



CITY OF KIRKLAND
Department of Planning and Community Development
123 Fifth Avenue, Kirkland, WA 98033 425-587-3225
www.ci.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

From: Dorian Collins, Senior Planner
Eric Shields, Planning Director

Date: June 7, 2012

Subject: **ADOPTION OF AMENDMENTS TO THE ZONING CODE RELATING TO THE TOTEM LAKE BUSINESS DISTRICT (FILE ZON11-00034)**

RECOMMENDATION

Council approves the attached ordinance amending the Kirkland Zoning Code:

- Ordinance O-4357, amending various sections of the Kirkland Zoning Code intended to simplify regulations and permit processes in order to remove potential barriers to development, provide greater flexibility and add or expand incentives to encourage development in the Totem Lake business district.

BACKGROUND

The Planning Commission discussed the proposed amendments at four study sessions since September of 2011, and held a public hearing on May 24th. Citizens, property owners and representatives from the Kirkland Chamber of Commerce spoke in support of the amendments. **No citizens provided testimony in opposition to the changes.**

The recommended amendments include many changes intended to simplify and expand development opportunities. Important changes include increased height limits in many zones, flexibility in ground floor uses, reduced setbacks throughout the district, expanded retail uses in two zones, and a reduction in the minimum acreage required for a Master Plan in the TL 5 zone, to enable more property owners to choose this intensive, planned development approach

The Planning Commission's recommendations and a summary of all the proposed changes are included as Exhibit A to this memo. Exhibit B is a copy of the staff memorandum to the Planning Commission provided for the public hearing, which was held on May 24, 2012 (see: [Hearing Packet - Part 1](#), [Hearing Packet - Part 2](#) and [Hearing Packet - Part 3](#)). The two sets of documents provide a comprehensive summary of the proposed Zoning Code amendments. Additional background information can be found at [Planning Commission](#), which presents packet materials provided for the Planning Commission study sessions held on September 8, 2011, October 27, 2011, January 1, 2012, March 22, 2012. Written public comments received are contained in Exhibit C.

Exhibits D is an updated version of proposed amendments that incorporate the changes recommended by the Planning Commission at the hearing. All of the changes recommended have been incorporated, other than the consolidation of the TL 1 and the TL 10 charts, which had been suggested by staff. The consolidation of the subarea regulations onto a single chart was found to be more complex and confusing than originally thought. Staff suggests that all of the TL charts be revised and simplified when the next update to the Totem Lake Neighborhood Plan and subsequent changes to zoning regulations occurs.

A map of the Totem Lake business district zones is included in Exhibit E.

SEPA Compliance

A SEPA Addendum for the draft code amendments was issued on May 23, 2012 (see Exhibit F). The Addendum was to the City of Kirkland 2004 Draft and Final Comprehensive Plan 10-year Update EIS. No additional significant adverse impacts are anticipated as a result of the proposed amendments.

DECISIONAL CRITERIA FOR AMENDING THE ZONING CODE

Section KZC 135.25 establishes the criteria for evaluating text amendments to the Zoning Code. These criteria and the relationship of the proposal to them are as follows:

Criteria 1 - The proposed amendment is consistent with the applicable provisions of the Comprehensive Plan;

The proposed revisions to development standards are consistent with the goals and policies established in the Totem Lake Neighborhood Chapter of the Comprehensive Plan goals for the Totem Lake business district.

Criteria 2 - The proposed amendment bears a substantial relation to public health, safety, or welfare; and

The proposed amendments support the goals of the City to provide opportunities for commercial and residential development within the Totem Lake Urban Center. The increased flexibility and opportunity for development supported by the amendments will encourage development to occur close to transit, thus reducing energy consumption and air pollution.

Criteria 3 - The proposed amendment is in the best interest of the residents of Kirkland.

The proposed amendments simplify regulations and provide incentives for development consistent with adopted economic development policies and the vision for the Totem Lake neighborhood. The amendments retain requirements for the inclusion of affordable housing in residential development and an enhanced vehicular and pedestrian network to provide a desirable environment for Kirkland's citizens.

EXHIBITS

- A. Planning Commission Recommendation to City Council

- B. Staff Memorandum (dated May 17, 2012) and Materials for Public Hearing
- C. Public Comments
- D. Proposed Amendments for TL 7 – Planning Commission Revisions following Public Hearing
- E. Totem Lake Zoning Map
- F. SEPA Addendum

cc: ZON11-00034
Email distribution list



CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587-3225
www.kirklandwa.gov

MEMORANDUM

To: City Council

From: Planning Commission
Jay Arnold, Chair
Mike Miller

Date: June 5, 2012

Subject: **PLANNING COMMISSION RECOMMENDATION**
ZONING CODE AMENDMENTS – TOTEM LAKE BUSINESS DISTRICT
FILE ZON11-00034

I. INTRODUCTION

We are pleased to submit, on behalf of the Planning Commission, the recommended amendments to the Zoning Code for the Totem Lake Business District for the consideration of the City Council. The concept for the amendments emerged initially from the Totem Lake Symposium in 2010, which led to the City Council's Totem Lake Action Plan. The proposed amendments fulfill the task included in the Action Plan which calls for the study of zoning regulations and permit processes, with the objective to develop amendments that would remove potential barriers to development, provide greater flexibility and expand incentives to encourage development. The scope for this task limits the proposed changes to those that do not require amendments to the Comprehensive Plan. As part of its 2012-2013 work plan, the Commission will consider changes to the Totem Lake Neighborhood Plan. Additional changes to the development standards for the Totem Lake business district may be recommended at that time.

The Planning Commission gave careful consideration to all of the input we received in formulating our recommendations to the City Council. Please see Exhibit C to the transmittal memo from staff to review written comments submitted for this project.

We believe the proposed amendments would successfully implement the objectives of the Totem Lake Action Plan, while remaining consistent with the vision for the district established in the Totem Lake Neighborhood Plan.

II. RECOMMENDATION

The Planning Commission recommends that the following amendments to the Zoning Code be approved:

- A. Chapter 5 – Definitions: Text changes to add a new definition for Commercial Use. The new use would include all uses currently allowed under the definitions for Office Use, Retail Establishment, Restaurant or Tavern, and Entertainment, Cultural and/or Recreational Facility (see Attachment 8 to Exhibit B).

- B. Chapter 55: Totem Lake Zones: Text changes to all zones in the Totem Lake Neighborhood, other than TL 9B, to provide increased flexibility and expand opportunities for development. The amendments also provide greater uniformity across the zones, and eliminate obsolete or vague regulations (see Attachments 9-15 and 17-23 to Exhibit B, and revisions proposed for the TL 7 zone shown in Exhibit D).
- C. Chapter 92: Design Regulations: Changes clarify that the design regulations do not apply to the TL 7 zone (see Attachment 24 to Exhibit B).
- D. Chapter 142: Design Guidelines: Amendments provide authority to the Planning Official to use the Design Guidelines adopted in the Municipal Code rather than the design regulations contained in Chapter 92 of the Zoning Code in reviewing development proposals, where specified in zoning regulations (see Attachment 25 to Exhibit B).

III. KEY ISSUES

The Planning Commission discussed the proposed amendments at four study sessions since September of 2011, and held a public hearing on May 24th. Citizens, property owners and representatives from the Kirkland Chamber of Commerce spoke in support of the amendments. No citizens provided testimony in opposition to the changes.

The recommended amendments include many changes intended to simplify and expand development opportunities. Important changes include increased height limits in many zones, flexibility in ground floor uses, reduced setbacks throughout the district, expanded retail uses in two zones, and a reduction in the minimum acreage required for a Master Plan in the TL 5 zone, to enable more property owners to choose this intensive, planned development approach.

Key areas of discussion for the Commission included:

- Ground floor use requirements:

The Planning Commission discussed approaches that would provide greater flexibility for development while preserving commercial space at a predetermined, predictable level in the district's commercial areas. Certain zones in Totem Lake (TL 4, TL 5 and TL 6) have regulations that require that a percentage of the gross floor area on the ground floor of structures be in retail use. The Urban Land Institute study concluded that allowing a broader range of ground floor uses may be more responsive to the needs of future development in areas where high levels of retail development cannot be supported. The proposed amendments would establish a *commercial* (defined to include office, retail, recreational, etc.) floor area ratio (FAR) rather than a requirement that a mandated percentage of the gross floor area on the ground floor be in *retail* uses.

The Commission concluded that an FAR that would require that 20% (FAR of .2) of the ground floor be in commercial uses was appropriate, as it is consistent with the existing amount of commercial use found to exist in mixed use developments in the City's zones which have a requirement for ground floor retail. The proposed regulations include a process for approval of a minor reduction in the ground floor commercial gross floor area, "if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation". The Commission discussed the use of a "floor" to the reduction, to ensure that a minimum floor area is maintained, but concluded that the regulation may be more successful if a floor to this reduction is not stated in the regulation.

Related changes would also eliminate the restriction on ground floor residential space, consistent with the regulations in place in the Central Business District. In its discussions, the Commission determined that the restriction on residential use is not necessary if a minimum area for commercial use is established, and design regulations are in place to ensure a pedestrian environment on the ground floor.

A new general regulation is proposed to accompany these changes that would ensure that pedestrian oriented design would continue to be required along pedestrian and vehicular routes.

- Increases to maximum building height:

Increases to building height limits are recommended in most of the district's zones. The increases are intended to address a variety of objectives, including providing increased development opportunity and consistency in regulations for uses within zones. The increases proposed are generally as substantial as possible within the framework of the existing neighborhood plan policies.

An important element we discussed in considering increases to building height limits is the support for residential use provided in the Totem Lake Neighborhood Plan. The Plan establishes five Housing Incentive Areas, in which incentives for residential uses are to be provided through development regulations. The main technique used in zoning in Totem Lake to encourage residential development (including housing affordability) has been taller building height limits for this use. The proposed amendments include increases to height limits for non-residential uses, but maintain a building height incentive in the designated Housing Incentive Areas for residential use.

- TL 7: Expansion of retail uses, design review and Church use limitation:

- *Retail Use:* Public testimony suggested that changes be made to a number of the restrictions on retail uses within the TL 7 zone. The Planning Commission discussed the requested changes, and concluded that some of the use listings in place for retail uses in the TL 7 zone could be revised to allow retail development in the western portion of this zone that is adjacent to the core of the commercial district.

The land use designation for the TL 7 zone in the Totem Lake Neighborhood Plan is for light industrial use, and the neighborhood plan states that retail uses may be limited in the area. In order to ensure the amendments remain consistent with the Comprehensive Plan, the proposed expansion of retail uses is limited to the western half of the zone (see map, Attachment 1).

- *Design Review:* The Commission also discussed the use of design review within the TL 7 zone. Since much of the area is developed in a more traditionally industrial pattern or is otherwise not pedestrian-oriented, the prescriptive design regulations contained in Chapter 92 of the Zoning Code are not appropriate for review of development proposals in the area. The recommended amendments propose a new approach to design review, which would allow staff to use the design guidelines which are more flexible and applicable to a broader variety of building forms, in lieu of the design regulations in project review.
- *Church Use:* The recommended amendments include a special regulation that would limit church use to existing structures within the TL 7 zone. The Commission concluded

that this limitation was advisable to prevent the development of a new church use in an area ideally situated for commercial uses, close to Totem Center. Since church uses had been permitted within the use listing for a "multi-use complex", which the proposed amendments would eliminate, the Commission agreed that the use should continue to be allowed within the zone, and that the limitation to existing structures would meet the needs of most church uses interested in the location.

