed Property

1. Whenever, prior to annexation, a proposed extended Comprehensive Plan and zoning regulations and/or map have been prepared and adopted by the City pursuant to RCW 35A.14.330, that plan and zone regulation and/or map will, upon the effective date of annexation, be deemed to amend this code to the extent set forth in the annexation ordinance. Any other property or area which may, because of annexation, become a part of the City, will be deemed to be zoned with a classification the same as, or as nearly comparable as possible with, the classification that the property was zoned immediately prior to annexation.

2. Lots within an approved subdivision or short subdivision shall be governed by the King County zoning regulations in effect at the time of annexation for a period of five years after the date of annexation unless the City finds that a change in conditions creates a serious threat to the public health or safety. After five years, the current zoning regulations shall apply.

10.25 Amend Zoning Categories Adopted as follows:

The City is divided into the following zoning categories:

Zoning Category	Symbol
1. Single-family Residential Zones	RS and RSX (followed by a designation indicating minimum lot size per dwelling unit) and RSA (followed by designation indicating maximum units per acre.)
2. Multifamily Residential Zones	RM and RMA (followed by a designation indicating minimum lot size per dwelling unit)
3. Professional Office Zones	PR and PRA (followed by a designation indicating minimum lot size per dwelling unit)
4. through 6. no change	
7. Neighborhood Business	BN and BNA
8. Community Business	BC, BCA and BCX
11.-17. No change	

10.30 Amend Overlay Zoning Categories as follows:

Add: Holmes Point Overlay Zone "HL"

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

5.10 Definitions

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

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

.360 High Density Residential Zones – The following zones: RM 2.4; RMA 2.4, RM 1.8; RMA 1.8, PLA 5A, D, E; PLA 6A, D, I, J; PLA 7A, B; and TL 1B..

.490 Low Density Zones – The following zones: RS 35; RSX 35; RS 12.5; RSX 12.5; RS 8.5; RSX 8.5; RSA 8, RS 7.2; RSX 7.2; RS 6.3; RSA 6, RS 5.0; RSX 5.0; RSA 4, RSA 1, PLA 6C, 6E; PLA 16; WD II; and comparable zones in other adjoining jurisdictions, except properties with approved intent to rezones to zoning designations other than low density.

.513 Maximum Units per Acre – Within RSA zones, the maximum allowed number of dwelling units shall be computed by multiplying the gross area of the subject property by the applicable residential density number per acre shown on the Zoning Map. For the purpose of calculating the maximum units per acre, all road dedications, and vehicular access easements and tracts shall be included in the calculation for density. The maximum development potential requirements of KZC Chapter 90 shall apply.

.520 Medium Density Zones – The following zones: RM 5.0; RMA 5.0, RM 3.6; RMA 3.6, WD I; WD III; PLA 2, 3B; PLA 6F, H, K; PLA 7C; PLA 9; PLA 15B; and PLA 17.

.595 Office Zones – The following zones: PO; PR 8.5; PR 5.0; PR 3.6; PR 2.4; PR 1.8; PRA 1.8, JBD 3; PLA 3A; PLA 5B, C; PLA 6B; PLA 15A; PLA 17A; FC III; MSC 1, MSC 4, NRH 2; NRH 3; NRH 5; NRH 6; RH 4; RH 8; TL 1A; TL 10A, TL 10B, TL 10C, TL 10D and TL 10E.

.785 Residential Zone – The following zones: RS 35; RSX 35; RS 12.5; RSX 12.5; RS 8.5; RSX 8.5; RSA 8, RS 7.2; RSX 7.2; RS 6.3; RSA 6, RS 5.0; RSX 5.0; RSA 4, RSA 1, RM 5.0; RMA 5.0, RM 3.6; RMA 3.6, RM 2.4; RMA 2.4, RM 1.8; RMA 1.8, WD I; WD II; WD III; PLA 2; PLA 3B; PLA 5A, D, E; PLA 6A, C, D, E, F, H, I, J, K; PLA 7A, B, C; PLA 9; PLA 15B; PLA 16; PLA 17; and TL 11.

.950 Urban Separator – Areas planned for permanent low density residential within the Urban Growth Area that protect adjacent resource land, environmentally sensitive areas, or rural areas, and create open space corridors within and between the urban areas which provide environmental, visual, recreational and wildlife benefits. The King County Countywide Planning Policies have designated the RSA 1 zone as an urban separator.

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

Add the following zones to the table:

RSA 8
RSA6
RSA 4
RSA 1
RMA 5.0
RMA 3.6
RMA 1.8
PR 1.8
BNA
BCA

10.25 Zoning Categories Adopted

The City is divided into the following zoning categories:

	Zoning Category	Symbol
1.	Single-Family Residential Zones	RS, RSA and RSX (followed by a designation indicating minimum lot size per dwelling unit or units per acre)
2.	Multifamily Residential Zones	RM and RMA (followed by a designation indicating minimum lot size per dwelling unit)
3.	Professional Office/Residential Zones	PR and PRA (followed by a designation indicating minimum lot size per dwelling unit)
7.	Neighborhood Business	BN and BNA
8.	Community Business	BC, BNA and BCX

10.30 Overlay Designations Adopted

Add to table of overlay zones:

1. Holmes Point Overlay Zone "HP"

Chapter 18 – RSA Zone

New chapter. See Attachment A-1 containing the new Single-Family Residential A (RSA) use zone charts

Chapter 17 – RSX Zone

Revise title of zone from "Single-Family Residential Annexation" to "Single-Family Residential X"

Chapter 20 – RM/RMA Zone

Revised chapter adding new RMA zones. See Attachment A-2.

Chapter 25 – PR/PRA Zone

Revised chapter adding new PRA zone. See Attachment A-3.

Chapter 40 – BN/BNA Zone

Revised chapter adding new BNA zone. See Attachment A-4

Chapter 47 – BC/BCA Zone

Revised chapter adding new BCA zones. See Attachment A-5

Chapter 70 – Holmes Point Overlay Zone (HP)

New Chapter. See Attachment A-6

Chapter 90 – Drainage Basins

90.30 Definitions

.10. Primary Basin- The following basins, as shown on the Sensitive Areas Map: Juanita Creek, Forbes Creek, South Juanita Slope, Yarrow Creek, ~~and~~ Carillon Creek~~.~~, Denny Creek, and Champagne Creek.

.13 Secondary Basins – Moss Bay, Houghton Slope A, Houghton Slope B, ~~and~~ Kirkland Slope, Holmes Point and Kingsgate Slope, which are depicted on the Sensitive Areas Map.

90.135 Maximum Development Potential

1. Dwelling Units – The maximum potential number of dwelling units for a site which contains a wetland, stream, minor lake, or their buffers shall be the buildable area in square feet divided by the minimum lot area per unit or the maximum units per acre as specified by Chapters 15 through 60 KZC, plus the area of the required sensitive area buffer in square feet divided by the minimum lot area per unit, the maximum units per acre or as specified by Chapters 15 through 60 KZC, multiplied by the development factor derived from subsection (2) of this section:

   MAXIMUM DWELLING UNIT POTENTIAL = (BUILDABLE AREA/THE PRESCRIBED MINIMUM LOT AREA PER UNIT OR MAXIMUM UNITS PER ACRE) + [(BUFFER AREA/THE PRESCRIBED MINIMUM LOT AREA PER UNIT OR MAXIMUM UNITS PER ACRE) X (DEVELOPMENT FACTOR)]

   For purposes of this subsection only, “buildable area” means the total area of the subject property minus sensitive areas and their buffers.

   For developments providing affordable housing units pursuant to Chapter 112 KZC, or cottage , carriage or two/three unit homes pursuant to Chapter 113, the density bonus and resulting maximum density shall be calculated using the maximum dwelling unit potential of this section as the base to which the bonus units will be added.

For multifamily development, if application of the maximum development potential formula results in a fraction, the number of permitted dwelling units shall be rounded up to the next whole number (unit) if the fraction of the whole number is at least 0.66. For single-family development, if application of the maximum development potential formula results in a fraction, the number of permitted dwelling units (lots) shall not be rounded up, regardless of the fraction. This provision shall not be construed to preclude application of Chapter 22.28 KMC.

Lot size and/or density may be limited by or through other provisions of this code or other applicable law, and the application of the provisions of this chapter may result in the necessity for larger lot sizes or lower density due to inadequate buildable area.

Chapter 113 – Cottage, Carriage and Two/Three Unit Homes

113.20 Applicable Use Zones

The housing types described in this chapter may be used only in the following low density zones: RSA 4, RSA 6, RS 7.2, RSX 7.2, RS 8.5, RSX 8.5, RS 12.5 and RSX 12.5, (see Section 113.25 for further regarding location of these housing types).

113.25 Parameters for Cottages, Carriage Units and Two/Three-Unit Homes *(Note: Only rows in the table of Section 113.25 that are proposed to be changed are provided below. The rest of the table remains unchanged.)*

Please refer to Sections 113.30, 113.35 and 113.40 for additional requirements related to these standards.

Minimum Required Yards (from exterior property lines of subject property)	Front: 20' Other: 10'	Must be included in a cottage project	Front: 20' Other: 10'
	Cottage	**Carriage**	**Two/Three-Unit Home**
Lot coverage (all impervious surfaces)[1]	50%	Must be included in a cottage project.	50%
Height Dwelling Units Accessory Structures	25' (RS Zones) and 27' (RSA and RSX Zones) maximum above A.B.E., (where minimum roof slope of 6:12 for all parts of the roof above 18' are provided). Otherwise, 18' above A.B.E. One story, not to exceed 18' above A.B.E.		
Tree Retention	Standards contained in Section 95.35 for Tree Plan III shall apply to development approved under this Chapter.		

[1] Lot coverage is calculated using the entire development site. Lot coverage for individual lots may vary.

Chapter 115 – Miscellaneous Use Development and Performance Standards

115.150 Vehicles – Size in Residential Zones Limited

1. General – Except as specified below, it is a violation of this code to park or store any vehicle, boat or trailer on any lot in a residential zone if that vehicle, boat or trailer is both more than nine feet in height and 22 feet in length, including bumpers and any other elements that are required by federal or state law for the operation of the vehicle, boat or trailer on public roads or waterways

   Except within the disapproval jurisdiction of the Houghton Community Council, any boat that is 16 feet or longer and has a gunwale which is at least five (5) feet from the ground when the boat is sitting on a boat trailer shall not be parked or stored in a required front yard.

2. Exceptions

   a. A vehicle, boat or trailer of any size may be parked on any lot in the City for not more than 24 hours in any consecutive seven-day period for the exclusive purpose of loading or unloading the vehicle, boat or trailer. Within the disapproval jurisdiction of the Houghton Community Council, the time limitation shall be not more than 48 hours in any consecutive seven-day period.

   b. An oversized vehicle, boat or trailer may be parked on a lot in an RSA or RMA zone containing an existing residence if all of the following are met:

      1) Within six (6) months of the effective date of annexation, the owner registers the oversized vehicle, boat or trailer parked on his/her property with the City's Planning Department. The owner shall provide the City with a copy of the State vehicle registration license showing that the person obtaining the registration is the owner of the vehicle, boat or trailer and that the address on the vehicle license is the same as the address where the vehicle, boat or trailer is parked;

      2) The owner of the vehicle, boat or trailer resides on the lot that contains the vehicle;

      3) Within one (1) year of the effective date of annexation, a registered vehicle, boat or trailer under KZC subsection 115.115.2.1) may be replaced with another vehicle, boat or trailer of the same type and no greater dimensions, provided that the requirements of 115.115.2.1) are met for the replacement vehicle and the replaced vehicle, boat or trailer has been removed from the property.

      4.) The exception runs with the registered vehicle, boat or trailer parked on a specific lot at the time of annexation and to the owner of the vehicle, boat or trailer who resides on the specific property at the time of annexation.

   ~~b.~~ c The City may, using Process ~~IIA~~ I, described in Chapter ~~150~~ 145 KZC, approve a request to park or store a vehicle, boat or trailer of any size on a lot in a residential zone if:

      1) The parking or storage of the vehicle, boat or trailer will not be detrimental to the character of the neighborhood; and

      2) The property abutting the subject property will not be impacted by the parking or storage; and

      3) The placement of the vehicle, boat or trailer will not create a potential fire hazard; and

4) The parking or storage is clearly accessory to a residential use on the subject property and the vehicle, boat or trailer is operated by a resident of the subject property.

The City may impose screening requirements, limit the hours of operation of the vehicle, boat or trailer and impose other restrictions to eliminate adverse impacts of the parking or storage.

Chapter 120 - Variances

120.10 Process for Deciding Upon a Proposed Variance

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

1. The City will use Process IIA, described in Chapter 150 KZC, to review and decide upon an application for a variance except as to property located within an RS, RSA or RSX Zone or for a detached dwelling unit in any zone. For variance applications as to property located within an RS, RSA or RSX Zone or for a detached dwelling unit in any zone, the City will use Process I described in Chapter 145 KZC; provided, however, that while the content of the notice shall be per KZC 145.22(1), the distribution of the notice shall be per KZC 150.30(2).

The following subsection is effective only within the disapproval jurisdiction of the Houghton Community Council:

2. The City will use Process IIA, described in Chapter 150 KZC, to review and decide upon an application for a variance except as to property located within an RS, RSA or RSX Zone. For variance applications as to property located within an RS, RSA or RSX Zone, the City will use Process I described in Chapter 145 KZC; provided, however, that while the content of the notice shall be per KZC 145.22(1), the distribution of the notice shall be per KZC 150.30(2).