Changes to draft amendments for TL 7 (See Exhibit D): The Planning Commission made the following changes to the recommended amendments during our deliberation following the public hearing:

1. Clarification of the description of the western portion of the TL 7 zone where provisions for retail uses would be expanded.
 2. Use of the administrative design review process throughout the entire TL 7 zone, with the use of design guidelines in lieu of design regulations for project review.
 3. Addition of a special regulation limiting church uses to existing structures.
- TL 10B: Addition of new listing for Vehicle or Boat Repair, Services, Washing or Rental:

Public testimony suggested that the western end of TL 10B, adjacent to 120th Avenue NE, is appropriate for some retail uses, and in particular, a listing that would allow vehicle service. While the Comprehensive Plan does not support retail uses in this zone, the proposed addition of a vehicle service use to the TL 10B regulations is relatively minor, and is consistent with uses permitted in zones surrounding the TL 10B subarea. The properties adjacent to 120th Avenue NE are different from others elsewhere in this zone, since they abut a busy arterial and are near other retail uses to the north and south. The Commission agreed that the proposed amendment is very limited in scope, and is generally consistent with the vision for the broader area.

- Reduced Design Review Process

In addition to the simplification of the design review process in the TL 7 zone, the Commission also recommends that the design review process be reduced from the Design Review Board to Administrative Design Review in certain zones where parcels are not adjacent to a right-of-way, including the Cross Kirkland Corridor. We concluded that this process is not necessary for smaller buildings (under 30 feet in height) in the TL 10C and TL 10D zones. We retained the DRB process for parcels adjacent to the Cross Kirkland Corridor since the future use of this corridor is not known, and a higher level of design review for neighboring projects may be desirable.

- Elimination of Floor Area Ratio (FAR) Restrictions

The Commission concluded that the FAR restrictions in place for structures under 65' in height in the TL 1A and B zones, and in TL 5 are not necessary. Buildings of this size are not likely to exceed the FAR limits established in the existing regulations, and the removal of the restrictions simplifies the development standards. Where taller buildings are proposed, the FAR limits are important to ensure that development remains consistent with the potential planned for under the Totem Lake Neighborhood Plan.

Materials Provided for Public Hearing

The staff memorandum and materials provided for the public hearing, held on May 24, 2012 can be found on the City of Kirkland's Planning Commission website:

Part 1: Staff memo, maps, background information and proposed amendment to Definitions Chapter: [Hearing Packet - Part 1](#)

Part 2: Proposed amendments to Zoning Code Use Zone Charts – TL 1-TL 10:
[Hearing Packet - Part 2](#)

Part 3: Proposed amendments to Chapter 92, Chapter 142 and public comments received through May 24, 2012: [Hearing Packet - Part 3](#)

My name is Sandy Beheyt.

I live at 23038 NE 139th Ct, Redmond, WA 98053

My husband Randy Beheyt and his brother Dan Beheyt (who resides in Concrete, Washington) are joint owners of the property at **11731 120th Ave. NE, Kirkland**. It is the property that is commonly known as Eastside Spray, which is the name of the business that operated there since 1976 and was sold in 2008.

*which
is in
zone
TL10B*

The property is across the street from Dunn Lumber and next door to an auto service center. Our property sits in a small zone that doesn't allow auto or vessel service, rental and repair.

Randy and Dan have been trying to sell the property since their business was sold four years ago. We watched the market value drop from **\$4.4 million** to **\$2.1M**. Restrictive zoning has eliminated many potential buyers and we watched as buyer after buyer turned away and the recession drove the market value down.

Think about it. The value of our property is two million dollars less than it was four years ago. If the zoning had changed several years ago and we had been able to sell the property then, the recession would not have hit us so hard.

We now have a buyer whose offer is contingent on the City Council adding "vehicle or boat repair, services, washing or rental" as a permitted use on properties abutting 120th Avenue NE to **zoning TL10B**. The code changes would allow a sale to proceed to a business that would be allowed under the expanded uses. If the zoning change is not approved we will lose this buyer, too.

We are people who have worked hard all our lives and have planned on the sale of our property to fund the biggest part of our retirement. All four of us are retired now and we can't afford to wait much longer for another buyer.

On behalf of Dan and Sue Beheyt, my husband Randy and me, we urge you to recommend the zoning change to the City Council so they can approve it at their June 19th meeting and we can complete our pending sale.

Thank you.

Sandra Prater Beheyt



May 24, 2012

Kirkland Planning Commission
City of Kirkland
Kirkland, WA 98033

Re: Totem Lake land use changes

Dear Planning Commissioners,

We, as a family and as a business, have owned and managed commercial property in the Totem Lake area of Kirkland since 1980 and have had many experiences in that arena during that time. We have always supported policies that lead to a healthy economic environment.

Expanding allowed retail uses and making it easier for businesses to locate in the Totem lake area benefits all involved. I am here to lend our support to the Planning Staff's recommendations for Land Use changes.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'T.J. Woosley', is written over a large, light-colored scribble or watermark.

T.J. Woosley
Hal Woosley Properties, Inc.
Totem Commercial Center, LLC

Todd R. Woosley
Hal Woosley Properties, Inc.
12001 N.E. 12th Street, Suite #44
Bellevue, WA 98005
(425) 455-5730 #3

May 24, 2012

City of Kirkland
Planning Commission and Planning Department
Attn: Ms. Dorian Collins
123 5th Avenue
Kirkland, WA 98033

RE: Totem Lake Code Amendments Public Hearing

Dear Planning Commission and Staff,

Thank you for the good work to date on the Proposed Totem Lake Code Amendments. I appreciate Kirkland's efforts to improve the Totem Lake Neighborhood's economic vitality. The proposed Code Amendments show the City is sincere in making Kirkland "Open For Business".

These Code Amendments are an important step to take now, to improve both the redevelopment prospects and existing business climate in the Totem Lake Neighborhood. These Amendments will lead to more and stronger businesses in the area, with benefits to both the private sector and the City government.

The objectives of the code amendment process call for some key changes, which Hal Woosley Properties, Inc. supports. Specific changes we are particularly supportive of include those proposed for zoning districts TL7 and TL 10B.

In TL 7, we support provisions allowing the expansion of retail uses in the district's western section. We also support increasing the percentage of accessory sales, office or service from 20% to 35%.

In TL 10B, we support the allowance of "Vehicle or boat repair, services, washing or rental" for parcels that abut 120th Avenue N.E..

In addition, the improvements to Ground Floor Use requirements; increased Building Heights; elimination of maximum Floor Area Ratios; reduction in Minimum Ground Floor Heights; reduction in Required Front Setbacks; reduced Design Review Process; clean-up; and Changes to Individual Zones should all help.

We look forward to the City of Kirkland adopting these changes as quickly as possible.

Sincerely,

A handwritten signature in black ink, appearing to read "Todd R. Woosley". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Todd R. Woosley



Building Owners & Managers
Association Seattle King County
1904 Third Avenue, #825
Seattle, WA 98101-1126
(206) 622-8924
Fax: (206) 292-8060

RECEIVED
MAY 24 2012
AM PM
PLANNING DEPARTMENT
BY _____

TO: City of Kirkland Planning Commission
FROM: Building Owners and Managers Association (BOMA) Seattle-King County
DATE: May 20, 2012
RE: Public Hearing - Proposed Totem Lake Code Amendments

The Building Owners and Managers Association (BOMA) Seattle-King County supports the proposed Totem Lake Code Amendments being considered by the City of Kirkland's Planning Commission. BOMA believes these amendments would result in more businesses successfully locating in Kirkland's Totem Lake Neighborhood.

The proposed amendments would:

- Increase flexibility in Ground Floor Use Requirements
- Increase allowed Building Heights
- Eliminate Maximum Floor Area Ratios (FAR)
- Reduce Minimum Ground Floor Heights
- Reduce Front Setbacks
- Reduce the Design Review Process
- Change Individual Zones to allow more flexibility in property operations

BOMA believes these changes would improve the economic viability of the Totem Lake Neighborhood.

Sincerely,

Rod Kauffman, President
BOMA Seattle King County



About BOMA Seattle King County:

For further information contact:

*Rod Kauffman, President, BOMA Seattle King County - 206-622-8924 - 1904 Third Ave #825 Seattle, WA 98101
rkauffman@bomaseattle.org www.bomaseattle.org*

The Building Owners and Managers Association (BOMA) Seattle King County is a non-profit trade association founded in 1912. BOMA's 265 member firms employ some 31,000 people and provide office space for more than 325,000 Seattle-Bellevue area employees.

BOMA membership includes several hundred real estate professionals from 100 small and medium size businesses who own and manage nearly 60 million square feet of office, commercial, retail and industrial properties. BOMA's 165 industry partner member firms are represented by several hundred individuals who provide goods and services to the commercial real estate industry.

BOMA's mission is to actively and responsibly represent the interests of the commercial real estate industry through effective leadership and advocacy, through the collection, analysis and dissemination of information, and through professional development and accreditation.

COMMERCIAL REAL ESTATE'S CONTRIBUTION TO THE ECONOMY

The United States commercial real estate industry is a significant contributor to the nation's economy. Its performance has historically been a key driver to long-term economic growth. Real estate is also one of the leading employers in the United States. These firms employ building managers, asset managers, custodial staff, security staff, brokers, and accountants and retain a myriad of other services through a variety of contracts, such as legal consulting, landscape maintenance, and window cleaning to name just a few.

Learn more about the office building industry's contribution to the economy, its sustainability efforts, and its priority issues at www.boma.org.

- Contributes over \$118.4 billion to the U.S. economy.
- Supports more than one million jobs.
- Generates \$37.6 billion in new taxable personal earnings.
- Provides work space for an estimated 21 million office jobs.

Washington

Office Market	Contribution to Washington's Economy	New Taxable Personal Earnings	Total Jobs Supported
Seattle-King County	\$1.2 Billion	\$390 Million	30,932
Spokane	\$402 Million	\$127 Million	9,930
South Puget Sound	\$93 Million	\$30 Million	786
Tri-Cities (Kennewick)	\$158 Million	\$50 Million	3,905
Total	\$1.9 Billion	\$597 Million	46,553



Dorian Collins

From: Todd Woosley [todd@woosleyproperties.com]
Sent: Tuesday, May 22, 2012 10:52 AM
To: Penny Sweet
Cc: Bruce Wynn; T.J. and Carole Woosley; Dorian Collins; Amy Walen
Subject: Totem Lake Code Amendments

Hi Penny,

Good to see you yesterday. I'm glad a councilmember makes the time to participate in the Chamber's meetings. I think it indicates the City of Kirkland is truly interested in making the business environment more welcoming.

Along those lines, I wanted to let you know that I had the opportunity to speak this morning with the lead planner for the Totem Lake Code Amendment process, Dorian Collins, about the proposed changes to retail uses in the TL 7 area. It turns out the proposal would allow more retail uses in the western portion, which would help properties there attract businesses, and allow existing businesses to expand. The eastern portion of the district would retain its focus as a Light Industrial area for the time being. Neither Dorian or I am aware of any problems this would create. In addition, any significant zoning changes will be looked at during the upcoming Totem Lake Neighborhood Plan update, which would create the opportunity to have a more thorough evaluation of this part of Totem Lake.

Therefore, I want you to know that I fully support the current Proposed Totem Lake Code Amendments.

Sincerely,

Todd

Todd R. Woosley
Hal Woosley Properties, Inc.
12001 N.E. 12th Street, Suite #44
Bellevue, WA 98005
(425) 455-5730 #3 office
(425) 454-7150 mobile

The Task Force's draft of a Kirkland Chamber of Commerce *Land Use Principles Position* is below:

KIRKLAND CHAMBER OF COMMERCE
LAND USE PRINCIPLES POSITION

DRAFT #3 May 9, 2012

The Greater Kirkland Chamber of Commerce supports land use regulations that enhance Kirkland's economic vitality, foster the free enterprise system and honor/protect private property rights. The Chamber is committed to representing the best interests of its members, the people they serve and Kirkland's' overall business climate. In addition, the Chamber supports the goals of the State's Growth Management Act, especially Comprehensive Planning for economic development.

Therefore, the Kirkland Chamber supports predictable and consistent land use regulations. These regulations should reflect market demand, allow more types of businesses to locate in commercial areas, give these businesses increased flexibility in how they operate, and help preserve or increase the value of investment properties. The Chamber opposes regulations that devalue businesses and commercial property, create non-conforming uses or further restrict land use. In addition, the Chamber supports regulations that allow existing businesses to expand, and attract new business to the area.

Furthermore, the Kirkland Chamber offers its expertise in the development of new land use regulations. The Chamber will play a constructive role in advancing a regulatory framework that fosters economic vitality, honors/protects the rights of businesses and property owners, and contributes to the betterment of the community.

Dorian Collins

From: Wayne Barnes [businessworksnz@gmail.com]
Sent: Tuesday, March 27, 2012 12:08 PM
To: Eric Shields; Dorian Collins
Cc: Fred Cal American 4912; Jacqueline Miller Cal American; Tina Of Regent West 03285920808; Bruce Chalfant; Duncan Milloy
Subject: Totem Square
Attachments: Totem 120th _2.jpg

Eric and Dorian,

Thank you for the work that you have done on the behalf of Totem Square.

On January 13, Bruce Chalfant and I, representing the ownership of Totem Square, met with Ray Steiger, PE, Director of Public Works regarding some of the concerns about the new road 120th going in to 124th Ave NE.

Concerns are:

- That the new road 120th is facing directly into a high voltage transmission tower
- That once the street lights are placed for the 120th and 124 intersection, long lines of traffic will be backed up and block the ingress and egress of Totem Square
- That there is a new railroad easement between and old section of 120th and the new 120th street and what use will be made of that rail line to connect 120th with other roads
- Will 120th be able to cross under the freeway because of the underpass that the rail line has at its disposal
- Will the ingress and the egress of Totem Square be tied into the new traffic light on 120th
- How will the access of bicycles traveling along 120th get on to the new rail trail

These are the main concerns that we have about the interfacing of Totem Square and the new 120th Street. What we see is a possible solution is to connect the new 120th Street west to the rail trail and beyond to the existing 120th Street by Motel 6. This would allow traffic to exit out Pine. Further a road way could be placed on the rail easement and exit under the 405 freeway to 120th Ave NE.

The solution proposed to the planning commission of running a road north and south does not seem to work. It would appear to us that the better solution would be to go east and west.

We are always available to discuss the alternatives to help improve the Totem Lakes district.

Thank you,
Wayne Barnes



Wayne Barnes
PO Box 88699
Los Angeles, CA
90009-8699

Dorian Collins

From: Todd Woosley [todd@woosleyproperties.com]
Sent: Tuesday, March 20, 2012 3:16 PM
To: Dorian Collins
Subject: TL 7 update requests, and Comp. Plan Amendment form request

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Dorian,

Thanks for the helpful conversation this afternoon. I really appreciate you sharing your time and expertise about the best way to move forward with improvements to Totem Lake's land use regulations.

Here are the specific changes to the TL7 USE ZONE CHART you asked for to include in the staff presentation to the Planning Commission Thursday:

.010: Special Regulations 2. change percent to 35%

.020, .030, .040, & .050: Special Regulations 1. change percent to 35%

Note: I forgot to discuss the 3,000 square foot limit on the printing, publishing, or duplicating services. Can the size be increased outright, or be 35% of a building?

.170: Special Regulations 1. increase gross floor area to 5,000 square feet (or whatever a standard Kinko's might be. Perhaps the one on Bellevue's Main Street (with the Starbucks) is a good example.

.190: Special Regulations 1. a. increase the percentage to 35%

If you have time, could you please send me a copy of the chart you plan to show the Commission? I'd like to speak in favor of it at their meeting.

Also, please remember to send me Eric's email regarding a privately sponsored Comp. Plan amendment request.

Thanks.

Sincerely,

Todd

Todd R. Woosley
Hal Woosley Properties, Inc.
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Bellevue, WA 98005
(425) 455-5730 #3 office
(425) 454-7150 mobile

Dorian Collins

Subject: FW: TL 7 regulations

From: Todd Woosley [mailto:todd@woosleyproperties.com]
Sent: Tuesday, March 20, 2012 3:36 PM
To: Eric Shields
Cc: Dorian Collins
Subject: Re: TL 7 regulations

Hi Eric,

Just wanted to make sure you understood the request for land use regulation changes include TL10B. The owners of the former Eastside Spray building would need to have two changes to meet demonstrated market demand. The first one might be able to be accomplished in the current process. Here is an excerpt from their letter to the City on January 12, 2012:

"...either eliminate the restriction on percentage of wholesale sales or increase the percentage to a maximum of fifty (50%) percent."

The second change apparently requires a Comprehensive Plan amendment, but is the most important:

"...zoning changes that would allow automobile sales and/or service uses in Totem Lake's TL10B zoning district."

Dorian has been very helpful in explaining the processes needed to accomplish these changes.

One thing you could help me understand better is any possible method to accelerate zoning changes. In particular, the Preliminary Totem Lake Action Plan suggests "Consider special call for amendments to TL Plan". Does this create the opportunity to make a Comp Plan change allowing auto sales and/or service in the 1010B zone without having to wait for at least two more years?

Please let me know.

Sincerely,

Todd

Todd R. Woosley
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Bellevue, WA 98005
(425) 455-5730 #3 office
(425) 454-7150 mobile

Dorian Collins

From: Todd Woosley [todd@woosleyproperties.com]
Sent: Tuesday, March 20, 2012 12:48 PM
To: Dorian Collins
Cc: Eric Shields; T.J. and Carole Woosley; Bruce Wynn; Ellen Miller-Wolfe; Joan McBride; Doreen Marchione; Bob Sternoff; Penny Sweet; Toby Nixon; Amy Walen; Dave Asher; Chuck Pilcher; Kurt Triplett
Subject: TL 7 Six Story Examples from Redmond

Hi Dorian,

Thanks for sending over the Planning Commission packet. Now that my internet access is finally restored, the first thing I wanted to share with you and the Planning Commission is reaffirming our request to have the height limits in the western portion of TL7 increased to allow 6 story buildings.

We doubt the ten foot increase (from 35 to 45 feet) recommended by staff is high enough to make redevelopment feasible. We're also concerned a forty five foot height limit is not consistent with the area's GMA designation as an Urban Center. Heights and FARs need to be large enough to allow the high levels of both employment and housing densities envisioned for Urban Centers. The western portion of TL7 is at the core of the Totem Lake Neighborhood, sandwiched between the area's busiest roadway and the BNSF railroad corridor. It's perfectly located for urban scale development, perhaps even Transit Oriented Development (TOD). By most accounts, forty five foot buildings do not generate enough demand to support significant transit service.

In addition, Totem Lake's ' competitors to the east and south do allow for greater heights. Both Redmond and Bellevue have much greater heights and floor area ratios (FARs) allowed in their designated urban centers. The Bel-Red Corridor allows up to 150 feet and an FAR of 4.0 in certain areas, and Redmond's Overlake Village allows up to twelve stories. It also allows a 4.0 FAR. On a smaller scale, Downtown Redmond allows exactly the type of building structure we request be allowed in TL7. As a result, new development has, and is, occurring. Please see the attached photos taken this morning in downtown Redmond. My understanding is the key to these projects' coming to fruition was the allowance of six stories.

It's apparent the most likely near and mid-term market for redevelopment is for these types of buildings. Even Bellevue's Spring District master plan envisions these type of structures potentially being built in their first phase. Allowing six stories creates the opportunity to construct buildings with a concrete ground floor, and five floors of "stick frame" construction above. Much closer to home, a building about this size is being built right across the street (N.E 124th Avenue) from TL 7.

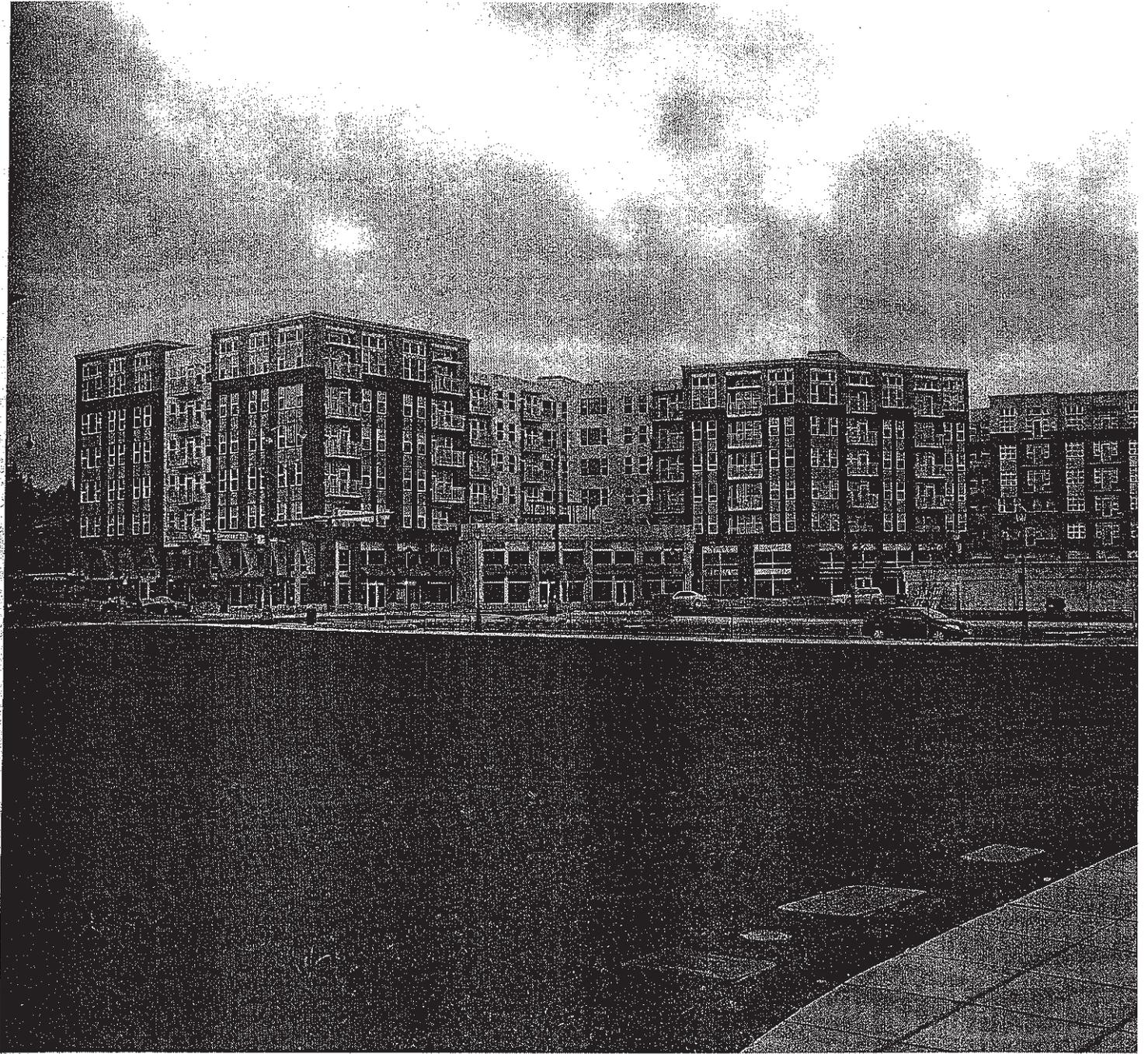
Therefore, we respectfully request the City support and adopt six story building heights in the western portion of the TL 7 zoning district.