115.80 Legal Building Site

1. General – It is a violation of this code to erect any structure on or to use or occupy any lot or parcel unless that lot or parcel is a legal building site. A lot or parcel is a legal building site if it meets all of the following criteria:

   a. It was created or segregated pursuant to all applicable laws, ordinances and regulations.

   b. Except as specified in subsection (2) of this section, it meets the allowable minimum lot size established by this code.

   c. It is either adjacent to, or has a legally created means of access to, a street providing access to the lot or parcel.

2. Exception, Detached Dwelling Units – An applicant may build one detached dwelling unit on a lot or parcel regardless of the size of the lot or parcel if:

   a. ~~The applicant applies for necessary permits to construct the unit within five years of the date the lot or parcel is annexed into the City and t~~The lot or parcel was a lawfully created lot under King County subdivision and zoning laws; or

b. There is or ever has been a residence on the subject property. At any time, the applicant may remodel, rebuild, or enlarge that one residence; provided, that all other Zoning Code requirements are met; or

c. The lot lines defining the lot or parcel were recorded in the King County Assessors Office prior to May 17, 1972, and the lot or parcel has not simultaneously been owned by the owner of a contiguous lot or parcel which fronts on the same right-of-way subsequent to May 17, 1972.

CHAPTER 18 – SINGLE-FAMILY RESIDENTIAL A (RSA) ZONES

18.05 User Guide.The charts in KZC 18.10 contain the basic zoning regulations that apply in each RSA 1, RSA 4, RSA 6 and RSA 8 zones of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 18.08

Section 18.08 – 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 detached dwelling unit in 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 maximum horizontal facade shall not exceed 50 feet.

   See KZC 115.30, Distance Between Structures/Adjacency to Institutional Use, for further details.
   (Does not apply to Detached Dwelling Unit and Mini-School or Mini-Day-Care Center uses).

3. All subdivisions and short subdivisions in the R-1 zone shall be clustered such that development is located away from critical areas. The open space resulting from such clustering shall be placed in a separate tract that includes at least fifty percent (50%) of the site. Open space tracts shall be permanent and shall be dedicated to a homeowner's association or other suitable organization for purposes of maintenance. Passive recreation, with no development of recreational facilities, and natural-surface pedestrian and equestrian trails are acceptable uses within the open space tract. If access to the open space is provided, the access shall be located in a separate tract. A greenbelt protection or open space easement shall be dedicated to the City to protect the designated open space tract resulting from lot clustering.

4. For properties with the Holmes Point (HP) Overlay Zone, see KZC 70 for additional regulations.

Section 18.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Units per Acre or Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.010	Detached Dwelling Unit	None	As established on the Zoning Map. See Spec. Regs. 1, 2 and 3.	20′ See Spec. Regs. 5 and 6.	5′ each side.	10′	50%, except 30% for the RSA 1 zone. See Gen. Reg. 3. See Gen. Reg. 4. for Holmes Point area.	30′ above average building elevation.	E	A	2.0 per dwelling unit.	1. Maximum units per acre is as follows: a. In RSA 1 zone, the maximum units per acre is one dwelling unit. b. In RSA 4 zones, the maximum units per acre is four dwelling units. c. In RSA 6 zones, the maximum units per acre is six dwelling units. d. In RSA 8 zones, the maximum units per acre is eight dwelling units. In RSA 1, 4, 6 and 8 zones, not more than one dwelling unit may be on each lot, regardless of the size of the lot. 2. Minimum lot size per dwelling unit is as follows: a. In RSA 1 zone, newly platted lots shall be clustered and configured in a manner to provide generally equal sized lots outside of the required open space area. b. In RSA 4 zones, the minimum lot size is 7,600 square feet. c. In RSA 6 zones, the minimum lot size is 5,100 square feet. d. In RSA 8 zones, the minimum lot size is 3,800 square feet. 3. Road dedication and vehicular access easements or tracts may be included in the density calculation, but not in the minimum lot size per dwelling unit. 4. Floor Area Ratio (F.A.R.) allowed for the subject property is as follows: a. In RSA 1 zone, F.A.R. is 20 percent of lot size. b. In RSA 4 zones, F.A.R. is 50 percent of lot size. c. In RSA 6 zones, F.A.R. is 50 percent of lot size. d. In RSA 8 zones, F.A.R. is 50 percent of lot size; provided, that F.A.R. may be increased up to 60 percent of lot size for the first 5,000 square feet of lot area if the primary roof form of all structures on the site is peaked, with a minimum pitch of four feet vertical: 12

Section 18.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Units per Acre or Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
												feet horizontal. See KZC 115.42, Floor Area Ratio (F.A.R.) Calculation for Detached Dwelling Units in Low Density Residential Zones, for additional information. 5. 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. 6. Garages shall comply with the requirements of KZC 115.43, including required front yard. 7. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

Section 18.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Units per Acre or Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.020	Church	See Special Regulation 1.	As established on the Zoning Map. See Spec Regulation 2.	20′	20′ on each side	20′	70%, except 30% for RSA 1 zone. See Gen. Reg. 3. See Gen Reg. 4 for Holmes Point area.	30′ above average building elevation.	C	B	1 for every 4 people based on maximum occupancy load of worship. See Special Reg. 4.	1. The required review process is as follows: a. If the subject property, including all contiguous property owned by the 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 location, land uses within the Master Plan area, parking location, buffering, and landscaping. 2. Minimum lot size is as follows: a. In RSA 1 zone, newly platted lots shall be clustered and configured in a manner to provide generally equal sized lots outside of the required open space area. b. In RSA 4 zones, the minimum lot size is 7,600 square feet. c. In RSA 6 zones, the minimum lot size is 5,100 square feet. d. In RSA 8 zones, the minimum lot size is 3,800 square feet. 3. The property must be served by a collector or arterial street. 4. No parking is required for day-care or school ancillary to the use.
.030	School or Day-Care Center	See Spec. Reg. 2	As established on the	If this use can accommodate 50 or more students or children, then:			70% except 30% for	30′ above average	D	B See	See KZC 105.25.	1. May locate on the subject property only if: a. It will not be materially detrimental to the character of the

Section 18.10	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Units per Acre or Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: Lot Coverage	MAXIMUMS: 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)
	Spec. Reg. 1		Zoning Map. See Spec. Reg. 3.	50′	50′ on each side	50′	RSA 1 zone. See Gen. Reg. 3 See Gen. Reg. 4 for Holmes Point area.	building elevation. See Spec. Reg. 9.	See Gen. Regs. 3 and 4	Spec. Reg. 12.		neighborhood in which it is located; or b. Site and building design minimizes adverse impacts on surrounding residential neighborhoods. c. The property is served by a collector or arterial street. 2. The required review process is as follows: a. If the subject property, including all contiguous property owned by the 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. Minimum lot size is as follows: a. In RSA 1 zone, newly platted lots shall be clustered and configured in a manner to provide generally equal sized lots outside of the required open space area. b. In RSA 4 zones, the minimum lot size is 7,600 square feet. c. In RSA 6 zones, the minimum lot size is 5,100 square feet. d. In RSA 8 zones, the minimum lot size is 3,800 square feet. 4. A six-foot-high fence along the side and rear property lines is required only along the property lines adjacent to the outside play areas. 5. Hours of operation and maximum number of attendees at one time may be limited to reduce impacts on nearby residential uses. 6. Structured play areas must be setback from all property lines as follows:
				If this use can accommodate 13 to 49 students or children, then:								
				20′	20′ on each side	20′						

Section 18.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Units per Acre or Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
												a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. 7. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading area on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. 8. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 9. For school use, structure height may be increased, up to 35 feet, if: a. The school can accommodate 200 or more students; and b. The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements. 10. May include accessory living facilities for staff persons. 11. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 12. Electrical signs shall not be permitted.

Section 18.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Units per Acre or Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.040	Mini-School or Mini-Day-Care Center See Spec. Reg. 1	Process I, Chapter 145 KZC.	As established on the Zoning Map. See Spec. Reg. 2.	20′	5′ but 2 side yards must equal at least 15′.	10′	50%, except 30% for the RSA 1 zone. See Gen Reg. 3. See Gen. Reg. 4 for Holmes Point area.	30′ above average building elevation.	E See Gen Regs. 3 and 4.	B See Spec. Reg. 8.	See KZC 105.25.	1. May locate on the subject property if: a. It will not be materially detrimental to the character of the neighborhood in which it is located. b. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. Minimum lot size is as follows: a. In RSA 1 zone, newly platted lots shall be clustered and configured in a manner to provide generally equal sized lots outside of the required open space area. b. In RSA 4 zones, the minimum lot size is 7,600 square feet. c. In RSA 6 zones, the minimum lot size is 5,100 square feet. d. In RSA 8 zones, the minimum lot size is 3,800 square feet. 3. A six-foot-high fence is required along the property line adjacent to the outside play areas. 4. Hours of operation and the maximum number of attendees may be limited by the City to reduce impacts on nearby residential uses. REGULATIONS CONTINUED ON NEXT PAGE

Section 18.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Units per Acre or Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.040	Mini-School or Mini-Day-Care Center (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE 5. Structured play areas must be setback from all property lines by five feet. 6. 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. 7. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 8. Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses. 9. May include accessory living facilities for staff persons. 10. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
.050	(Reserved)											
.060	Golf Course See Spec. Regs. 1, 2 and 3.	Process IIA, Chapter 150 KZC.	1 acre	50′	50′ on each side	50′	50%, except 30% for the RSA 1 zone. See Gen. Reg. 3 See Gen. Reg. 4 for Holmes Point area.	30′ above average building elevation.	E See Gen. Regs. 3 and 4	B	See KZC 105.25.	1. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. May not include miniature golf. 3. The following accessory uses are specifically permitted as part of this use. a. Equipment storage facilities. b. Retail sales and rental of golf equipment and accessories. c. A restaurant.

Section 18.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Units per Acre or Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.070	Public Utility	See Spec. Reg. 1.	None	20′	20′ on each side	20′	70%, except 30% for the RSA 1 zone. See Gen. Reg. 3. See Gen. Reg. 4 for Holmes Point.	30′ above average building elevation.	A See Gen. Regs. 3 and 4			1. The required review process is as follows: a. If the subject property, including all contiguous property owned by the 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. 2. Site design must minimize adverse impacts on surrounding residential neighborhoods. 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	Government Facility Community Facility				10′ on each side	10′			C See Spec. Reg. 3. and Gen. Regs. 3 and 4.			
.090	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

AND RMA

CHAPTER 20 – MULTIFAMILY RESIDENTIAL (RM) ZONES

20.05 User Guide.

The charts in KZC 20.10 contain the basic zoning regulations that apply in each RM 5, RM 3.6, RM 2.4, and RM 1.8 zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

RMA *(after all zones)*

Section 20.08	**Section 20.08 – 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 zone or a low density use in PLA 17, 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. See KZC 115.30, Distance Between Structures/Adjacency to Institutional Use, for further details. (Does not apply to General Moorage Facility and Detached Dwelling Units uses).
	3. If the subject property is located east of JBD 2 and west of 100th Avenue NE, the following regulation applies: Must provide a public pedestrian access easement if the Planning Official determines that it will furnish a pedestrian connection or part of a connection between 98th Avenue NE and 100th Avenue NE. Pathway improvements will also be required if the easement will be used immediately. No more than two complete connections shall be required. (Does not apply to General Moorage Facility uses).
	4. If the subject property is located within the North Rose Hill neighborhood, east of Slater Avenue NE and north of NE 116th Street, the minimum required front yard is 10 feet. Ground floor canopies 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 structure. No parking may encroach into the required 10-foot front yard.
	5. Any required yard abutting Lake Washington Boulevard or Lake Street South must be increased two feet for each one foot the structure exceeds 25 feet above average building elevation. (Does not apply to General Moorage Facility and Public Park uses).
	6. If the subject property is located between Juanita Drive and Lake Washington or 98th Avenue NE and Lake Washington, the following regulations apply: a. Must provide a required yard of 15 feet or 15 percent of average parcel depth, measured from the high waterline. To the extent that this provision is inconsistent with other required yard dimensions identified in this chapter, this provision shall govern. b. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront

	of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas. c. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one contiguous piece. Within the view corridor, structures, parking areas, and landscaping will be allowed, provided they do not obscure the view from Juanita Drive or 98th Avenue NE to and beyond Lake Washington. This corridor must be adjacent to either of the side property lines, whichever will result in the widest view corridor given development on adjacent properties. (Does not apply to General Moorage Facility, Detached Dwelling Units and Public Park uses).
	7. If the property is located in the NE 85th Street Subarea, the following shall apply: a. If the subject property is located south of NE 85th Street between 124th Avenue NE and 120th Avenue NE, the applicant shall to the extent possible save existing viable significant trees within the required landscape buffer separating nonresidential development from adjacent single-family homes. b. If the subject property is located directly north of the RH 4 zone, the applicant shall install a through-block pedestrian pathway pursuant to the standards in KZC 105.19(3) to connect an east-west pedestrian pathway designated in the Comprehensive Plan between 124th Avenue NE and 120th Avenue NE. (See Plate 34K).
	8. May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.
	9. May also be regulated under the Shoreline Master Program, KMC Title 24.

Section 20.10	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115): Front	Side	Rear	MAXIMUMS: 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)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.010	Detached Dwelling Units	None	5,000 sq. ft. in an RM 5.0. Otherwise, 3,600 sq. ft.	20′	5′	10′	60%	If adjoining a low density zone other than SX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation. See Spec. Reg. 8.	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of the size of the lot. 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 Stacked Dwelling Units are not permitted 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 established on the Zoning Map. See Spec. Reg. 1.		5′ for detached units. For attached or stacked units, 5′, but 2 side yards must equal at least 15′. See Spec. Reg. 6.	10′ See Spec. Reg. 7.			D See Spec. Regs. 4 and 9.		1.7 per unit.	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. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. Chapter 115 KZC contains regulations regarding common recreational space requirements for this use. 4. Except for low density uses, 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. 5. Development located in the RM 3.6 zone in North Rose Hill, lying between Slater Avenue NE and 124th Avenue NE, and NE 108th Place (extended) and approximately NE 113th Place (extended) shall comply with the following: a. Each development shall incorporate at least two acres; and b. Significant vegetation that provides protection from I-405 shall be retained to the maximum extent feasible. 6. The side yard may be reduced to zero feet 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 five feet. 7. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot. REGULATIONS CONTINUED ON NEXT PAGE

and RMA

RM Zone:

and RMA

RM Zone:

RMA Zone: 5'

RMA Zone: 35' above average building elevation

and RMA (after all zones)

Section 20.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.020	Detached, Attached or Stacked Dwelling Units (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE 8. Where the 25-foot height limitation results solely from an adjoining low density zone occupied by a school that has been allowed to increase its height to at least 30 feet, then a structure height of 30 feet above average building elevation is allowed. 9. When a low density use adjoins a detached dwelling unit in a low density zone, Landscape Category E applies.
.030	Church	Within the NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, Process IIA, Chapter 150 KZC.	7,200 sq. ft.	20′	20′	20′	70%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation.	C See Spec. Reg. 3.	B	1 for every 4 people based on maximum occupancy 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 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.

RM Zone:

RMA Zone: 35' above average building elevation

Section 20.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
		Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	North Property Line	South Property Line	High Water Line						
.040	General Moorage Facility	Process IIA, Chapter 150 KZC.	None, but must have at least 100′ of frontage on Lake Washington.	30′ See also Spec. Reg. 4.	Landward of the high waterline the greater of: a. 15′ or b. 1-1/2 times the height of the primary structure above average building elevation minus 10′. Waterward of the high waterline: --	10′ 10′	For moorage structure, 0′. For other structures the greater of: a. 15′, or b. 15% of the average parcel depth. --	60%	Landward of the high waterline 30′ above average building elevation. Waterward of the high waterline, dock and pier decks may not be more than 24′ above mean sea level.	B	B	None for residents or their guests.	1. Moorage may only be used by residents of the dwelling units on the subject property, or their guests. 2. Except as permitted by Special Regulation 18, no structures, other than moorage structures or public access piers or boardwalks, may be waterward of the high waterline. For regulations regarding public access piers, see the specific listing in this zone. 3. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas. 4. The required 30′ front yard may be reduced one foot for each one foot of this yard that is developed as a public use area if: a. Within 30′ of the front property line, each portion of a structure is setback from the front property line by a distance greater than or equal to the height of that portion above the front property line; and b. Substantially, the entire width of this yard, from north to south property lines, is developed as a public use area; and c. The design of the public use area is specifically approved by the City. 5. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas, and landscaping will be allowed, provided that they do not obscure the view from Lake Washington Boulevard to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties. 6. The design on the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of that isolation. REGULATIONS CONTINUED ON NEXT PAGE

No moorage structure may be:
a. Within 100′ of a public park; or
b. Closer to a public park than a line that starts where the high waterline of the park intersects with the side property line of the park closest to the moorage structure at the 45-degree angle from that side property line. This setback applies whether or not the subject property abuts the park, but does not extend beyond any intervening over water structure; or

REGULATIONS CONTINUED ON NEXT PAGE

Section 20.10 USE ⇩ REGULATIONS ⇨		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
		Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	North Property Line	South Property Line	High Water Line						
.040	General Moorage Facility (continued)			c. Closer to a lot containing a detached dwelling unit than a line that starts where the high water line of the lot intersects the side property line of the lot closest to the moorage structure at a 30-degree angle from that side property line. This setback applies whether or not the subject property abuts the lot, but does not exceed beyond any intervening over water structure; or d. Within 25′ of another moorage structure not on the subject property. The minimum dimension of any yard, other than listed, is 5′.								7. The City will determine the maximum allowable number of moorages based on the following factors: a. The ability of the land landward of the high waterline to accommodate the necessary support facilities. b. The potential for traffic congestion. c. The number of moorages shall not exceed the number of dwelling units on the subject property. 8. Moorage structures may not be larger than is necessary to provide safe and reasonable moorage for the boats moored. The City will specifically review the size and configuration of moorage structures to insure that: a. The moorage structures do not extend waterward of the point necessary to provide reasonable draft for the boats to be moored, but not beyond the outer harbor line; and b. The moorage structures are not larger than is necessary to moor the specified number of boats; and c. The moorage structures will not interfere with the public use and enjoyment of the water or create a hazard to navigation; and d. The moorage structures will not adversely affect nearby uses; and e. The moorage structures will not have a significant long-term adverse effect on aquatic habitats. 9. If the moorage structures will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to submittal of a Building Permit for this use. 10. May not treat moorage structure with creosote, oil base, or toxic substance. 11. Must provide at least two covered and secured waste receptacles. 12. All utility and service lines must be below the pier deck and, where feasible, underground. 13. Piers must be adequately lit. The source of the light must not be visible from neighboring properties. 14. Moorage structures must display the street address of the subject property. The address must be oriented to the lake with letters and numbers at least four inches high. 15. Covered moorage is not permitted. 16. Aircraft moorage is not permitted. 17. At least one pump-out facility shall be provided. 18. See KZC 30.11 for regulations regarding bulkheads and land surface modification.

Section 20.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.050	School or Day-Care Center	Within the NE 85th Street Sub-area, D.R., Chapter 142 KZC. Otherwise, Process IIA, Chapter 150 KZC.	7,200 sq. ft.	If this use can accommodate 50 or more students or children, then: 50′	50′ on each side	50′	~~70%~~ RM Zone:	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation. See Spec. Reg. 8. RMA Zone: 35' above average building elevation	D	B	See KZC 105.25.	1. May locate on the subject property only if: a. It will not be materially detrimental to the character of the neighborhood in which it is located. b. Site and building design must minimize adverse impacts on surrounding residential neighborhoods. 2. A six-foot-high fence is required only along the property line adjacent to the outside play areas. 3. Structured play areas must be set back from all property lines as follows: a. Twenty feet if this use can accommodate 50 or more students or children. b. Ten feet if this use can accommodate 13 to 49 students or children. 4. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading area on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. 5. May include accessory living facilities for staff persons. 6. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated. 7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 8. For school use, structure height may be increased, up to 35 feet, if: a. The school can accommodate 200 or more students; and b. The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements. *This special regulation is not effective within the disapproval jurisdiction of the Houghton Community Council.*
				If this use can accommodate 13 to 49 students or children, then: 20′	20′ on each side	20′						

Section 20.10	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: 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)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.060	Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, Beauty Shop or Shoe Repair Shop See Spec. Reg. 9.	Process IIA, Chapter 150 KZC.	7,200 sq. ft.	20′	5′ but 2 side yards must equal at least 15′.	10′	60%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation.	B	E	1 per each 300 sq. ft. of gross floor area.	1. This use may be permitted only if it is specifically consistent with the Comprehensive Plan in the proposed location. 2. May only be permitted if placement, orientation, and scale indicate this use is primarily intended to serve the immediate residential area. 3. Must be located on a collector arterial or higher volume right-of-way. 4. Placement and scale must indicate pedestrian orientation. 5. Must mitigate traffic impacts on residential neighborhood. 6. Gross floor area may not exceed 3,000 square feet. 7. May not be located above the ground floor of a structure. 8. Hours of operation may be limited to reduce impacts on nearby residential uses. 9. This use is not permitted in an RM zone located within the NE 85th Street Subarea.
.070	Mini-School or Mini-Day-Care	Within the NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, none.	3,600 sq. ft.						D	B	See KZC 105.25.	1. May locate on the subject property if: a. It will not be materially detrimental to the character of the neighborhood in which it is located. b. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. A six-foot-high fence is required along the property line adjacent to the outside play areas. 3. Structured play areas must be set back 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. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated. 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).

RM Zone:

RMA Zone: 35' above average building elevation

Section 20.10	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: 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)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.080	Assisted Living Facility (Not permitted in RM 5.0) or RMA	Within the NE 85th Street Sub-area, D.R., Chapter 142 KZC. Otherwise, none.	3,600 sq. ft. RM Zone:	20′	5′ but 2 side yards must equal at least 15′. RMA Zone: 5'	10′	60% RM Zone:	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation. RMA Zone: 35' above average building elevation	D See Spec. Reg. 6.	A	1.7 per independent 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. 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. Through Process IIB, Chapter 152 KZC, 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. 4. 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. 5. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 6. 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.
.090	Convalescent Center or Nursing Home	Within the NE 85th Street Sub-area, D.R., Chapter 142 KZC. Otherwise, Process IIA, Chapter 150 KZC.	7,200 sq. ft.		10′ on each side		70%		C See Spec. Reg. 2.	B	1 for each bed.	1. 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. 2. 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.

Zone RM

USE ZONE CHART

Section 20.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.100	Public Utility	Within the NE 85th Street Sub-area, D.R., Chapter 142 KZC. Otherwise, Process IIA, Chapter 150 KZC.	None	20′	20′ on each side	20′	70%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation.	A See Spec. Regs. 2 and 3.	B	See KZC 105.25.	1. Site design must minimize adverse impacts on surrounding residential neighborhoods. 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. 3. 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.
.110	Government Facility Community Facility				10′ on each side	10′			C See Spec. Regs. 2 and 3.			
.120	Public Park	Development standards will be determined on case-by-case [illegible] hapter 49 KZC for required review process.										

RM Zone:

RMA Zone: 35' above average building elevation

CHAPTER 25 – PROFESSIONAL OFFICE RESIDENTIAL (PR) AND PROFESSIONAL OFFICE RESIDENTIAL ANNEXATION (PRA) ZONES

25.05 User Guide.

The charts in KZC 25.10 contain the basic zoning regulations that apply in each PR 8.5, PR 5.0, PR 3.6, PR 2.4 and PR 1.8 and PRA 1.8 zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 25.08

Section 25.08 – 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 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.

   See KZC 115.30, Distance Between Structures/Adjacency to Institutional Use, for further details.

3. The required yard of a structure abutting Lake Washington Boulevard or Lake St. S. must be increased two feet for each one foot that structure exceeds 25 feet above average building elevation (does not apply to Public Park uses).

4. If the property is located south of NE 85th Street between 124th Avenue and 120th Avenue, to the extent possible, the applicant shall save existing viable significant trees within the required landscape buffers separating nonresidential development from adjacent single-family homes.

5. Within the PRA zone, the maximum building height of a structure may be increased to 60 feet above average building elevation if:

   a. All required yards are increased by 1 feet for every 2 feet of height above 35 feet;
   b. Buildings may not exceed 3 stories; and
   c. Rooftop appurtenances may not exceed the maximum height and are screened with sloped roof forms.

~~a.~~

Section 25.10	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: 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)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.010	Detached Dwelling Units	None	8,500 sq. ft. if PR 8.5 zone, 5,000 sq. ft. if PR 5.0 zone, otherwise 3,600 sq. ft.	20′	5' each	10′	70%	If adjoining a low density zone other than RSA or RSX, then 25′ above average building elevation. See Spec. Reg. 6.	E	A	2.0 per dwelling 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	Within the NE 85th Street Subarea, 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, otherwise 3,600 sq. ft. with a density as established on the Zoning Map. See Spec. Reg. 1.		For PR zones: 5' each for detached units and 5' but 2 side yards must equal at least 15' for attached and stacked Units. For PRA zones: 5' each side See Spec. Reg. 4.	10′ See Spec. Reg. 5.		Otherwise, for PR zones, 30′ above average building elevation and for PRA zones, 35 feet above average building elevation. See General Reg. 5.	D		1.7 per unit.	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 and PRA 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. Chapter 115 KZC contains regulations regarding common recreational space requirements for this use. 4. The side yard may be reduced to zero feet 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 five feet. 5. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot. 6. Where the 25-foot height limitation results solely from an adjoining low density zone occupied by a school that has been allowed to increase its height to at least 30 feet, then a structure height of 30 feet above average building elevation is allowed.

Section 25.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.030	Office Uses	Within the NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, none.	None	20′	For PR zones: 5′ but 2 side yards must equal at least 15' For PRA zones: 5' each in the PRA zones.	10′	70%	If adjoining a low density zone other than RSA or RSX, then 25′ above average building elevation. Otherwise, for PR zones, 30′ above average building elevation and for PRA zones, 35 feet above average building elevation. See General Reg. 5.	C	D	If medical, dental or veterinary office, then one per each 200 sq. ft. of gross floor area. Otherwise one 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 uses.