Sincerely,

Todd

Todd R. Woosley
Hal Woosley Properties, Inc.
12001 N.E. 12th Street, Suite #44
Bellevue, WA 98005
(425) 455-5730 #3 office
(425) 454-7150 mobile







To: Kirkland Chamber of Commerce Public Policy Committee
From: Hal Woosley Properties, Inc.
Date: March 19, 2012
Re: Chamber Support for Totem Lake Land Use Regulation Improvements

The Kirkland Chamber of Commerce has an opportunity to help improve the Totem Lake neighborhood's economic vitality by supporting changes to existing regulations that currently limit business and redevelopment. Hal Woosley Properties, Inc. requests the Chamber take a position in support of certain changes requested by businesses, property owners and property managers to accomplish this.

The City of Kirkland is currently considering allowing additional business types (a.k.a. Permitted Uses), greater building heights and increased flexibility for businesses in certain zoning districts in the Totem Lake neighborhood. This is part of the first phase of the Totem Lake revitalization effort.

Any support would be greatly appreciated. Most helpful would be a position in support of the specific changes (e.g. more businesses allowed, greater building heights and increased business flexibility) requested by the business community. At a minimum, a position in support of Land Use Principles would clearly communicate the Chamber's support for an improved business climate.

An example of a Kirkland Chamber of Commerce *Land Use Principles Position* is below:

**KIRKLAND CHAMBER OF COMMERCE
LAND USE PRINCIPLES POSITION**

The Greater Kirkland Chamber of Commerce supports land use regulations that enhance Kirkland's economic vitality, foster the free enterprise system and protect private property rights. The Chamber is committed to representing the best interests of its members, the people they serve and Kirkland's overall business climate. In addition, the Chamber supports the goals of the State's Growth Management Act, especially Comprehensive Planning for economic development.

Therefore, the Kirkland Chamber supports land use regulations that allow more types of businesses to locate in commercial areas, give these businesses increased flexibility in how they operate, help preserve or increase the values of investment property, and opposes changes that devalue businesses and commercial property or further restrict land use. The Chamber also supports regulations that prevent the

creation of non-conforming businesses, allow existing businesses to expand, and attracts new business to the area.

Furthermore, the Kirkland Chamber offers its expertise in the development of new land use regulations. The Chamber will play a constructive role in advancing a regulatory framework that fosters economic vitality, protects the rights of businesses and property owners, and meets community goals.

Dorian Collins

From: Todd Woosley [todd@woosleyproperties.com]
Sent: Tuesday, March 20, 2012 3:36 PM
To: Eric Shields
Cc: Dorian Collins
Subject: Re: TL 7 regulations

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Eric,

Just wanted to make sure you understood the request for land use regulation changes include TL10B. The owners of the former Eastside Spray building would need to have two changes to meet demonstrated market demand. The first one might be able to be accomplished in the current process. Here is an excerpt from their letter to the City on January 12, 2012:

"...either eliminate the restriction on percentage of wholesale sales or increase the percentage to a maximum of fifty (50%) percent."

The second change apparently requires a Comprehensive Plan amendment, but is the most important:

"...zoning changes that would allow automobile sales and/or service uses in Totem Lake's TL10B zoning district."

Dorian has been very helpful in explaining the processes needed to accomplish these changes.

One thing you could help me understand better is any possible method to accelerate zoning changes. In particular, the Preliminary Totem Lake Action Plan suggests "Consider special call for amendments to TL Plan". Does this create the opportunity to make a Comp Plan change allowing auto sales and/or service in the 1010B zone without having to wait for at least two more years?

Please let me know.

Sincerely,

Todd

Todd R. Woosley
Hal Woosley Properties, Inc.
12001 N.E. 12th Street, Suite #44
Bellevue, WA 98005
(425) 455-5730 #3 office
(425) 454-7150 mobile

On Jan 11, 2012, at 5:04 PM, Eric Shields wrote:

Thanks Todd. Do you know what the name of the other TL district is?

Eric Shields

From: Todd Woosley [mailto:todd@woosleyproperties.com]
Sent: Wednesday, January 11, 2012 4:48 PM
To: Eric Shields
Cc: T.J. and Carole Woosley
Subject: Re: TL 7 regulations

Hi Eric,

Thanks for your message. There are two main concerns re: the TL 7 zoning. First, the restriction that the retail/office component of a manufacturing business is limited to 20% (.010). We're finding this precludes some businesses from either locating in Totem Lake (not just the TL 7 district), or existing businesses expanding their retail component (which weakens their economic vitality). Perhaps this restriction should be completely removed. At a minimum, 35% might make it workable. The same general problem affects restaurant's, too (.190).

The Auto Service/Sales issue is for another Totem Lake zoning district. Hal Woosley Properties, Inc. is representing a business that would like to locate in the area, but this use is not allowed in the zoning district where an available property is located. Ideally, Auto Sales would be allowed. Understanding this is a type of retail use, just allowing Auto Service could work for this client.

Sincerely,

Todd

Todd R. Woosley
Hal Woosley Properties, Inc.
12001 N.E. 12th Street, Suite #44
Bellevue, WA 98005
(425) 455-5730 #3 office
(425) 454-7150 mobile

On Jan 11, 2012, at 11:27 AM, Eric Shields wrote:

Todd,

Kurt mentioned to me that you and he talked after the Chamber meeting yesterday. He mentioned that one of your concerns had to do with an automotive use. Does that sound right? If so, please give me a little more detail. Dorian and I had already met to discuss broadening (and simplifying) the range of uses in TL7, but I want to make sure I understand your concerns to see if we can address them with the PC on Thursday.

Eric Shields, Director
Kirkland Department of Planning & Community Development
eshields@kirklandwa.gov | 425-587-3226

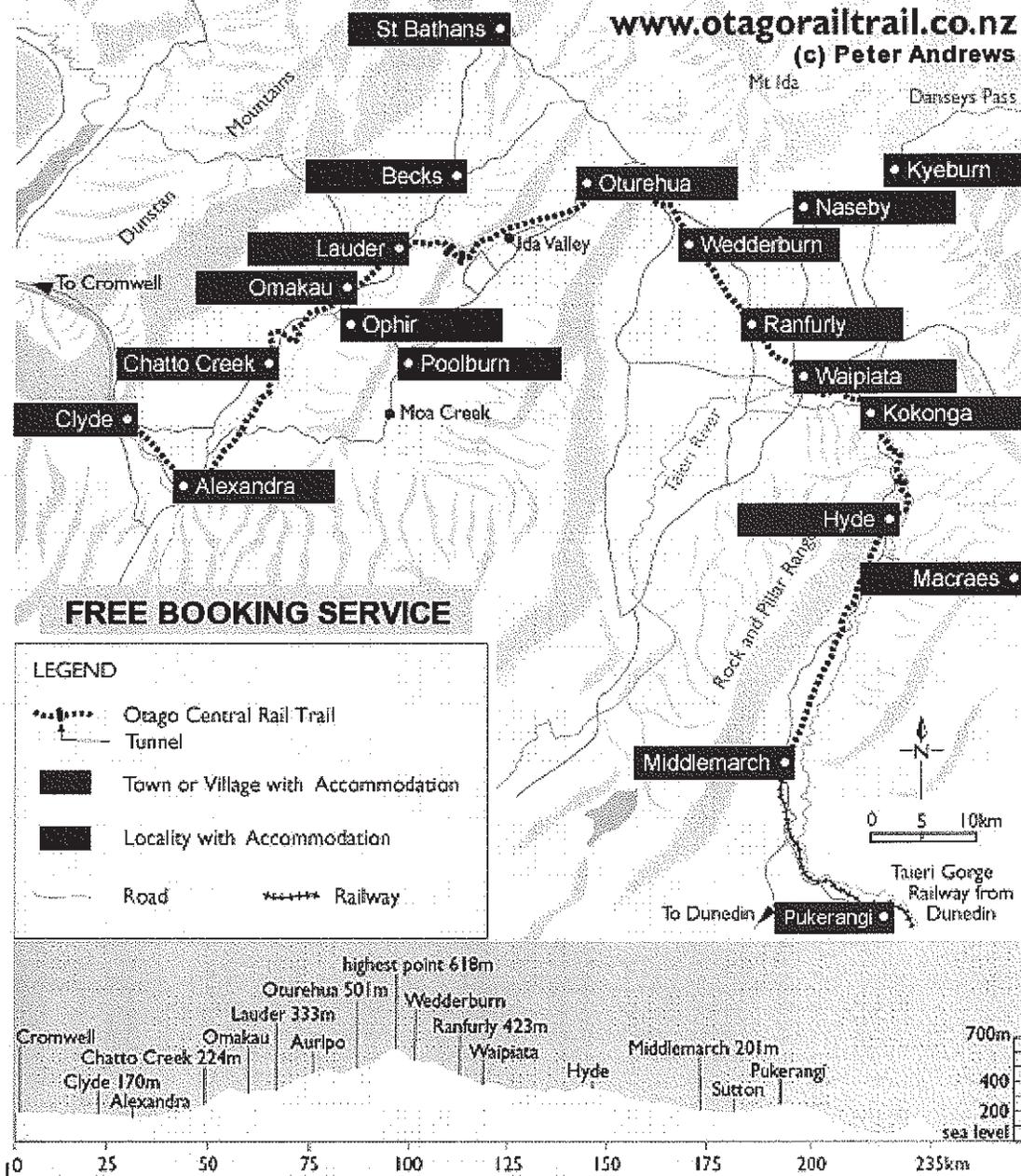
Otago Rail Trail, New Zealand

www.otagorailtrail.co.nz

<http://www.centralotagorailtrail.co.nz>

http://en.wikipedia.org/wiki/Otago_Central_Rail_Trail

150km (90 miles) from Clyde to Dunedin on the South Island of New Zealand. On average, 4 days is sufficient to cycle the Trail. Thirty bike rental companies are along the trail as people can start and stop anywhere on the trail. It opened Feb 2000 for walkers, cyclists and horse riders and on any day 300 to 500 people are on the trail.



SUBMITTED BY
 WAYNE BARNES
 3/22/12

The **Otago Central Rail Trail** is a 150-kilometre walking, cycling and horse riding track in the South Island of New Zealand. A pioneering project for New Zealand, the successful cycle trail joined the New Zealand Cycle Trail umbrella organisation in 2012, having been one of the inspirations for it.

http://en.wikipedia.org/wiki/New_Zealand_Cycle_Trail

The **New Zealand Cycle Trail** project is a New Zealand government initiative, co-funded together with local Councils and charitable trusts, which is to build and operate a network of cycle routes through the country. As of mid 2011, the first of the 18 proposed 'Great Rides' (dedicated cycleways, mostly off-road and in particularly scenic locations) were being finished, while construction was ongoing on most of the others. The first set of 'Touring Routes' (mostly on-road, to connect Great Rides), had also been announced.

Wayne Barnes
PO Box 88699
Los Angeles, CA
90009-8699
Phone 480.686.6878
Email: BusinessWorksNZ@Gmail.com
Skype: BusinessWorks



DBRB, LLC

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Hm: (360)853.7168 • Cell: (206)406.2639
E-mail: suebehey3@frontier.com

January 12, 2012

Kirkland Planning Commission
Kirkland City Council
City Manager
123 5th Avenue
Kirkland, WA 98033

Re: Totem Lake Zoning District TL10B – Property located at 11731 120th Avenue NE, Kirkland

Dear Planning Commissioners, Councilmembers, and City Manager:

We request the City expedite the review of zoning changes that would allow automobile sales and/or service uses in Totem Lake's TL10B zoning district. And either eliminate the restriction on percentage of wholesale sales or increase the percentage to a maximum of fifty (50%) percent. This would help bring new business to Kirkland, as well as generate tax revenue for the City.