Section 25.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.040	Development Containing Stacked or Attached Dwelling Units and Office Uses. See Spec. Reg. 1.	Within the NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, none.	3,600 sq. ft. with a residential density as established on the Zoning Map. See Spec. Reg. 2.	20′	For PR zones: 5′ but 2 side yards must equal at least 15' For PRA zones: 5' each in the PRA zones.	10′	70%	If adjoining a low density zone other than RSA or RSX, then 25′ above average building elevation. See Spec. Reg. 5. Otherwise, for PR zones, 30′ above average building elevation and for PRA zones, 35 feet above average building elevation. See General Reg. 5.	C	D	See KZC 105.25.	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 3,600 square feet. d. In PR 2.4 zones, the minimum lot area per unit is 2,400 square feet. e. In PR 1.8 and PRA 1.8 zones, the minimum lot area per unit is 1,800 square feet. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 4. Chapter 115 KZC contains regulations regarding common recreational space requirements for this use. 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. 6. Where the 25-foot height limitation results solely from an adjoining low density zone occupied by a school that has been allowed to increase its height to at least 30 feet, then a structure height of 30 feet above average building elevation is allowed.
.050	Restaurant or Tavern	Within the NE 85th Street Subarea, D.R., Chapter 142 KZC.	8,500 sq. ft. if PR 8.5 zone, otherwise 7,200 sq. ft.	20′	10' on each side.	10′	70%	If adjoining a low density zone other than RSA or RSX, then 25′ above average	B	E	1 per each 100 sq. ft. floor area.	1. This use is not permitted in a PR 3.6 zone located in the NE 85th Street Subarea. 2. Drive-in or drive-through facilities are prohibited.

Section 25.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.060	Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, or Shoe Repair Shop	Otherwise, Process I, Chapter 145 KZC.			10′ on each side.			building elevation. Otherwise, for PR zones, 30′ above average building elevation and for PRA zones, 35' above average building elevation. See General Reg. 5.			1 per each 300 sq. ft. floor area.	1. This use is not permitted in a PR 3.6 zone located in the NE 85th Street Subarea. 2. May not be located above the ground floor of a structure. 3. Gross floor area cannot exceed 3,000 square feet.
.070	Funeral Home or Mortuary				20′ on each side.	20′			C	B		1. This use is not permitted in a PR 3.6 zone located in the NE 85th Street Subarea.
.080	Church										1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.	1. No parking is required for day-care or school ancillary to this use.
.090	School or Day Care Center	Within the NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, none. If this use is adjoining	8,500 sq. ft. if PR 8.5 zone, otherwise 7,200 sq. ft.	If this use can accommodate 50 or more students or children, then: 50′	50′ on each side	50′ If this use can accommodate 13 to 49 students or children, then:	70%	If adjoining a low density zone other than RSA or RSX, then 25′ above average building elevation. Otherwise, for PR zones,	D	B	See KZC 105.25.	1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Structured play areas must be set back from all property lines as follows: a. Twenty feet if this use can accommodate 50 or more students or children. b. Ten feet if this use can accommodate 13 to 49 students or children. 3. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading area on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements.

Section 25.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
		a low density zone, then Process I, Chapter 145 KZC.		20′	20′ on each side	20′		30′ above average building elevation and for PRA zones, 35' above average building elevation. See General Reg. 5 and See Spec. Reg. 7.				Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. 4. May include accessory living facilities for staff persons. 5. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated. 6. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 7. For school use, structure height may be increased, up to 35 feet in PR zones and 40 feet in PRA zones, if: a. The school can accommodate 200 or more students; and b. The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements. *This special regulation is not effective within the disapproval jurisdiction of the Houghton Community Council.* 8. For a Mini-School or Mini-Day-Care Center use, electrical signs shall not be permitted and the size of signs may be limited to be compatible with nearby residential uses. 9. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).

Section 25.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.100	Mini-School or Mini-Day-Care	Within the NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, none.	8,500 sq. ft. if PR 8.5 zone, 7,200 sq. ft. if PR 7.2 zone, 5,000 sq. ft. if PR 5.0 zone, otherwise 3,600 sq. ft.	20′	For PR zones: 5′ but 2 side yards must equal at least 15 For PRA zones: 5' each in the PRA zones.	10′	70%	If adjoining a low density zone other than RSA or RSX, then 25′ above average building elevation. Otherwise, for PR zones, 30′ above average building elevation and for PRA zones, 35' above average building elevation. See General Reg. 5.	E	B	See KZC 105.25.	1. A six-foot-high fence is required along the property lines adjacent to the outside play areas. 2. Structured play areas must be set back from all property lines by five feet. 3. 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. 4. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated. 5. Electrical signs shall not be permitted. Size of signs may be limited to be compatible with 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).

Section 25.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.110	Assisted Living Facility							If adjoining a low density zone other than RSA or RSX, then 25′ above average building elevation. Otherwise, for PR zones, 30′ above average building elevation and for PRA zones, 35' above average building elevation. See General Reg. 5.	D	A	1.7 per independent 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 less intensive process between the two uses. 3. 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. Through Process IIB, Chapter 152 KZC, 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. 4. 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. 5. 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	Within the NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, Process I, Chapter	8,500 sq. ft. if PR 8.5 zone, otherwise7,200 sq. ft.	20'	10′ on each side	10′	70%	If adjoining a low density zone other than RSA and RSX, then 25′ above average building elevation.	C	B	1 for each bed.	1. 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 less intensive process between the two uses.
.130	Public Utility		None		20′ on each side	20′			A		See KZC 105.25.	

Section 25.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.140	Government Facility Community Facility	145 KZC.			10′ on each side	10′		Otherwise, for PR zones, 30′ above average building elevation and for PRA zones, 35' above average building elevation. See General. Reg. 5.	C See Spec. Reg. 2.			1. Site design must minimize adverse impacts on surrounding residential neighborhoods. 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.
.150	Public Park	Development standards will be determined on case-by-case basis. See Chapter 49 KZC for required review process.										

CHAPTER 40 – NEIGHBORHOOD BUSINESS (BN) AND NEIGHBORHOOD BUSINESS A (BNA) ZONES

40.05 User Guide.

The charts in KZC 40.10 contain the basic zoning regulations that apply in each of the BN and BNA zones of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 40.08

Section 40.08 – 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 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/Adjacency to Institutional Use, for further details.

3. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased two feet for each one foot that structure exceeds 25 feet above average building elevation (does not apply to Public Park uses).

Section 40.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.010	Retail Establishment Selling Groceries and Related Items	None	None	BN zone: 20′ BNA zone: 10′	10′ on each side	10′	80%	If adjoining a low density zone other than RSX or RSA, then 25′ above average building elevation. Otherwise, for BN zone, 30′ above average building elevation and for BNA zone, 35' above average building elevation.	B	D	1 per each 300 sq. ft. of gross floor area.	1. Except in the BNA zone, ~~G~~gross floor area for this use may not exceed 10,000 square feet. 2. Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served. 3. A delicatessen, bakery, or other similar use may include, as part of this use, accessory seating if: a. The seating and associated circulation area does not exceed more than 10 percent of the gross floor area of this use; and b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.
.020	Retail Establishment Selling Drugs, Books, Flowers, Liquor, Hardware Supplies, Garden Supplies or Works of Art											
.030	Retail Variety or Department Store											
.040	Retail Establishment Providing Banking and Related Financial Services	.055 Retail Establishment providing entertainment, recreational or cultural activities See special regulation 5.									1 per every 4 fixed seats	1. Except in the BNA zone, ~~G~~gross floor area for this use may not exceed 10,000 square feet. 2. Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served. 3. Ancillary assembly and manufactured goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. 4. For restaurants with drive-in or drive-through facilities, one outdoor waste receptacle shall be provided for every eight parking stalls.
.050	Retail Establishment Providing Laundry, Dry Cleaning, Barber, Beauty or Shoe Repair Services											
.060	Restaurant or Tavern										1 per each 100 sq. ft. of gross floor area.	5. Retail Establishment providing entertainment, recreational or cultural activities only allowed in BNA zone.

Section 40.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.070	Private Lodge or Club									B	1 per each 300 sq. ft. of gross floor area.	
.080	Vehicle Service Station	Process IIA, Chapter 150.	22,500 sq. ft.	40′	15′ on each side. See Spec Reg. 3.	15′	80%	If adjoining a low density zone other than RSX or RSA, then 25′ above average building elevation.	A	D	See KZC 105.25.	1. Hours of operation may be limited to reduce impact on residential areas. 2. May not be more than two vehicle service stations at any intersection. 3. Gas pump islands may extend 20 feet into the front yard. Canopies or covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.
.090	Office Use	None	None	BN zone: 20′ BNA zone: 10′	5′, but 2 side yards must equal at least 15′.	10′		Otherwise, for BN zone, 30′ above average building elevation and for BNA zone, 35' above average building elevation.	C		If a Medical, Dental or Veterinary office, then one per each 200 sq. ft. of gross floor area. Otherwise one 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 uses. 3. At least 75 percent of the total gross floor area located on the ground floor of all structures on the subject property must contain retail establishments, restaurants, taverns, hotels or motels, or offices. These uses shall be oriented to an adjacent arterial, a major pedestrian sidewalk, a through block pedestrian pathway or an internal pathway.
.100	Stacked Dwelling Unit. See Special Regulation 1.			Same as the regulations for the ground floor use. See Special Regulation 1.						A	1.7 per unit.	1. This use, with the exception of a lobby, may not be located on the ground floor of a structure. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

Section 40.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.110	Church	None	None	BN zone: 20′ BNA zone: 10′	10′ on each side	10′	80%	If adjoining a low density zone other than RSX or RSA, then 25′ above average building elevation. Otherwise, for BN zone, 30′ above average building elevation and for BNA zone, 35' above average building elevation.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See also Special Reg. 2.	1. May include accessory living facilities for staff persons. 2. No parking is required for day-care or school ancillary to this use.
.120	School or Day-Care Center			If this use can accommodate 50 or more students or children, then: 50′ 50′ on each side 50′ If this use can accommodate 13 to 49 students or children, then:				If adjoining a low density zone other than RSX or RSA, then 25′ above average building elevation. Otherwise, for BN zone, 30′ above average building	D		See KZC 105.25.	1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. Structured play areas must be setback from all property lines as follows: a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. 4. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic

Section 40.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
				20′	20′ on each side	20′		elevation and for BNA zone, 35' above average building elevation. See Spec. Reg. 8.				impacts on nearby residential uses. 5. The location of parking and passenger loading areas shall be designed to reduce impacts on 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). 8. For school use, structure height may be increased, up to 35 feet~~,~~ if: a. The school can accommodate 200 or more students; and b. The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements. *This special regulation is not effective within the disapproval jurisdiction of the Houghton Community Council.*

Section 40.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.130	Mini-School or Mini-Day-Care	None	None	BN zone: 20′ BNA zone: 10′	5′, but 2 side yards must equal at least 15′.	10′	80%	If adjoining a low density zone other than RSX and RSA, then 25′ above average building elevation. Otherwise, for BN zone, 30′ above average building elevation and for BNA zone, 35′ above average building elevation.	D	B	See KZC 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 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).
.140	Assisted Living Facility See Spec. Reg. 3.			Same as the regulations for the ground floor use. See Spec. Reg. 3.						A	1.7 per independent 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. With the exception of the lobby, 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.
.150	Convalescent Center or Nursing Home			BN zone: 20′	10′ on each side	10′	80%	If adjoining a low density zone other than RSX or RSA, then 25′ above average building elevation. Otherwise,	C	B	1 for each bed.	1. 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.
.160	Public Utility	Process IIA, Chapter 150 KZC		BNA zone: 10′	20′ on each side	20′			A		See KZC 105.25.	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.

Section 40.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.170	Government Facility Community Facility				10′ on each side	10′		for BN zone, 30′ above average building elevation and for BNA zone, 35' above average building elevation.	C See Spec. Reg. 1			
.180	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

45.05 User Guide. The charts in KZC 45.10 contain the basic zoning regulations that apply in each of the BC, BC 1, AND BC 2 zones of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 45.08

Zone BC

Section 45.08 – 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 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/Adjacency to Institutional Use, for further details.

~~3. The required front yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation (does not apply to Public Park uses).~~

~~4. Except if adjoining a low density zone, structure height may be increased above 30 feet in height through a Process IIA, Chapter 150 KZC, if:~~
   ~~a. It will not block local or territorial views designated in the Comprehensive Plan; and~~
   ~~b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. (Does not apply to Public Park uses).~~

5. At least 75 percent of the total gross floor area located on the ground floor of all structures on the subject property must contain retail establishments, restaurants, taverns, hotels or motels, or offices. These uses shall be oriented to an adjacent arterial, a major pedestrian sidewalk, a through block pedestrian pathway or an internal pathway.

3. In the BC 1 and BC 2 zones, side and rear yards abutting a residential zone shall be 20 feet.
4. In the BC 1 and BC 2 zones, all required yards for any portion of a structure must be increased one foot for each foot that any portion of the structure exceeds 35 feet above average building elevation (does not apply to Public Park uses
5. Maximum height of structure is as follows:
a. In the BC zone, if adjoining a low density zone other than RSX, then 25 feet above average building elevation. Otherwise, 30 feet above average building elevation. Except if adjoining a low density zone, structure height may be increased above 30 feet in height through a Process IIA, Chapter 150 KZC, if:
   i. It will not block local or territorial views designated in the Comprehensive Plan;
   ii. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and
   iii. The required front yard of any portion of the structure is increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation (does not apply to Public Park uses).
b. In the BC 1 zone, 35 feet above average building elevation.
c. In the BC 2 zone, 35 feet above average building elevation. Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150 KZC, if:
   i. It will not block local or territorial views designated in the Comprehensive Plan;
   ii. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and
   iii. The required yards of any portion of the structure are increased one foot for each foot that any portion of the structure exceeds 35 feet above average building elevation (does not apply to Public Park uses).

Section 45.10 Zone BC

USE ZONE CHART

Section 45.10	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: 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)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.010	Vehicle Service Station	Process I, Chapter 145 KZC.	22,500 sq. ft.	40′	15′ on each side	15′	80%	~~If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation.~~ See Gen. Regs. 4 &5	A	E	See KZC 105.25.	1. May not be more than two vehicle service stations at any intersection. 2. Gas pump islands may extend 20 feet into the front yard. Canopies or covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.
				See Special Regulation 2.								
.020	A Retail Establishment providing vehicle or boat sales or vehicle or boat service or repair. See Spec. Reg. 2.	None	None	BC: 20′ BC 1 & BC 2: 10′	0′ See Gen. Regs. 3 & 4	0′ See Gen. Regs.3 & 4						1. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in Chapter 105 KZC. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations. 2. Vehicle and boat rental are allowed as part of this use.
.030	Restaurant or Tavern								B		1 per each 100 sq. ft. of gross floor area.	1. For restaurants with drive-in or drive-through facilities: a. One outdoor waste receptacle shall be provided for every eight parking stalls. b. Access for drive-through facilities shall be approved by the Public Works Department. Drive-through facilities shall be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served. c. Landscape Category A shall apply.
.050	A Retail Establishment providing storage services. see also spec. Regs. 1. & 2								A		See KZC 105.25.	1. May include accessory living facilities for resident security manager. 2. This use not permitted in BC 1 & 2 zones.

Section 45.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.060	Any Retail Establishment other than those specifically listed in this zone, selling goods, or providing services including banking and related financial services	None	None	BC: 20′ BC 1 & BC 2: 10′	0′ See Gen. Regs. 3 & 4	0′ See Gen. Regs.3 & 4	80%	~~If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation.~~ See Gen. Regs 4&5	B	E	1 per each 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 assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. 2. Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served. 3. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if: a. The seating and associated circulation area does not exceed more than 10 percent of the gross floor area of the use; and b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.
.070	Office Use								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.	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.

USE ZONE CHART

Section 45.10	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115) Front	Side	Rear	MAXIMUMS: 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)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.080	Hotel or Motel	None	None	BC: 20′ BC 1 & BC 2: 10′	0′ See Gen. Regs. 3 & 4	0′ See Gen. Regs.3 & 4	80%	~~If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation.~~ See Gen. Regs 4&5.	B	E	1 per each room. See also Spec. Reg. 2.	1. May include ancillary meeting and convention facilities. 2. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis.
.090	A Retail Establishment providing entertainment, recreational or cultural activities										1 per every 4 fixed seats.	
.100	Private Lodge or Club								C	B	1 per each 300 sq. ft. of gross floor area.	
.110	Stacked Dwelling Unit. See Special Regulation 1.			Same as the regulations for the ground floor use. See Spec. Reg. 1.						A	1.7 per unit.	1. This use, with the exception of a lobby, may not be located on the ground floor of a structure. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.120	Church			BC: 20′ BC 1 & BC 2: 10′	0′ See Gen. Regs. 3 & 4	0′ See Gen. Regs.3 & 4	80%	~~If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation.~~ See Gen. Regs 4&5	C	B	1 for every four people based on maximum occupancy load of any area of worship. See also Special Reg. 2.	1. May include accessory living facilities for staff persons. 2. No parking is required for day-care or school ancillary to this use.

Section 45.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.130	School or Day-Care Center	None	None	BC: 20′ BC 1 & BC 2: 10′	0′ See Gen. Regs. 3 & 4	0′ See Gen. Regs.3 & 4	80%	~~If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation.~~ See Gen. Regs 4&5	D	B	See KZC 105.25.	1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. Structured play areas must be setback from all property lines as follows: a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. 4. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. 5. May include accessory living facilities for staff persons. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
.140	Mini-School or Mini-Day-Care											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 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).

Section 45.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.150	Assisted Living Facility	None	None	Same as the regulations for the ground floor use. See Spec. Reg. 4.						A	1.7 per independent 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.
.160	Convalescent Center or Nursing Home			BC: 20′ BC 1 & BC 2: 10’	0′ See Gen. Regs. 3 & 4	0′ See Gen. Regs.3 & 4	80%	~~If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation.~~ See Gen. Regs 4&5	C	B	1 for each bed.	1. 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			BC: 20′ BC 1 & BC 2: 10’					A		See KZC 105.25.	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.
.180	Government Facility Community Facility								C See Spec. Reg. 1			
.190	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

Chapter 70 – Holmes Point Overlay Zone (new)

Sections:

70.05 Purpose
70.15 Standards
70.25 Variations from Standards

70.05 Purpose

The purpose of the Holmes Point minimum site disturbance development standards is to allow infill at urban densities while providing an increased level of protection for the Holmes Point area, an urban residential area characterized by a predominance of sensitive environmental features including but not limited to steep slopes, landslide hazard areas and erosion hazard areas, and further characterized by a low level of roads and other impervious surfaces relative to undisturbed soils and vegetation, tree cover and wildlife habitat. These standards limit the allowable amount of site disturbance on lots in Holmes Point to reduce visual impacts of development, maintain community character and protect a high proportion of the undisturbed soils and vegetation, tree cover and wildlife, and require an inspection of each site and the area proposed to be cleared, graded and built on prior to issuance of a building permit.

70.15 Standards

Within the parcels shown on the Kirkland Zoning Map with an (HP) suffix, the minimum density, maximum density and maximum impervious surface standards set forth in Chapter 18 are superseded by this (HP) suffix, and the following development standards shall be applied to all residential development:

1 When review under Chapters 85 or 90 (Environmentally Sensitive Areas) or the City of Kirkland's Surface Water Design Manual is required, the review shall assume the maximum development permitted by this (HP) suffix condition will occur on the subject property, and the threshold of approval shall require a demonstration of no significant adverse impact on properties located downhill or downstream from the proposed development.

2. Total lot coverage shall be limited within every building lot as follows:

   a. On lots up to six thousand five hundred square feet in size, two thousand six hundred square feet;

   b. On lots six thousand five hundred and one to nine thousand square feet in size, two thousand six hundred square feet plus twenty eight percent of the lot area over six thousand five hundred square feet;

c. On lots over nine thousand square feet in size, three thousand three hundred square feet plus ten percent of the lot area over nine thousand square feet;

d. On a lot already developed, cleared or otherwise altered up to or in excess of the limits set forth above prior to (((insert actual effective date of King County P suffix))), new impervious surfaces shall be limited to five percent of the area of the lot, not to exceed 750 square feet;

e. For purposes of computing the allowable lot coveragewithin each lot, private streets, joint-use driveways or other impervious-surfaced access facilities required for vehicular access to a lot in easements or access panhandles shall be excluded from calculations.

Summary Table:

Lot Size	**Maximum Lot Coverage**
Less than 6,500 sq. ft.	2,600 sq. ft.
6501 sq. ft. to 9,000 sq. ft.	2,600 sq. ft. plus 28% of the lot area over 6,500 sq. ft.
9,001 sq. ft. or greater	3,300 sq. ft. plus 10% of the lot area over 9,000 sq. ft.
Developed , cleared or altered lots	New impervious limited to 5% of the total lot are, but not to exceed 750 sq. ft.

3. In addition to the maximum area allowed for buildings and other impervious surfaces under subsection 70.15.2, up to 50 percent of the total lot area may be used for garden, lawn or landscaping, provided:

a. All significant trees, as defined in Chapter 95, must be retained. The limits set forth in this subsection are to be measured at grade level; the area of allowable garden, lawn or landscaping may intrude into the drip line of a significant tree required to be retained under this subsection if it is demonstrated not to cause root damage or otherwise imperil the tree's health;

b. Total site alteration, including impervious surfaces and other alterations, shall not exceed 75 percent of the total lot area; and

c. If development on the lot is to be served by an on-site sewage disposal system, any areas required by the department of public health to be set aside for on-site sewage disposal systems shall be contained as much as possible within the portion of the lot altered for garden, lawn or landscaping as provided by this subsection. If elements of the on-site sewage disposal system must be installed outside the landscaped area,

the elements must be installed so as not to damage any significant trees required to be retained under subsection 70.15.3.a, and any plants that are damaged must be replaced with similar native plants.

4. Subdivisions and short subdivisions shall be subject to the following requirements:

   a. New public or private road improvements shall be the minimum necessary to serve the development on the site in accordance with Chapter 110. The City shall consider granting modifications to the road standards to further minimize site disturbance, consistent with pedestrian and traffic safety, and the other purposes of the road standards; and

   b. Impervious surfaces and other alterations within each lot shall be limited as provided in subsections 2 and 3. In townhouse or multifamily developments, total impervious surfaces and other alterations shall be limited to two thousand six hundred square feet per lot or dwelling unit in the R-6 and R-8 zones, and three thousand three hundred square feet per lot or dwelling unit in the R-4 zone.

5. The Department of Planning and Community Development shall conduct site inspections prior to approving any site alteration or development on parcels subject to this (HP) suffix condition as follows:

   a. Prior to issuing a permit for alteration or building on any individual lot subject to this (HP) suffix condition, the Planning Official shall inspect the site to verify the existing amount of undisturbed area, tree and other plant cover, and any previous site alteration or building on the site. Prior to this inspection and prior to altering the site, the applicant shall clearly delineate the area of the lot proposed to be altered and built on with environmental fencing, high-visibility tape or other conspicuous and durable means, and shall depict this area on a site plan included in the application.

   b. Prior to approving any subdivision, or building permit for more than one dwelling unit on any parcel subject to this (HP) suffix condition, the Planning Official shall inspect the site to verify the amount of undisturbed area, tree and other plant cover, and any previous site alteration or building on the site. Prior to this inspection and prior to altering the site, the applicant shall clearly delineate the area of the proposed grading for streets, flow control and other common improvements, with environmental fencing, high-visibility tape or other conspicuous and durable means, and shall depict this area on a plot plan included in the application. Development of individual lots within any approved subdivision or short subdivision shall be subject to an individual inspection in accordance with subsection a.

6. Areas not covered by impervious surfaces or altered as provided in subsections 2, 3, or 4, which are not environmentally sensitive areas governed by Chapters 85 or 90, shall be maintained in an undisturbed state, except for the following activities:

   a. Incidental trimming or removal of vegetation necessary for protection of property or public health and safety, or the incidental removal of vegetation to be used in the celebration of recognized holidays. Replacement of removed hazardous trees may be required;

   b. Areas infested by noxious weeds may be replanted with appropriate native species or other appropriate vegetation;

   c. Construction of primitive pedestrian-only trails in accordance with the construction and maintenance standards in the U.S. Forest Service "Trails Management Handbook" (FSH 2309.18, June 1987, as amended) and "Standard Specifications for Construction of Trails" (EM-7720-102, June 1996, as amended); but in no case shall trails be constructed of concrete, asphalt or other impervious surface;

   d. Limited trimming and pruning of vegetation for the creation and maintenance of views, and the penetration of direct sunlight, provided the trimming or pruning does not cause root damage or otherwise imperil the tree's health as allowed for in K.C.C. 21A.24.310D.4; and

   e. Individual trees or plants may be replaced with appropriate species on a limited basis. Forested hydrological conditions, soil stability and the duff layer shall be maintained.

7. Conformance with this (HP) suffix condition shall not relieve an applicant from conforming to any other applicable provisions of the Zoning Code, Subdivision Ordinance, or Shoreline Master Program.

70.25 <u>Variations from Standards</u>

For development activity occurring after (((insert actual effective date of King County P suffix))), upon written request from the applicant, the Planning Director may allow up to a ten percent increase in impervious surface on individual lots over the limits set forth above, provided such increase is the minimum necessary to allow reasonable use of the property and meets all other applicable decision criteria for a variance as provided in Chapter 120, and one or more of the following circumstances applies:

1. Development of a lot will require a driveway sixty feet or longer from the lot boundary to the proposed dwelling unit;

2. On-site flow control facilities are required by the Public Works;

3. The requested increase will allow placement of new development on the site in such a way as to allow preservation of one or more additional significant trees, as defined in Chapter 95, that would otherwise be cleared; or

4. The requested increase is necessary to provide additional parking, access ramp or other facilities needed to make a dwelling accessible for a mobility-impaired resident.

ATTACHMENT B

TITLE 22 AMENDMENTS

File No. ANN09-00001

HOW TO READ THIS:

- Text that is covered by a strike-through (~~strike-through~~) is existing text currently contained in the Zoning Code that is to be deleted.
- Text that is underlined (underlined), with the exception of section headings, is new text that is to be added.