For the last three years, our property has been on the market, and numerous businesses have expressed interest in purchasing it. Unfortunately, the City's restrictive zoning code prevents the types of businesses that want to locate in this part of Totem Lake from doing so. The current code fails to reflect the market.

Allowing these uses would demonstrate Kirkland is truly responsive to the immediate needs of revitalizing business development especially during this historical economic recession. Delaying the improvement to the zoning code until years later due to procedural issues deters faith in our community government's ability to respond appropriately during difficult economic times. We trust the City will demonstrate its support for business, and find a way to allow auto sales and service in Totem Lake's TL10B zone, as quickly as possible.

Sincerely,

Dan Behey

Dan Behey
Managing Partner

CC: PlanningCommissioners@kirklandwa.gov
citycouncil@kirklandwa.gov
ktripplett@kirklandwa.gov
DCollins@ci.kirkland.wa.us
EShields@kirklandwa.gov

55.47 User Guide.

The charts in KZC 55.51 contain the basic zoning regulations that apply in the TL 7 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
55.49**

Zone
TL 7

Section 55.49 – 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. Any development activities requiring Design Review approval pursuant to KZC 142.15 in this zone shall be reviewed ~~administratively~~ through Administrative Design Review (ADR), pursuant to KZC 142.25. The guidelines contained in the Design Guidelines for the Totem Lake Neighborhood, adopted by KMC 3.30.040, shall be applied in lieu of the design regulations in Chapter 92.
3. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.
4. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.51	USE ↓ 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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.010	Packaging of Prepared Materials Manufacturing See Spec. Regs. 1 and 2.	D.R., Chapter 142 KZC. See Gen. Reg. 2.	None	120'	0'	0'	90%	435' above average building elevation.	A	C	1 per each 1,000 sq. ft. of gross floor area.	<ol style="list-style-type: none"> The following manufacturing uses are permitted: <ol style="list-style-type: none"> Food, drugs, stone, clay, glass, china, ceramics products, electrical equipment, scientific or photographic equipment; Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities; Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations; Packaging of prepared materials; Textile, leather, wood, paper and plastic products from pre-prepared material; and Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes. May include, as part of this use, accessory retail sales, office or service utilizing not more than 2035 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.
.020	Warehouse Storage Service										1. May include, as part of this use, accessory retail sales, office or service utilizing no more than 2035 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.	
.030	Wholesale Trade											
.040	Industrial Laundry Facility											
.050	Wholesale Printing or Publishing											
.060	A Retail Establishment providing storage services. See Spec. Reg. 1.								E	See KZC 105.25.	1. May include accessory living facilities for resident security manager.	

Exhibit D
ZON11-00034

.070	A Retail Establishment providing building construction, plumbing, electrical, landscaping, or pest control services						80%		B		1 per each 300 sq. ft. of gross floor area.	1. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A.
.080	A Retail Establishment selling building materials or hardware	D.R., Chapter 142 KZC. See Gen. Reg. 2.	None	120'	0'	0'	80%	435' above average building elevation.	B	E	1 per each 300 sq. ft. of gross floor area.	1. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A.
.090	A Retail Establishment providing rental services											
.100	A Retail Establishment providing banking and related financial services											
.104 0	High Technology								A	D	If manufacturing, then 1 per each 1,000 sq. ft. of gross floor area. If office, then 1 per 300 sq. ft. of gross floor area. Otherwise, see KZC 105.25.	1. This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors. 2. May include, as part of this use, accessory retail sales or service utilizing not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 3. Refer to KZC 115.105 for provisions regarding outside use, activity and storage.
.112 0	Office Use						80%		C See also Spec. Reg. 1a.		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 only to veterinary offices: a. If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A. b. Outside runs and other outside facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.

Exhibit D
ZON11-00034

.123 0	A Retail, Variety or Department Store Any Retail Establishment other than those specifically listed in this zone, selling goods or providing services including banking and related services. (See Special Regulation 1).	D.R., Chapter 142 KZC. See Gen. Reg. 2.	None	120'	0'	0'	80%	435' above average building elevation.	B	E	1 per each 300 sq. ft. of gross floor area.	1. This use must contain at least 75,000 square feet of gross floor area. 1. This use is only permitted on properties located north of NE 124th Street, south of the Cross Kirkland Corridor right-of-way and west of 135th Avenue NE. 2. Outdoor storage for this use must be buffered as established in Chapter 95 for Landscaping Category A. 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 40 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. 4. No drive-through or drive-in facilities are permitted.
.130	Restaurant or Tavern										1 per each 100 sq. ft. of gross floor area.	1. This use is only permitted on properties located north of NE 124th Street, south of the Cross Kirkland Corridor right-of-way and west of 135th Avenue NE. 2. No drive-through or drive-in facilities are permitted.
.140	A multi-use complex or mixed use building containing 7 or more restaurants, taverns, retail establishments, or churches										See KZC-105.25.	1. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A. 2. No drive-through or drive-in facilities are permitted. 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 40 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. 4. 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. 5. Churches are limited to no more than 15 percent of the gross floor area of the complex.
.145 0	Athletic Instructional Facility											
.156 0	Hotel or Motel										1 per each room. See Spec. Reg. 2.	1. May include meeting and convention facilities. 2. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for those ancillary uses shall be determined on a case-by-case basis.

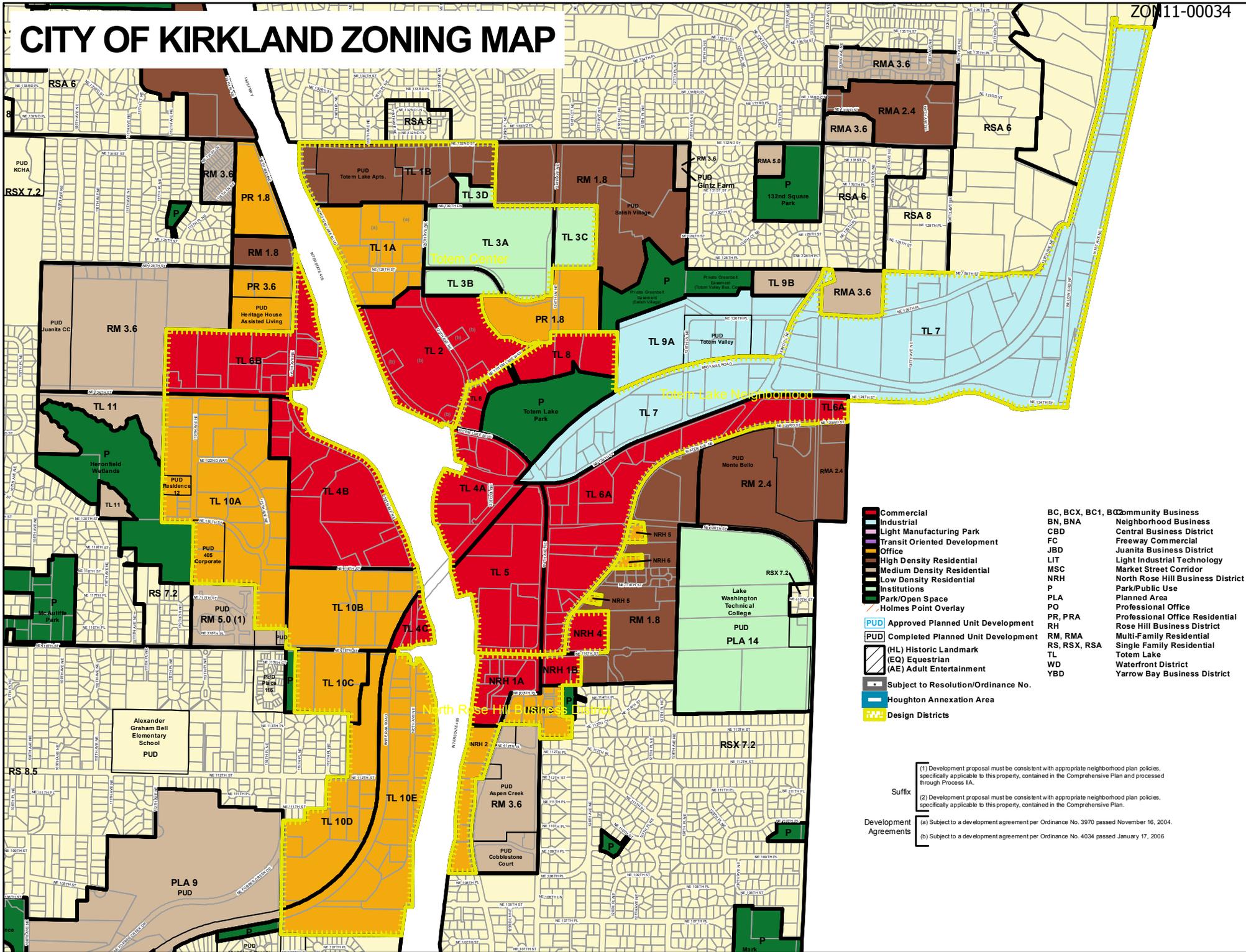
Exhibit D
ZON11-00034

.167 0	A Retail Establishment providing printing, publishing, or duplicating services	D.R., Chapter 142 KZC. See Gen. Reg. 2.	None	120'	0'	0'	80%	435' above average building elevation.	B	E	1 per each 300 sq. ft. of gross floor area.	1. Gross floor area for this use may not exceed 3,000 sq. ft. For a larger printing or publishing facility, see wholesale printing or publishing listing in this use zone.
.178 0	A Retail Establishment providing vehicle or boat sales, repair, services, washing, or rental			A		See KZC 105.25.			1. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations.			
.180	<u>Church</u>			<u>C</u>	<u>B</u>	<u>1 for every 4 people based on maximum occupancy load of any area of worship. See Special Reg. 2.</u>			<u>1. May include accessory living facilities for staff persons.</u> <u>2. No parking is required for day-care or school ancillary to this use.</u> <u>3. The structure containing the use shall have been in existence on June 30, 2012, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building.</u>			
.190	Restaurant See Spec. Reg. 1.			B	E	1 per each 100 sq. ft. of gross floor area.			1. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. The use is integrated into the design of the building; and c. There is no vehicle drive-in or drive-through.			
.190 200	Auction House See Spec. Reg. 1.			B	E	1 per each 300 sq. ft. of gross floor area.			1. Livestock auctions are not permitted. 2. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A.			
.200 240	Kennel								120'	0'	0'	1. Outside runs and other facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations. 2. Must provide suitable shelter for the animals. 3. Must maintain a clean, healthful environment for the animals.
See Spec. Reg. 1.												
.212 0	Vehicle Service Station	22,500 sq. ft.	40'	15' on each side	10'	A		See KZC 105.25.	1. May not be more than two vehicle service stations at any intersection. 2. Gas pump islands may not be closer than 15 feet to any property line. 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.			

Exhibit D
ZON11-00034

.223 0	School or Day-Care Center	D.R., Chapter 142 KZC. See Gen. Reg. 2.	None	120'	0'	0'	80%	435' above average building elevation.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> 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 set back from all property lines as follows: <ol style="list-style-type: none"> 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 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). 	
	Public Utility								C				<ol style="list-style-type: none"> 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.
	.245 0								Government Facility Community Facility				
.256 0	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.											

CITY OF KIRKLAND ZONING MAP



- Commercial
 - Industrial
 - Light Manufacturing Park
 - Transit Oriented Development
 - Office
 - High Density Residential
 - Medium Density Residential
 - Low Density Residential
 - Institutions
 - Park/Open Space
 - Holmes Point Overlay
 - PUD Approved Planned Unit Development
 - PUD Completed Planned Unit Development
 - (HL) Historic Landmark
 - (EQ) Equestrian
 - (AE) Adult Entertainment
 - Subject to Resolution/Ordinance No.
 - Houghton Annexation Area
 - Design Districts
- BC, BCX, BC1, BC2 Community Business
 - BN, BNA Neighborhood Business
 - CBD Central Business District
 - FC Freeway Commercial
 - JBD Juanita Business District
 - LIT Light Industrial Technology
 - MSC Market Street Corridor
 - NRH North Rose Hill Business District
 - P Park/Public Use
 - PLA Planned Area
 - PO Professional Office
 - PR, PRA Professional Office Residential
 - RH Rose Hill Business District
 - RM, RMA Multi-Family Residential
 - RS, RSX, RSA Single Family Residential
 - TL Totem Lake
 - WD Waterfront District
 - YBD Yarrow Bay Business District

- Suffix**
- (1) Development proposal must be consistent with appropriate neighborhood plan policies, specifically applicable to this property, contained in the Comprehensive Plan and processed through Process IA.
 - (2) Development proposal must be consistent with appropriate neighborhood plan policies, specifically applicable to this property, contained in the Comprehensive Plan.
- Development Agreements**
- (a) Subject to a development agreement per Ordinance No. 3970 passed November 16, 2004.
 - (b) Subject to a development agreement per Ordinance No. 4034 passed January 17, 2006

Fact Sheet

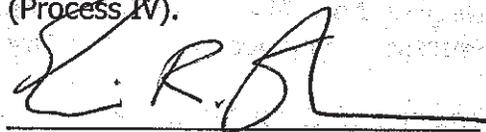
Action Sponsor and Lead Agency

City of Kirkland
Department of Planning and
Community Development

Proposed Action

Legislative adoption of amendments to the Zoning Code to simplify regulations and permit processes in order to remove potential barriers to development, provide greater flexibility and add or expand incentives to encourage development. The scope for this task is to consider code amendments that do not require amendments to the Comprehensive Plan. The proposed changes are pursuant to Chapter 160 KZC (Process IV).

Responsible Official



Eric R. Shields, AICP
Planning Director

Contact Person

Dorian Collins, AICP, Senior Planner,
City of Kirkland (425) 587-3249.

Required Approvals

Adoption by Kirkland City Council

Location of Background Data

File ZON11-00034
City of Kirkland
Department of Planning and
Community Development
123 Fifth Avenue
Kirkland, WA 98033

Date of Issuance

5/23/2012

City of Kirkland

Process IV: Amendments to the Zoning Code for the Totem Lake Neighborhood

EIS Addendum dated May 22, 2012

File No. ZON11-00034

I. Background

The City of Kirkland proposes to adopt amendments to the Zoning Code to revise regulations related to development in the Totem Lake business district. A public hearing on the proposed amendments will be held by the Planning Commission on May 24, 2012. The City Council is scheduled to consider and possibly take action on the amendments at its meeting on June 19, 2012.

The Zoning Code amendments implement a task included in the City's approved Totem Lake Work Plan. The changes are also consistent with the adopted Totem Lake Neighborhood Plan. The amendments are being reviewed using the Chapter 160, KZC, Process IV with adoption by the City Council.

The objectives for the amendments are described below:

- *Provide more flexibility for development* (e.g., eliminate FAR restriction for smaller structures, eliminate prescriptive standards for ground floor uses, establish standardized height limits to enable flexibility for change in use);
- *Provide more opportunity for development where possible* (e.g., increase height limits, reduce building setbacks);
- *Provide uniformity across zones* (e.g., standardize building heights and front setbacks); and
- *Eliminate obsolete or vague regulations* (e.g., requirements for the Evergreen Hospital campus that no longer apply due to recent development, unclear requirement for landscape berm in TL 8 zone, etc.).

The proposed amendments are summarized in the chart in Attachment 1, and contained in their entirety in Attachment 2. A Zoning Map for the area is shown in Attachment 3.

This Environmental Impact Statement (EIS) Addendum is intended to fulfill the environmental requirements pursuant to the State Environmental Policy Act (SEPA) for the proposed Comprehensive Plan amendment.

II. EIS Addendum

According to the SEPA Rules, an EIS addendum provides additional analysis and/or information about a proposal or alternatives where their significant environmental impacts have been disclosed and identified in a previous environmental document (WAC 197-11-600(2)). An addendum is appropriate when the impacts of the new proposal are the same general types as those identified in the prior document, and when the new

analysis does not substantially change the analysis of significant impacts and alternatives in the prior environmental document (WAC 197-11-600(4)(c), -625 and -706).

The City published the *City of Kirkland 2004 Draft and Final Comprehensive Plan 10-year Update Environmental Impact Statement*. This EIS addressed the 2004 Comprehensive Plan, Zoning Code and Zoning Map updates required by the Washington State Growth Management Act (GMA). Elements of the environment addressed in this EIS include population and employment growth, earth resources, air quality, water resources, plants and animals, energy, environmental health (noise, hazardous materials), land use, socioeconomics, aesthetics, parks/recreation, transportation, and public services/utilities.

This addendum to the *City of Kirkland 2004 Draft and Final Comprehensive Plan 10-year Update EIS* is being issued pursuant to WAC 197-11-625 to meet the City's SEPA responsibilities. The EIS evaluated plan alternatives and impacts that encompass the same general development regulations and the environmental impacts that are expected to be associated with the proposed amendments discussed herein. While the specific location, precise magnitude, or timing of some impacts may vary from those estimated in the *City of Kirkland 2004 Draft and Final Comprehensive Plan 10-year Update EIS*, they are still within the range of what was evaluated and disclosed there. No new significant impacts have been identified.

III. Non-Project Action

Decisions on the adoption or amendment of zoning ordinances are referred to in the SEPA rules as "non-project actions" (WAC 197-11-704(2)(b)). The purpose of an EIS in analyzing a non-project action is to help the public and decision-makers identify and evaluate the environmental effects of alternative policies, implementation approaches, and similar choices related to future growth. While plans and regulations do not directly result in alteration of the physical environment, they do provide a framework within which future growth and development – and resulting environmental impacts – will occur. Both the adoption of the Comprehensive Plan evaluated in the *City of Kirkland 2004 Draft and Final Comprehensive Plan 10-year Update EIS* and eventual action on the amendments to the Zoning Code for the Totem Lake Business District are "non-project actions".

IV. Environmental Analysis

The *City of Kirkland 2004 Draft and Final Comprehensive Plan 10-year Update EIS* evaluated the environmental impacts associated with adoption of proposed policies and land use designations. The plan's policies are intended to accomplish responsibilities mandated by the Washington State Growth Management Act (GMA), and to mitigate the impacts of future growth. In general, environmental impacts associated with the proposed Code amendments are similar in magnitude to the potential impacts disclosed in the *City of Kirkland 2004 Draft and Final Comprehensive Plan 10-year Update EIS*. As this proposal is consistent with the Totem Lake Neighborhood Chapter of the Comprehensive Plan and the environmental impacts disclosed in the *City of Kirkland 2004 Draft and Final Comprehensive Plan 10-year Update EIS*, no new significant impacts beyond those identified in the EIS for the Comprehensive Plan are anticipated.

Until the Totem Lake Neighborhood Plan is updated or amended, the current policy direction in the Plan continues to guide implementing regulations for the Totem Lake business district. Consequently, the proposed changes are relatively minor. Many of the proposed changes are intended to simplify and clarify regulations and review processes. Others provide regulatory flexibility through reduced setbacks and fewer restrictions on ground floor uses in some zones, and allowances for a wider range of uses in others. Some changes would allow for taller non-residential structures, while retaining incentives for residential use in the designated Housing Incentive Areas.

While the increased height limits in some zones will allow taller buildings and therefore might be assumed to allow for development beyond the level projected for the neighborhood in the 2004 EIS, it is unlikely that this will be the case. Due to the economic downturn since 2008 and generally weak market demand, the level of development is not likely to reach the overall previously forecasted levels for 2022 planning period considered in the 2004 EIS. Consequently, while some future development may be greater than now allowed due to the amendments in Attachment 2, the overall level of development throughout the neighborhood is still likely to be less than previously anticipated.

VI. Conclusion

This EIS Addendum fulfills the environmental review requirements for the proposed amendments to the Zoning Code to provide greater flexibility and clarity within development regulations, and to provide more opportunity for development where possible. The impacts of the proposal are within the range of impacts disclosed and evaluated in the *City of Kirkland 2004 Draft and Final Comprehensive Plan 10-year Update*; no new significant impacts have been identified. Therefore, issuance of this EIS Addendum is the appropriate course of action.

Attachments:

1. Summary of proposed amendments
2. Proposed amended text for the Zoning Code
3. Totem Lake Zoning Map

cc: File ZON11-00034

ORDINANCE O-4357

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING, AND LAND USE, REVISING THE CITY'S ZONING REGULATIONS IN THE TOTEM LAKE NEIGHBORHOOD, AMENDING ORDINANCE 3719 AS AMENDED, THE KIRKLAND ZONING CODE AND APPROVING A SUMMARY ORDINANCE FOR PUBLICATION, FILE NO. ZON11-00034.

WHEREAS, the City Council has received a recommendation from the Kirkland Planning Commission to amend certain sections of the text of the Kirkland Zoning Code, Ordinance 3719 as amended, all as set forth in that certain report and recommendation of the Planning Commission dated June 5, 2012, and bearing Kirkland Department of Planning and Community Development File No. ZON11-00034; and

WHEREAS, prior to making said recommendation, the Kirkland Planning Commission, following notice as required by RCW 35A.63.070, on May 24, 2012, held a public hearing, on the amendment proposals and considered the comments received at said hearing; and

WHEREAS, pursuant to the State Environmental Policy Act (SEPA), there has accompanied the legislative proposal and recommendation through the entire consideration process, a SEPA Addendum to Existing Environmental Documents issued by the responsible official pursuant to WAC 197-11-600; and

WHEREAS, in regular public meeting the City Council considered the environmental documents received from the responsible official, together with the report and recommendation of the Planning Commission;

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

Section 1. Zoning text amended: The following specified sections of the text of Ordinance 3719 as amended, the Kirkland Zoning Code, are amended to read as set forth in Attachment A attached to this ordinance and incorporated by reference.

Section 2. If any section, subsection, sentence, clause, phrase, part or portion of this ordinance, including those parts adopted by reference, is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 3. This ordinance shall be in full force and effect five days from and after its passage by the Kirkland City Council and publication, pursuant to Section 1.08.017 Kirkland Municipal Code, in the summary form attached to the original of this

ordinance and by this reference approved by the City Council, as required by law.

Section 4. A complete copy of this ordinance shall be certified by the City Clerk, who shall then forward the certified copy to the King County Department of Assessments.

PASSED by majority vote of the Kirkland City Council in open meeting this ____ day of _____, 2012.

SIGNED IN AUTHENTICATION thereof this ____ day of _____, 2012.

Mayor

Attest:

City Clerk

Approved as to Form:

City Attorney

Chapter 5 – DEFINITIONS

Sections:

[5.05](#) User Guide

[5.10](#) Definitions

5.05 User Guide

The definitions in this chapter apply for this code. Also see definitions contained in Chapter [83](#) KZC for shoreline management, Chapter [90](#) KZC for drainage basins, Chapter [95](#) KZC for tree management and required landscaping, and Chapter [113](#) KZC for cottage, carriage and two/three-unit homes that are applicable to those chapters.

5.10 Definitions

.140 Commercial Recreation Area and Use

– An area and use operated for profit, with private facilities, equipment or services for recreational purposes, including swimming pools, tennis courts, playgrounds and other similar uses. The use of such an area may be limited to private membership or may be open to the public upon the payment of a fee.