Chapter 22.08, DEFINITIONS *(add annexation drainage basins)*

22.08.190 Primary basins.
"Primary basins" means the watersheds associated with the following ~~five~~ seven creeks: (1) Juanita Creek, (2) Forbes Creek, (3) Cochran Springs Creek, (4) Yarrow Creek, ~~and~~ (5) Carillon Creek, (6) Denny Creek, and (7) Champagne Creek as shown in the Kirkland sensitive areas maps. (Ord. 3705 § 2 (part), 1999)

22.08.203 Secondary basins.
"Secondary basins" means the Moss Bay Basin, Houghton Basin, ~~and~~ Kirkland Slope Basin, Holmes Point Basin , and Kingsgate Slope Basin which are also depicted as the urban drainage basins on the Kirkland sensitive areas maps. (Ord. 3705 § 2 (part), 1999)

Chapter 22.28, DESIGN REQUIREMENTS

22.28.030 Lots—Size. *(reference minimum lot sizes contains in the RSA use zone charts since the Zoning Map only reflects units per acre in the RSA zones)*
All lots within a subdivision must meet the minimum size requirements established for the property in the Kirkland zoning code or other land use regulatory document. If a property is smaller than that required for subdivision by an amount less than or equal to ten percent of the minimum lot size for the zoning district as shown on the Kirkland zoning map or as indicated in the Kirkland zoning code, subdivision may still proceed as long as the shortage of area is spread evenly over all of the lots in the subdivision. In cases where an existing structure or other physical feature (sensitive area, easement, etc.) makes even distribution of the size shortage difficult, an exception to the even distribution may be made.
If a property is smaller than that required for subdivision by an amount greater than ten percent and less than or equal to fifteen percent of the minimum lot size for the zoning district as shown on the Kirkland zoning map or as indicated in the Kirkland zoning code, subdivision may also proceed, as long as:
(a) The shortage of area is spread evenly over all of the lots in the subdivision (unless an existing structure or other physical feature such as a sensitive area or easement makes even distribution of the size shortage difficult); and
(b) All lots have a minimum lot width at the back of the required front yard of no less than fifty feet (unless the garage is located at the rear of the lot or the lot is a flag lot); and
(c) In zoning districts for which the zoning code establishes a floor area ratio (FAR) limitation, a covenant is signed prior to recording of the plat ensuring that building on the new lots will comply with an

FAR restriction at least ten percentage points less than that required by the zoning district as shown on the Kirkland zoning map; and

(d) If any lot is smaller than the minimum lot size for the zoning district by an amount greater than five percent of the minimum lot size, the subdivision shall be reviewed and decided using process IIB described in Chapter 152 of Title 23 of this code. In addition to meeting the decisional criteria found in Chapter 152 of Title 23 of this code, approval of the application may only be recommended if the new lots are compatible, with regard to size, with other lots in the immediate vicinity of the subdivision.

A covenant must also be signed prior to recording of the plat to ensure that the garage will be located at the rear of the lot in cases where this option is chosen under subsection (b) of this section. (Ord. 3705 § 2 (part), 1999)

22.28.040 Lots—Lot averaging. *(prohibit additional lot averaging in the RSA zones since the RSA zoning already allows lot averaging beyond current Kirkland allowances)*

In multiple lot subdivisions not located in an RSA zone and not subject to Section 22.28.030, the minimum lot area shall be deemed to have been met if the average lot area is not less than the minimum lot area required of the zoning district in which the property is located as identified on the zoning map. Under this provision, either:

(a) Not more than twenty percent of the number of lots in a subdivision and one of the lots in a short plat may contain an area less than the prescribed minimum for this zoning district. In no case shall any lots be created which contain an area more than ten percent less than the prescribed minimum for this zoning district; or

(b) Up to seventy-five percent of the number of lots in a subdivision or short plat may contain an area less than the prescribed minimum for this zoning district if the lots which would be created contain an area no more than five percent less than prescribed.

These smaller lots shall be located so as to have the least impact on surrounding properties and public rights-of-way.

Using process IIA, Chapter 150 of Title 23 of this code, and the applicable sections of Chapters 22.12 or 22.20 of this title, additional lot averaging may be achieved. Through process IIA, not more than thirty percent of the number of lots in a subdivision, and two of the lots in a short plat, may contain an area less than the prescribed minimum for this zoning district as long as the average lot area is not less than the minimum lot area required for the zoning district in which the property is located as identified on the zoning map. In no case shall any lots be created through this process which contain an area more than fifteen percent less than the prescribed minimum for this zoning district. The smaller lots shall be located so as to have the least impact on surrounding properties and public rights-of-way. In addition, the plat or short plat must meet the following criteria:

(1) The averaging is necessary because of special circumstances regarding the size, shape, topography, or location of the subject property, or the location of a preexisting improvement on that subject property; and

(2) The averaging will not be materially detrimental to the property or improvements in the area of the subject property or to the city in part or as a whole; and

(3) Existing significant trees and vegetation will be preserved where feasible to buffer the adjacent properties from the smaller lots in the subject subdivision.

Additional lot averaging may only be addressed and obtained through the provisions of Chapter 125, Planned Unit Development, of Title 23 of this code and the applicable sections of Chapters 22.12 or 22.20 of this title. (Ord. 4011 § 2, 2005: Ord. 3705 § 2 (part), 1999)

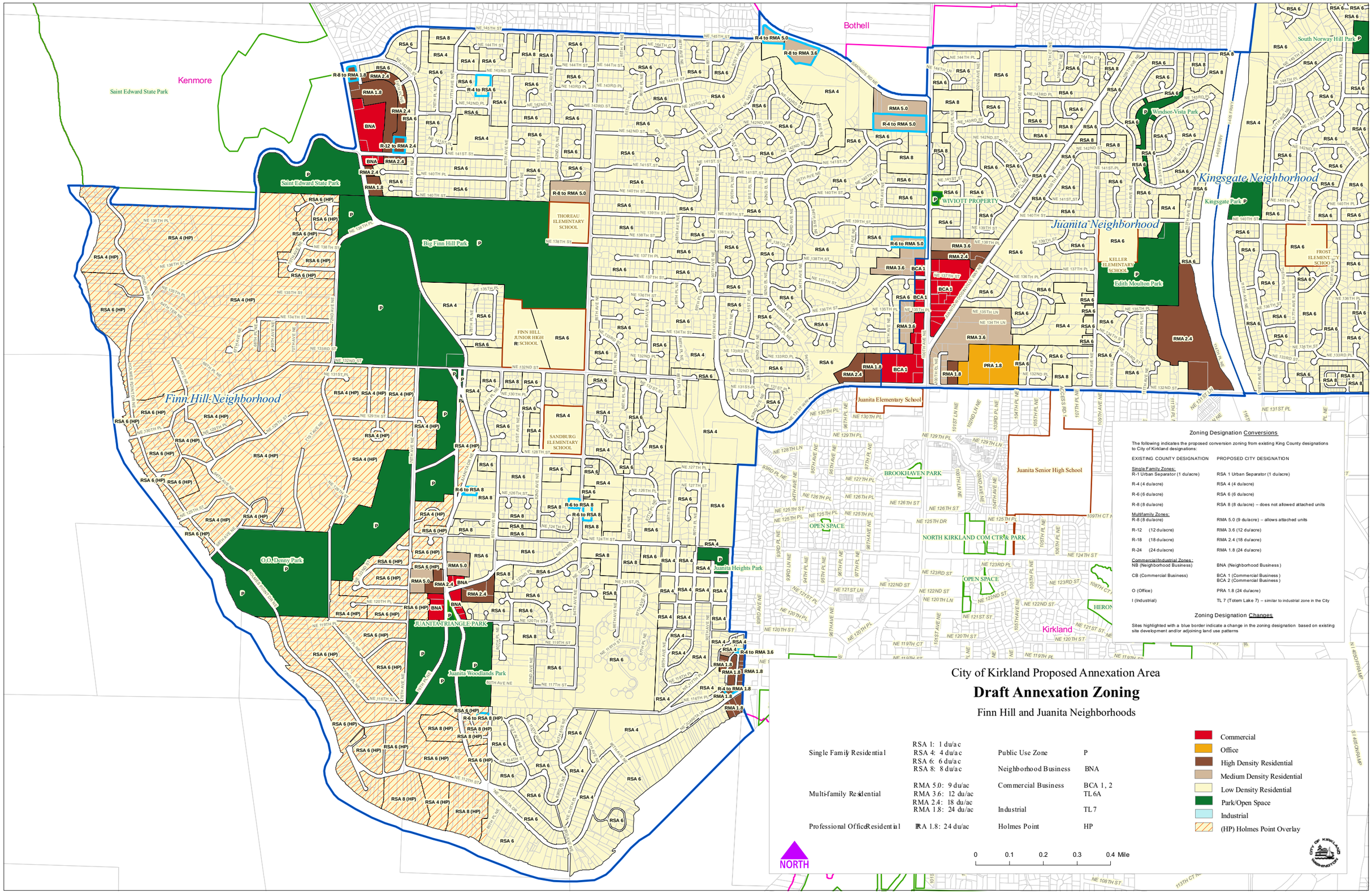
22.28.080 Access—Required. *(change easement computation to reflect RSA zoning allowances)*

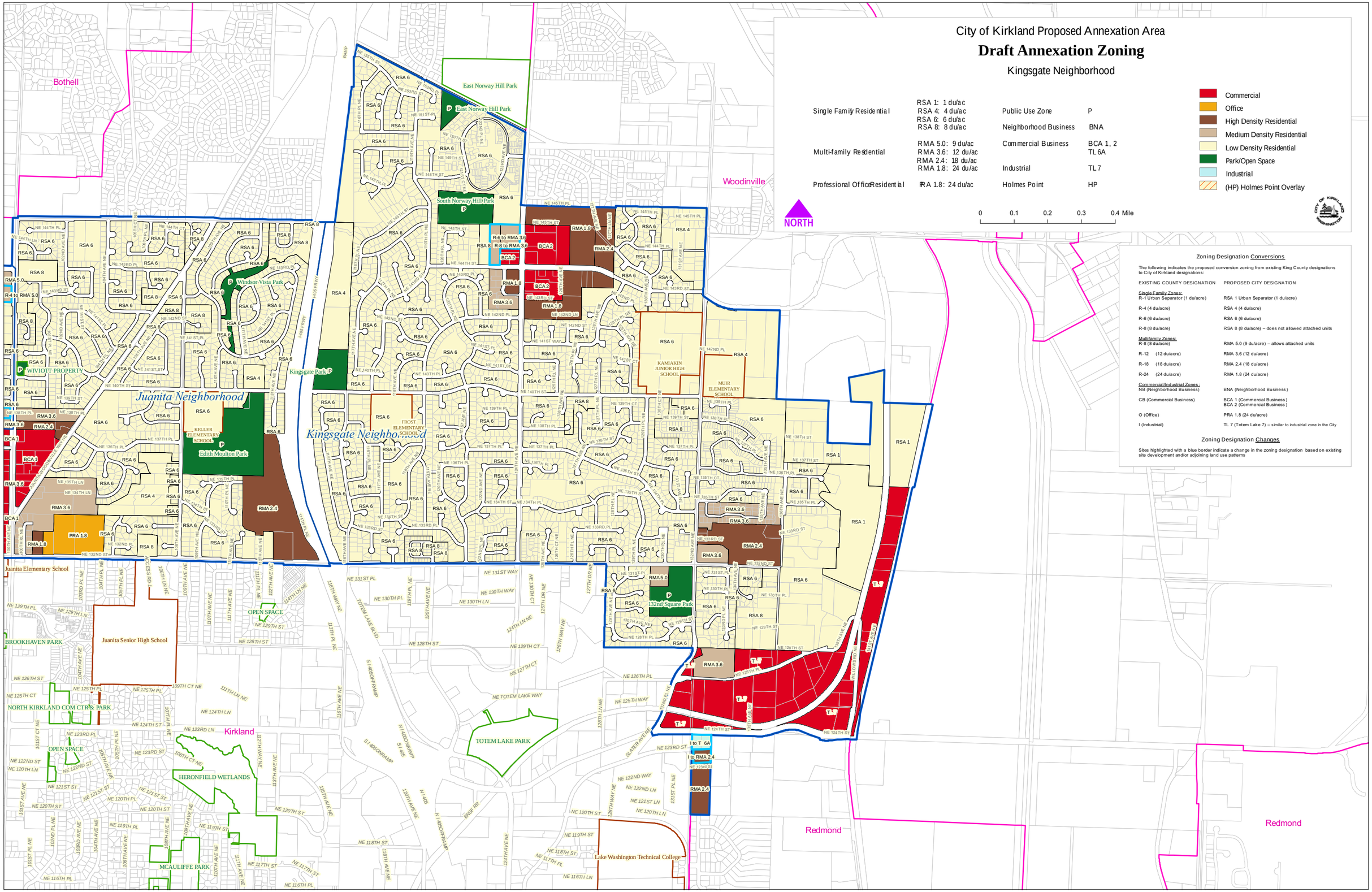
(a) All lots must have direct legal access as required by the zoning code, including Section 115.80, Legal Building Site, and Section 105.10, Vehicular Access Easement or Tract Standards, of Title 23 of this code. The city will determine whether access will be by right-of-way or vehicular-access easement or tract on a case-by-case basis.