.XXX Commercial Use

- A place of employment or a commercial enterprise that meets the definition of Office Use, Retail Establishment, Restaurant or Tavern, or Entertainment, Cultural and/or Recreational Facility.

145 Commercial Zones

– The following zones: BN; BNA; BC; BC 1; BC 2; BCX; CBD; JBD 1; JBD 2; JBD 4; JBD 5; JBD 6; MSC 2; MSC 3; 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; TL 8; YBD 2; YBD 3.

Chapter 55 – TOTEM LAKE (TL) ZONES

55.05 User Guide.

The charts in KZC 55.09 contain the basic zoning regulations that apply in the TL 1A 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 55.07

Zone
TL 1A

Section 55.07 – GENERAL REGULATIONS

1. Refer to Chapter 1 KZC to determine what other provision of this Code may apply to the subject property.
2. All ground floor uses shall be a minimum of ~~135~~ feet in height. This regulation does not apply to parking garages or property with no frontage on NE 128th Street.
3. In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established:
 - a. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two feet.
 - b. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.
4. The minimum required front yard is 10 feet, unless otherwise prescribed in the use zone chart. 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, other than underground parking, may encroach into the required 10-foot front yard.
5. The ability to accommodate new development in the TL 1A zone is dependent upon the construction of two new streets: 119th Avenue NE, between NE 128th Street and NE 130th Place, and NE 130th Place, between 120th Avenue NE and Totem Lake Boulevard NE, as shown on Plate 34A. Consistent with and to the extent authorized by applicable statutes and court decisions, new development on properties across which these streets in whole or in part extend shall contribute to the creation of the streets as follows:
 - a. With all new development, the portions of these streets crossing the subject property shall be dedicated as public right-of-way consistent with Plate 34A; and
 - b. With all new development exceeding 30 feet in height, the streets shall be improved consistent with Plate 34A.Minor deviations in the location and width of the streets may be approved by the Public Works Director if the deviations will not negatively affect the functioning of the streets.
6. Properties located between TL 2 and NE 128th Street may be required to provide a pedestrian connection between TL 2 and NE 128th Street.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.09	USE ↓ REGULATIONS ↓	Required Review Process	MINIMUMS			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)
			Lot Size	REQUIRED YARD (See Ch. 115)									
				Front	Side	Rear							
.010	Office Use	D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 5.	30' to 160' above average building elevation. See Spec. Reg. 4.	B	D	See Chapter 105 KZC	<ol style="list-style-type: none"> The minimum floor area ratio (FAR) for development on the subject property is 1.0, or 100 percent of lot size. The maximum floor area ratio (FAR) for development over 65 feet in height on the subject property is 2.0, or 200 percent of lot size, except as provided in Special Regulation 3 below. When combined with residential use, the maximum FAR for this use is determined as follows: (% office use x 2) + (% residential use x 3) = FAR of each use allowed on the subject property. Maximum FAR is determined based on parcel size, prior to any road dedication required pursuant to General Regulation 5 for this zone. On parcels where road dedication is required pursuant to General Regulation 5, the maximum floor area ratio (FAR) for development over 65 feet in height may be increased by an additional 0.2 FAR for each 10 percent or portion thereof of the subject property required to be dedicated. Where this use is combined with residential use, the maximum FAR for the residential use may be increased by an additional 0.3 of residential use for each 10 percent or portion thereof of the subject property required to be dedicated. Building height may be increased as follows: <ol style="list-style-type: none"> Building height may exceed 30 feet above average building elevation if one of the following public improvements is provided: <ol style="list-style-type: none"> Dedication and improvement of new streets pursuant to General Regulation 5; or Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations provided that: <ol style="list-style-type: none"> Development on the subject property complies with 4(a) above. Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 	

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.09	USE ↓ 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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
										REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE		

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.09	USE  REGULATIONS 	Required Review Process	MINIMUMS			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)	
			Lot Size	REQUIRED YARD (See Ch. 115)										
				Front	Side	Rear								

.010	Office Use (continued)			<ul style="list-style-type: none"> 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. 5. Increases in lot coverage may be considered if: <ul style="list-style-type: none"> a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property; and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space. 6. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: <ul style="list-style-type: none"> a. The assembled or manufactured goods are subordinate to and are dependent upon this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing must be no different from other office uses. 7. The following regulations apply to veterinary offices only: <ul style="list-style-type: none"> 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 noise from this use is not audible off the subject property. A certification to this effect, signed by an acoustical engineer, must be submitted with the development permit application. d. A veterinary office is not permitted if the subject property contains dwelling units.
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DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 55.09	USE ↓ 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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						

.020	Restaurant or Tavern	D.R., Chapter 142 KZC	<u>Same as primary use.</u> See Spec. Reg. 1.					1 per each 100 sq. ft. of gross floor area.	1. This use is only permitted as an accessory use to another permitted use within this zone. It may not be located in a separate structure from the primary use.
.030	Any Retail Establishment, other than those specifically listed in this zone, selling goods and providing services including banking and other financial services							1 per each 300 sq. ft. of gross floor area.	1. This use is only permitted as an accessory use to another permitted use within this zone. It may not be located in a separate structure from the primary use. 2. The location of drive-through facilities may not compromise pedestrian movement. 3. The following uses and activities are prohibited: a. The sale, service, and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers; provided, that motorcycle sales, service, or rental is permitted if conducted indoors; b. Retail establishments providing storage services unless accessory to another permitted use; c. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses; d. Outdoor storage of bulk commodities, except in the following circumstances: 1) If the square footage of the storage area is less than 10 percent of the retail structure, 2) If the commodities represent growing stock in connection with horticultural nurseries, whether the stock is in open ground, pots, or containers.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.09	USE ↓ 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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.040	Attached or Stacked Dwelling Units		None	10'	0'	0'	85% See Spec. Reg. 6.	30' to 160' above average building elevation. See Spec. Reg. 5.	C	A	See KZC 105.25.	<ol style="list-style-type: none"> Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. Residential development must provide a minimum density of 50 dwelling units per gross acre. The maximum floor area ratio (FAR) for development <u>over 65 feet in height</u> on the subject property is 3.0, or 300 percent of lot size, except as provided in Special Regulation 4 below. When combined with office use, the maximum FAR for this use is determined as follows: (% office use x 2) + (% residential use x 3) = FAR of each use allowed on the subject property. Maximum FAR is determined based on parcel size, prior to any road dedication required pursuant to General Regulation 5 for this zone. <p>REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE</p>

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.09	USE  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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						

.040	Attached or Stacked Dwelling Units (continued)		<p>4. On parcels where road dedication is required pursuant to General Regulation 5, the maximum floor area ratio (FAR) for development over 65 feet in height may be increased by an additional 0.30 FAR for each 10 percent or portion thereof of the subject property required to be dedicated. Where this use is combined with office use, the maximum FAR for the office use may be increased by an additional 0.2 of office use for each 10 percent or portion thereof of the subject property required to be dedicated.</p> <p>5. Building height may be increased as follows:</p> <ol style="list-style-type: none"> a. Building height may exceed 30 feet above average building elevation, if one of the following public improvements is provided: <ol style="list-style-type: none"> 1) Dedication and improvement of new streets pursuant to General Regulation 5; or 2) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and 3) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations: <ol style="list-style-type: none"> 1) Development on the subject property complies with 5(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120
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DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.09	USE ↓ 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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
										<p>feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor.</p> <p>REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE</p>		

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.09	USE ↓ REGULATIONS ↓	Required Review Process	MINIMUMS			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)
			Lot Size	REQUIRED YARD (See Ch. 115)									
				Front	Side	Rear							
.040	Attached or Stacked Dwelling Units (continued)											<ul style="list-style-type: none"> 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. 6. Increases in lot coverage may be considered if: <ul style="list-style-type: none"> a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property, and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space. 	
.050	Church	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	40' average building elevation. See Spec. Reg. 3.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 2.	<ul style="list-style-type: none"> 1. May include accessory living facilities for staff persons. 2. No parking is required for day-care or school ancillary to this use 3. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies. 	
.060	School, Day-Care Center or Mini School or Mini-Day-Care			10' See Spec. Reg. 3.	0' See Spec. Reg. 3.	0' See Spec. Reg. 3.		40' above average building elevation. See Spec. Reg. 56.	D		See KZC 105.25. See Spec. Reg. 4.	<ul style="list-style-type: none"> 1. A six-foot high fence is required along property lines adjacent to 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 set back from all property lines by at least 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. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 56. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies. 	

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.09	USE ↓ 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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.070	Assisted Living Facility	D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 5.	30' to 160' above average building elevation. See Spec. Reg. 4.	B	A	See KZC 105.25.	<ol style="list-style-type: none"> 1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 2. The maximum floor area ratio (FAR) for development <u>over 65 feet in height</u> on the subject property is 3.0, or 300 percent of lot size, except as provided in Special Regulation 3 below. Maximum FAR is determined based on parcel size, prior to any road dedication required pursuant to General Regulation 5 for this zone. 3. On parcels where road dedication is required pursuant to General Regulation 5, the maximum floor area ratio (FAR) <u>for development over 65 feet in height</u> may be increased by an additional 0.30 FAR for each 10 percent or portion thereof, of the subject property required to be dedicated. 4. Building height may be increased as follows: <ol style="list-style-type: none"> a. Building height may exceed 30 feet above average building elevation, if one of the following public improvements is provided: <ol style="list-style-type: none"> 1) Dedication and improvement of new streets pursuant to General Regulation 5; or 2) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and 3) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations: <ol style="list-style-type: none"> 1) Development on the subject property complies with 4(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC).

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.09	USE ↓ 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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
										REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE		

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.09	USE ↓ 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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.070	Assisted Living Facility (continued)									<ul style="list-style-type: none"> 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. 5. Increases in lot coverage may be considered if: <ul style="list-style-type: none"> a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property; and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space. 		
.080	Convalescent Center or Nursing Home	D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 4.	30' to 160' above average building elevation. See Spec. Reg. 3.	C	B	1 for each bed.	<ul style="list-style-type: none"> 1. The maximum floor area ratio (FAR) for development over 65 feet in height on the subject property is 3.0, or 300 percent of lot size, except as provided in Special Regulation 2 below. Maximum FAR is determined based on parcel size, prior to any road dedication required pursuant to General Regulation 5 for this zone. 2. On parcels where road dedication is required pursuant to General Regulation 5, the maximum floor area ratio (FAR) for development over 65 feet in height may be increased by an additional 0.30 FAR for each 10 percent or portion thereof of the subject property required to be dedicated. <p>REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE</p>

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.09	USE  REGULATIONS 	Required Review Process	MINIMUMS			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)	
			Lot Size	REQUIRED YARD (See Ch. 115)										
				Front	Side	Rear								

.080	Convalescent Center or Nursing Home (continued)			3. Building height may be increased as follows: <ol style="list-style-type: none"> a. Building height may exceed 30 feet above average building elevation, if one of the following public improvements is provided: <ol style="list-style-type: none"> 1) Dedication and improvement of new streets pursuant to General Regulation 5; or 2) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains. b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations: <ol style="list-style-type: none"> 1) Development of the subject property complies with 3(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. 4. Increases in lot coverage may be considered if: <ol style="list-style-type: none"> a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property, and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.
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DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
Section 55.09	USE ↓ REGULATIONS ↓	Required Review Process	MINIMUMS			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)
			Lot Size	REQUIRED YARD (See Ch. 115)									
				Front	Side	Rear							
.090	Public Utility	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	40' above average building elevation. See Spec. Reg. 1.	A	B	See KZC 105.25.	1. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.	
.100	Government Facility or Community Facility								C See Spec. Reg. 2.			1. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies. 2. Landscape category A or B may be required depending on the type of use on the subject property and the impacts associated with this use.	
.110	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.											