(b) Unless otherwise provided in the Kirkland Zoning Code, ~~T~~the area of a vehicular-access easement or tract shall not be included in the computation of the lot area for the servient lot. However:

(1) If the vehicular easement serves only one lot which does not abut a public right-of-way, the easement shall be included in the lot area for the servient lot; provided, that the servient lot abuts a public right-of-way and is not a flag lot; and

(2) The area of a vehicular-access easement shall be included in the lot area for cottage housing development approved pursuant to Chapter 113 of the Kirkland Zoning Code. (Ord. 4152 § 2, 2008: Ord. 4122 § 1 (part), 2008: Ord. 3705 § 2 (part), 1999)


City of Kirkland Proposed Annexation Area
Draft Annexation Zoning
Finn Hill and Juanita Neighborhoods
Single Family Residential
RSA 1: 1 du/ac
RSA 4: 4 du/ac
RSA 6: 6 du/ac
RSA 8: 8 du/ac
Multi-Family Residential
RMA 5.0: 9 du/ac
RMA 3.6: 12 du/ac
RMA 2.4: 18 du/ac
RMA 1.8: 24 du/ac
Professional Office/Residential
PRA 1.8: 24 du/ac
Public Use Zone P
Neighborhood Business BNA
Commercial Business BCA 1, 2 TL6A
Industrial TL7
Holmes Point HP
Commercial
Office
High Density Residential
Medium Density Residential
Low Density Residential
Park/Open Space
Industrial
(HP) Holmes Point Overlay
0 0.1 0.2 0.3 0.4 Mile
NORTH
Zoning Designation Conversions
The following indicates the proposed conversion zoning from existing King County designations to City of Kirkland designations:
EXISTING COUNTY DESIGNATION
PROPOSED CITY DESIGNATION
Single Family Zones:
R-1 Urban Separator (1 du/acre)
RSA 1 Urban Separator (1 du/acre)
R-4 (4 du/acre)
RSA 4 (4 du/acre)
R-6 (6 du/acre)
RSA 6 (6 du/acre)
R-8 (8 du/acre)
RSA 8 (8 du/acre) – does not allowed attached units
Multifamily Zones:
R-8 (8 du/acre)
RMA 5.0 (9 du/acre) – allows attached units
R-12 (12 du/acre)
RMA 3.6 (12 du/acre)
R-18 (18 du/acre)
RMA 2.4 (18 du/acre)
R-24 (24 du/acre)
RMA 1.8 (24 du/acre)
Commercial/Industrial Zones:
NB (Neighborhood Business)
BNA (Neighborhood Business)
CB (Commercial Business)
BCA 1 (Commercial Business)
BCA 2 (Commercial Business)
O (Office)
PRA 1.8 (24 du/acre)
I (Industrial)
TL 7 (Totem Lake 7) – similar to industrial zone in the City
Zoning Designation Changes
Sites highlighted with a blue border indicate a change in the zoning designation based on existing site development and/or adjoining land use patterns
Kenmore
Bothell
Kirkland
Saint Edward State Park
Finn Hill Neighborhood
Juanita Neighborhood
Kingsgate Neighborhood
Big Finn Hill Park
O.O.Denny Park
JUANITA TRIANGLE PARK
Juanita Woodlands Park
Juanita Heights Park
Kingsgate Park
Windsor-Vista Park
South Norway Hill Park
Edith Moulton Park
WIVIOTT PROPERTY
BROOKHAVEN PARK
OPEN SPACE
NORTH KIRKLAND COM CTR & PARK
THOREAU ELEMENTARY SCHOOL
FINN HILL JUNIOR HIGH SCHOOL
SANDBURG ELEMENTARY SCHOOL
Juanita Elementary School
Juanita Senior High School
KELLER ELEMENTARY SCHOOL
FROST ELEMENTARY SCHOOL
R-8 to RMA 1.8
RMA 2.4
RMA 1.8
BNA
R-12 to RMA 2.4
R-4 to RSA 6
R-8 to RMA 5.0
R-4 to RMA 5.0
R-8 to RMA 3.6
RMA 5.0
R-6 to RMA 5.0
RMA 3.6
BCA 1
PRA 1.8
R-6 to RSA 8
R-4 to RMA 3.6
R-4 to RMA 1.8
R-6 to RSA 8 (HP)
RSA 4 (HP)
RSA 6 (HP)
RSA 8 (HP)


City of Kirkland Proposed Annexation Area
Draft Annexation Zoning
Kingsgate Neighborhood
Single Family Residential
RSA 1: 1 du/ac
RSA 4: 4 du/ac
RSA 6: 6 du/ac
RSA 8: 8 du/ac
Multi-family Residential
RMA 5.0: 9 du/ac
RMA 3.6: 12 du/ac
RMA 2.4: 18 du/ac
RMA 1.8: 24 du/ac
Professional Office/Residential
PRA 1.8: 24 du/ac
Public Use Zone
P
Neighborhood Business
BNA
Commercial Business
BCA 1, 2
TL 6A
Industrial
TL 7
Holmes Point
HP
Commercial
Office
High Density Residential
Medium Density Residential
Low Density Residential
Park/Open Space
Industrial
(HP) Holmes Point Overlay
NORTH
0 0.1 0.2 0.3 0.4 Mile
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PROPOSED CITY DESIGNATION
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R-6 (6 du/acre) — RSA 6 (6 du/acre)
R-8 (8 du/acre) — RSA 8 (8 du/acre) – does not allowed attached units
Multifamily Zones:
R-8 (8 du/acre) — RMA 5.0 (9 du/acre) – allows attached units
R-12 (12 du/acre) — RMA 3.6 (12 du/acre)
R-18 (18 du/acre) — RMA 2.4 (18 du/acre)
R-24 (24 du/acre) — RMA 1.8 (24 du/acre)
Commercial/Industrial Zones:
NB (Neighborhood Business) — BNA (Neighborhood Business)
CB (Commercial Business) — BCA 1 (Commercial Business) BCA 2 (Commercial Business)
O (Office) — PRA 1.8 (24 du/acre)
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Zoning Designation Changes
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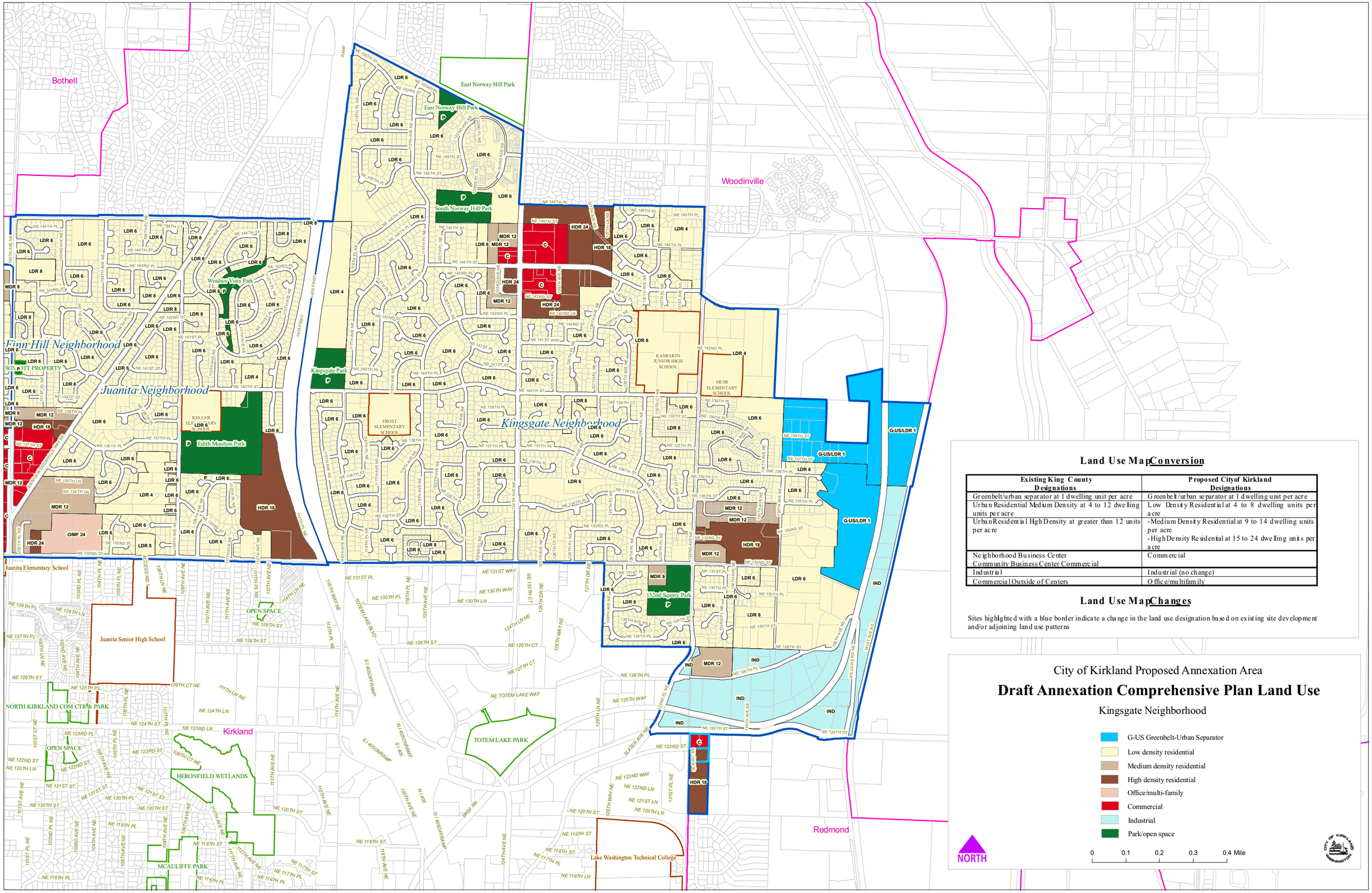
Bothell
Woodinville
Kirkland
Redmond
Juanita Neighborhood
Kingsgate Neighborhood
East Norway Hill Park
South Norway Hill Park
Windsor Vista Park
Kingsgate Park
WIVIOTT PROPERTY
Edith Moulton Park
KELLER ELEMENTARY SCHOOL
FROST ELEMENTARY SCHOOL
KAMIAKIN JUNIOR HIGH SCHOOL
MUIR ELEMENTARY SCHOOL
Juanita Elementary School
Juanita Senior High School
BROOKHAVEN PARK
NORTH KIRKLAND COM CTR & PARK
OPEN SPACE
HERONFIELD WETLANDS
MCAULIFFE PARK
TOTEM LAKE PARK
132nd Square Park
Lake Washington Technical College
R-6 to RMA 3.6
R-8 to RMA 3.6
I to T 6A
I to RMA 2.4


Bothell
Woodinville
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Finn Hill Neighborhood
Juanita Neighborhood
Kingsgate Neighborhood
East Norway Hill Park
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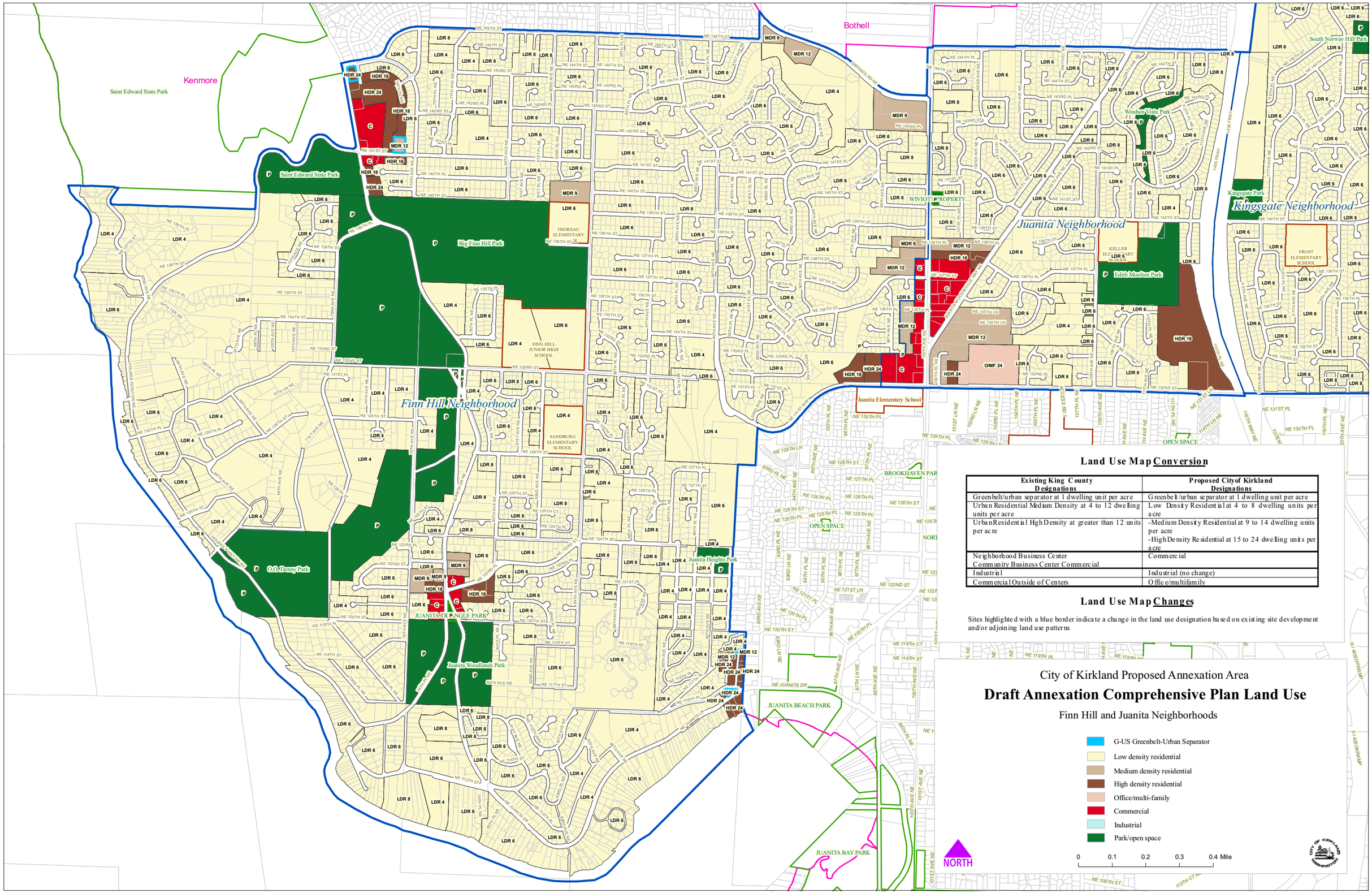
132nd Square Park
TOTEM LAKE PARK
HERONFIELD WETLANDS
MCAULIFFE PARK
NORTH KIRKLAND COM CTR & PARK
OPEN SPACE
Lake Washington Technical College
Land Use Map Conversion
Existing King County Designations
Proposed City of Kirkland Designations
Greenbelt/urban separator at 1 dwelling unit per acre
Greenbelt/urban separator at 1 dwelling unit per acre
Urban Residential Medium Density at 4 to 12 dwelling units per acre
Low Density Residential at 4 to 8 dwelling units per acre
Urban Residential High Density at greater than 12 units per acre
- Medium Density Residential at 9 to 14 dwelling units per acre
- High Density Residential at 15 to 24 dwelling units per acre
Neighborhood Business Center
Community Business Center Commercial
Commercial
Industrial
Industrial (no change)
Commercial Outside of Centers
Office/multifamily
Land Use Map Changes
Sites highlighted with a blue border indicate a change in the land use designation based on existing site development and/or adjoining land use patterns
City of Kirkland Proposed Annexation Area
Draft Annexation Comprehensive Plan Land Use
Kingsgate Neighborhood
G-US Greenbelt-Urban Separator
Low density residential
Medium density residential
High density residential
Office/multi-family
Commercial
Industrial
Park/open space
0
0.1
0.2
0.3
0.4 Mile
NORTH



Land Use Map Conversion

Existing King County Designations	Proposed City of Kirkland Designations
Greenbelt/urban separator at 1 dwelling unit per acre	Greenbelt/urban separator at 1 dwelling unit per acre
Urban Residential Medium Density at 4 to 12 dwelling units per acre	Low Density Residential at 4 to 8 dwelling units per acre
Urban Residential High Density at greater than 12 units per acre	-Medium Density Residential at 9 to 14 dwelling units per acre -High Density Residential at 15 to 24 dwelling units per acre
Neighborhood Business Center Community Business Center Commercial	Commercial
Industrial	Industrial (no change)
Commercial Outside of Centers	Office/multifamily

Land Use Map Changes

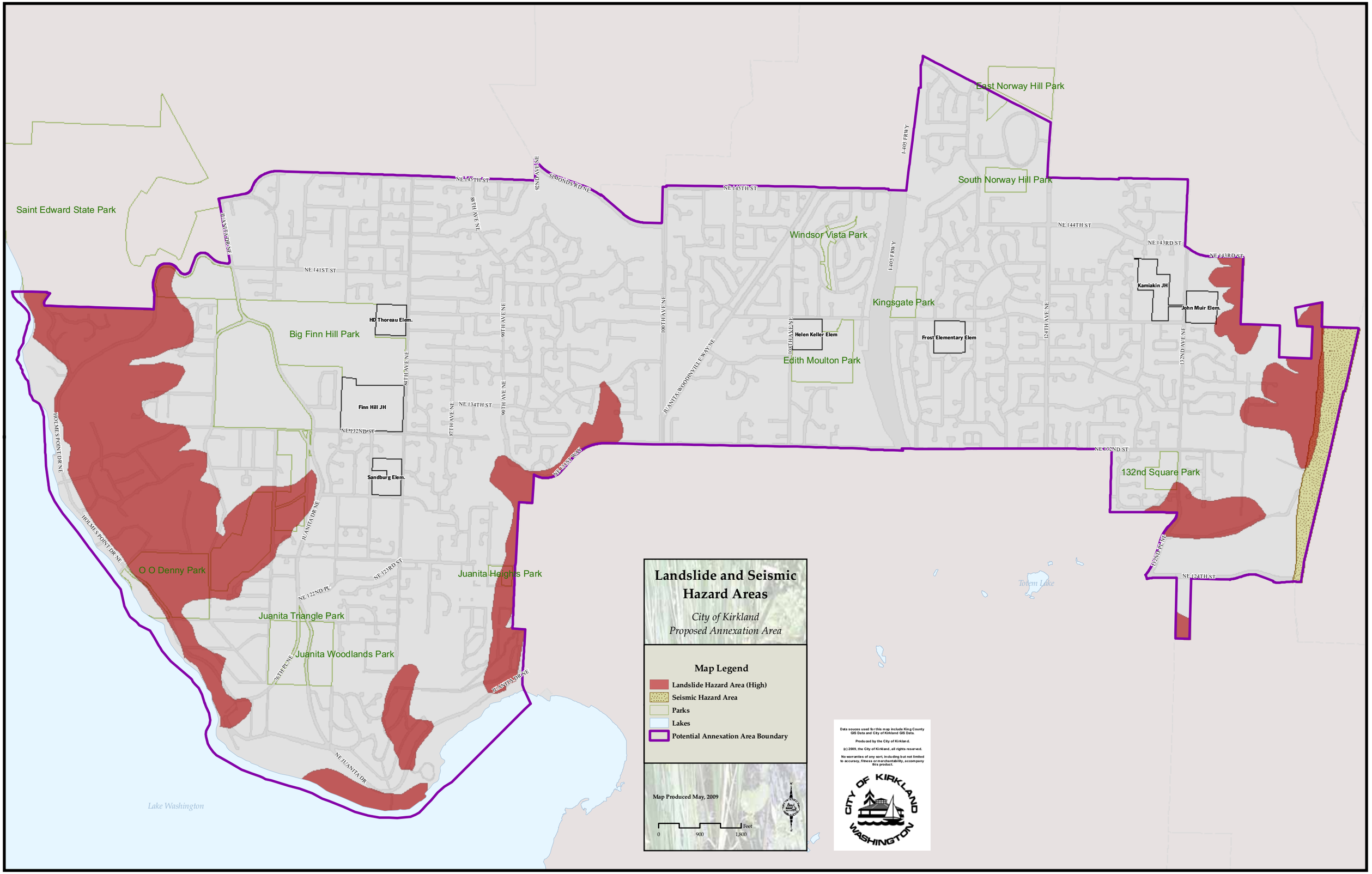
Sites highlighted with a blue border indicate a change in the land use designation based on existing site development and/or adjoining land use patterns

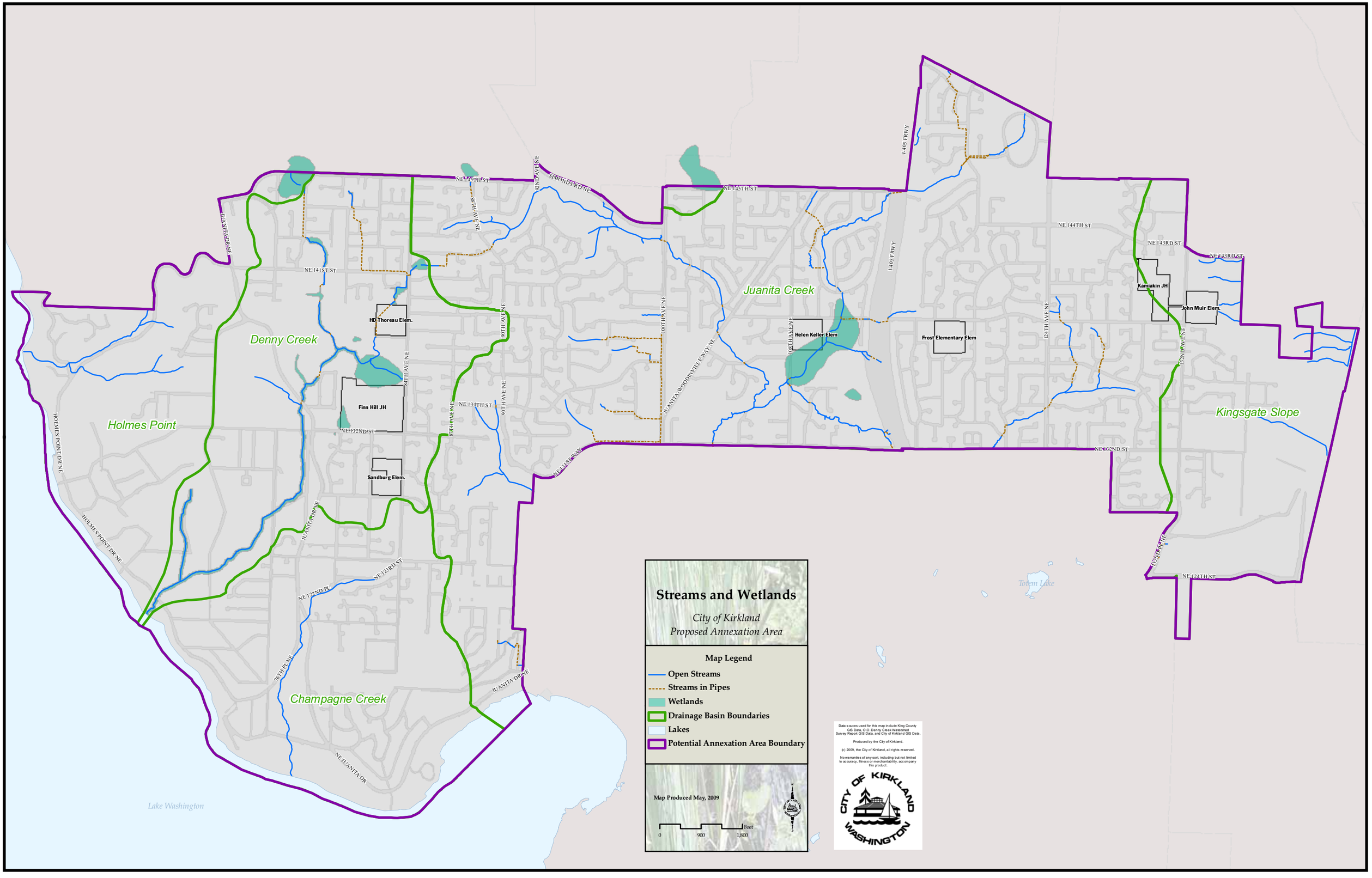
City of Kirkland Proposed Annexation Area

Draft Annexation Comprehensive Plan Land Use

Finn Hill and Juanita Neighborhoods

- G-US Greenbelt-Urban Separator
- Low density residential
- Medium density residential
- High density residential
- Office/multi-family
- Commercial
- Industrial
- Park/open space


Landslide and Seismic Hazard Areas
City of Kirkland
Proposed Annexation Area
Map Legend
Landslide Hazard Area (High)
Seismic Hazard Area
Parks
Lakes
Potential Annexation Area Boundary
Map Produced May, 2009
0
900
1,800
Feet
Data souces used for this map include King County GIS Data and City of Kirkland GIS Data.
Produced by the City of Kirkland.
(c) 2009, the City of Kirkland, all rights reserved.
No warranties of any sort, including but not limited to accuracy, fitness or merchantability, accompany this product.
CITY OF KIRKLAND WASHINGTON
Saint Edward State Park
East Norway Hill Park
South Norway Hill Park
Windsor Vista Park
Kingsgate Park
Edith Moulton Park
Big Finn Hill Park
132nd Square Park
Juanita Heights Park
Juanita Triangle Park
Juanita Woodlands Park
O O Denny Park
Lake Washington
Totem Lake
HD Thoreau Elem.
Finn Hill JH
Sandburg Elem.
Helen Keller Elem
Frost Elementary Elem
Kamiakin JH
John Muir Elem.
NE 145TH ST
SIMONDS RD NE
NE 141ST ST
NE 134TH ST
NE 132ND ST
NE 123RD ST
NE 122ND PL
NE 124TH ST
NE 143RD ST
NE 144TH ST
NE JUANITA DR
JUANITA DR NE
JUANITA WOODINVILLE WAY NE
HOLMES POINT DR NE
I-405 FRWY
84TH AVE NE
87TH AVE NE
88TH AVE NE
90TH AVE NE
100TH AVE NE
108TH AVE NE
124TH AVE NE
132ND AVE NE
132ND PL NE
76TH PL NE


Streams and Wetlands
City of Kirkland
Proposed Annexation Area
Map Legend
Open Streams
Streams in Pipes
Wetlands
Drainage Basin Boundaries
Lakes
Potential Annexation Area Boundary
Map Produced May, 2009
0
900
1,800
Feet
Data sources used for this map include King County GIS Data, O.O. Denny Creek Watershed Survey Report GIS Data, and City of Kirkland GIS Data.
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CITY OF KIRKLAND WASHINGTON
Juanita Creek
Denny Creek
Holmes Point
Kingsgate Slope
Champagne Creek
Lake Washington
Totem Lake
NE 145TH ST
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