55.11 User Guide.

The charts in KZC 55.15 contain the basic zoning regulations that apply in the TL 1B 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
55.13

Zone
TL 1B

Section 55.13 – GENERAL REGULATIONS

1. Refer to Chapter 1 KZC to determine what other provision of this Code may apply to the subject property.
2. In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established:
 - a. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two feet.
 - b. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.
3. The minimum required front yard is 10 feet, unless otherwise prescribed in the use zone chart. 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.
4. The ability to accommodate new development in the TL 1B zone is dependent upon the construction of a new street: NE 130th Place, between 120th Avenue NE and Totem Lake Boulevard NE, as shown on Plate 34A. Consistent with and to the extent authorized by applicable statutes and court decisions, new development on properties across which this street in whole or in part extends shall contribute to the creation of the street as follows:
 - a. With all new development, the portions of the street crossing the subject property shall be dedicated as public right-of-way consistent with Plate 34A; and
 - b. With all new development exceeding 30 feet in height, the street shall be improved consistent with Plate 34A. Minor deviations in the location, width and improvement of the street may be approved by the Public Works Director if the deviations will not negatively affect the functioning of the street.

5. Within 100 feet of the centerline of NE 132nd Street, building height may not exceed 35 feet above the elevation of the centerline of NE 132nd Street along the subject property.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.15	USE ↓ 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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.010	Office Use	D.R., Chapter 142 KZC	None	10' See Spec. Reg. 43 .	0'	0'	85% See Spec. Reg. 54 .	30'- 45 ' above average building elevation. <u>See Spec. Reg. 1</u>	C	D	<p>If a medical, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area, Otherwise 1 per 300 gross floor area.</p> <p>1. <u>Building height may exceed 30 feet up to 45 feet above average building elevation, if one of the following public improvements is provided:</u></p> <p><u>a) Dedication and improvement of new streets pursuant to General Regulation 4; or</u></p> <p><u>b) Where General Regulation 4 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains;</u></p> <p>24. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:</p> <p>a. The assembled or manufactured goods are subordinate to and are dependent upon this use.</p> <p>b. The outward appearance and impacts of this use with ancillary assembly or manufacturing must be no different from other office uses.</p> <p>32. The following regulations apply to veterinary offices only:</p> <p>a. May only treat small animals on the subject property.</p> <p>b. Outside runs and other outside facilities for the animals are not permitted.</p> <p>c. Site must be designed so noise from this use is not audible off the subject property. A certification to this effect, signed by an acoustical engineer, must be submitted with the development permit application.</p> <p>d. A veterinary office is not permitted if the subject property contains dwelling units.</p> <p>43. Twenty-foot yard required where properties abut NE 132nd Street.</p> <p>54. Increases in lot coverage may be considered if:</p> <p>a. Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or</p> <p>b. Other techniques used to provide open space result in superior</p>	

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.15	USE ↓ 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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
										landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.		

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 55.15	USE ↓ 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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.020	Development Containing Both Office Use and Attached or Stacked Dwelling Units		10' See Spec. Reg. 32 .	0'	0'	85% See Spec. Reg. 5.	30' to 160' above average building elevation. See Spec. Regs. 3 and 4 .		See Chapter 105 KZC.	<p>1. The maximum floor area ratio (FAR) for this use is determined as follows: (% office use x 2) + (% residential use x 3) = FAR of each use allowed on the subject property. <u>The maximum floor area ratio (FAR) for office use is 1.0.</u> In addition, the following regulations apply to this use:</p> <p>a. The maximum floor area ratio (FAR) for this use is 3.0, except as provided in Special Regulation (1)(b) of this section. Office use shall not exceed 10 percent of the total gross floor area of all structures on the subject property.</p>		
REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE												

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.15	USE  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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						

.020 Development Containing Both Office Use and Attached or Stacked Dwelling Units (continued)

- 2.b. On parcels where land dedication is required pursuant to General Regulation 4, the maximum floor area ratio (FAR) may be increased by an additional 0.3 of residential use for each 10 percent or portion thereof of the subject property required to be dedicated.
- ~~3.~~ ~~Within 100 feet of the centerline of NE 132nd Street, building height may not exceed 30 feet above the elevation of the centerline of NE 132nd Street along the subject property.~~
- 4. Building height ~~may be increased~~ is regulated as follows:
 - a.- Building height may exceed 30 feet above average building elevation, if:
 - 1) One of the following public improvements is provided:
 - a) Dedication and improvement of new streets pursuant to General Regulation 4; or
 - b) Where General Regulation 4 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and
 - 2) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives.
 - b. Building height may ~~exceed 80 feet and~~ be increased up to 160 feet above average building elevation, ~~with the height increases to be based on the following considerations provided that:~~
 - 1) Development on the subject property complies with 4(a) above,
 - 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC).
 - 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height.
 - 4) Methods for mitigating any significant shadowing and lighting

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.15	USE ↓ 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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
										<p>impacts of the increased building height on the residential areas to the north are proposed.</p> <p>REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE</p>		

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.15	USE ↓ 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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						

.020 Development Containing Both Office Use and Attached or Stacked Dwelling Units (continued)

REGULATIONS CONTINUED FROM PREVIOUS PAGE

- 5) Taller elements of buildings would be stepped back from the perimeter of TL 1B boundaries, away from adjacent residential zones.
- 6) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties.
- 5. Increases in lot coverage may be considered if:
 - a. Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or
 - b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.
- 6. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:
 - a. The assembled or manufactured goods are subordinate to and are dependent upon this use.
 - b. The outward appearance and impacts of this use with ancillary assembly or manufacturing must be no different from other uses.
- 7. 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 noise from this use is not audible off the subject property. A certification to this effect, signed by an acoustical engineer, must be submitted with the development permit application.
 - d. A veterinary office is not permitted if the subject property contains dwelling units.

Section 55.15		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 YARD (See Ch. 115)			Lot Coverage				
				Front	Side	Rear							
.030	Restaurant or Tavern	D.R., Chapter 142 KZC	See Spec. Reg. 1.						1 per each 100 sq. ft. of gross floor area.	<ol style="list-style-type: none"> This use is only permitted as an accessory use to another permitted use within this zone. It may not be located in a separate structure from the primary use. This use is not allowed within 100 feet of NE 132nd Street. Access to this use from NE 132nd Street is not permitted. 			
.040	Any Retail Establishment, other than those specifically listed in this zone and those prohibited by Special Regulation 3, selling goods and providing services including banking and other financial services	D.R., Chapter 142 KZC	See Spec. Reg. 1.						1 per each 300 sq. ft. of gross floor area.	<ol style="list-style-type: none"> This use is only permitted as an accessory use to another permitted use within this zone. It may not be located in a separate structure from the primary use. The location of drive-through facilities may not compromise pedestrian movement. The following uses and activities are prohibited: <ol style="list-style-type: none"> Vehicle and/or boat sales, repair, service or rental facilities; Retail establishments providing storage services unless accessory to another permitted use; Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses; Outdoor storage of bulk commodities, except in the following circumstances: <ol style="list-style-type: none"> If the square footage of the storage area is less than 10 percent of the retail structure, If the commodities represent growing stock in connection with horticultural nurseries, whether the stock is in open ground, pots, or containers. Floor area for this use may not exceed 5,000 square feet. 			

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.15	USE ↓ 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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.050	Attached or Stacked Dwelling Units		None	10' See Spec. Reg. 5.	0'	0'	85% See Spec. Reg. 78.	30' to 160' above average building elevation. See Spec. Regs 6-7	C	A	See KZC 105.25.	<ol style="list-style-type: none"> Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. Residential development must provide a minimum density of 50 dwelling units per gross acre. The maximum floor area ratio (FAR) for development <u>over 65 feet in height</u> on the subject property is 3.0, or 300 percent of lot size. Maximum FAR is determined based on parcel size, prior to any road dedication required pursuant to General Regulation 4 for this zone. On parcels where road dedication is required pursuant to General Regulation 4, the maximum floor area ratio (FAR) may be increased by an additional 0.30 for each 10 percent or portion thereof of the subject property required to be dedicated. Twenty-foot yard required where properties abut NE 132nd Street. Within 100 feet of the centerline of NE 132nd Street, building height may not exceed 30 feet above the elevation of the centerline of NE 132nd Street along the subject property.

REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.15	USE  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 YARD (See Ch. 115)		Lot Coverage	Height of Structure				
				Front	Side						

.050 Attached or Stacked Dwelling Units (continued)

REGULATIONS CONTINUED FROM PREVIOUS PAGE

- ~~67.~~ Building height ~~may be increased~~ is regulated as follows:
- a. Building height may exceed 30 feet above average building elevation, if one of the following public improvements is provided:
 - 1) Dedication and improvement of new streets pursuant to General Regulation 4; or
 - 2) Where General Regulation 4 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and
 - 3) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives.
 - b. Building height may ~~exceed 80 feet and~~ be increased up to 160 feet above average building elevation, ~~with the height increases to be based on the following considerations provided that:~~
 - 1) Development on the subject property complies with ~~67~~(a) above.
 - 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC).
 - 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height.
 - 4) Methods for mitigating any significant shadowing and lighting impacts of the increased building height on the residential areas to the north are proposed.
 - 5) Taller elements of buildings would be stepped back from the perimeter of TL 1B boundaries, away from adjacent residential zones.
 - 6) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.15	USE ↓ 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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
										<p>78. Increases in lot coverage may be considered if:</p> <ul style="list-style-type: none"> a. Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space. 		

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.15	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			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)
			Lot Size	REQUIRED YARD (See Ch. 115)									
				Front	Side	Rear							
.060	Church	D.R., Chapter 142 KZC	None	10' See Spec. Reg. <u>73</u> .	0'	0'	85 to 100% See Spec. Reg. <u>65</u> .	<u>30-4540'</u> above average building elevation. See Spec. Regs. <u>1</u> and <u>54</u> .	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. <u>32</u> .	<p>1. <u>Building height may exceed 30 feet up to 45 feet above average building elevation, if one of the following public improvements is provided:</u></p> <ul style="list-style-type: none"> a) <u>Dedication and improvement of new streets pursuant to General Regulation 4; or</u> b) <u>Where General Regulation 4 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains;</u> <p><u>2</u>. May include accessory living facilities for staff persons.</p> <p><u>32</u>. No parking is required for day-care or school ancillary to this use.</p> <p><u>43</u>. Twenty-foot yard required where properties abut NE 132nd Street.</p> <p><u>54</u>. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.</p> <p><u>65</u>. Increases in lot coverage may be considered if:</p> <ul style="list-style-type: none"> a. Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space. 	

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.15	USE ↓ 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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.070	School, Day-Care Center or Mini-School or Mini-Day-Care		10' See Spec. Reg. 24 .	0' See Spec. Reg. 54 .	0' See Spec. Reg. 54 .	85 to 100% See Spec. Reg. 87 .	30-4540' above average building elevation. See Spec. Regs 1 and 7-6 .	D	See KZC 105.25. See Spec. Reg. 65 .	<p>1. Building height may exceed 30 feet up to 45 feet above average building elevation, if one of the following public improvements is provided:</p> <p>a) Dedication and improvement of new streets pursuant to General Regulation 4; or</p> <p>b) Where General Regulation 4 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains;</p> <p>24. Twenty-foot yard required where properties abut NE 132nd Street.</p> <p>32. A six-foot high fence is required along property lines adjacent to outside play areas.</p> <p>43. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.</p> <p>54. Structured play areas must be set back from all property lines by at least five feet.</p> <p>66. 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.</p> <p>76. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.</p> <p>87. Increases in lot coverage may be considered if:</p> <p>a. Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or</p> <p>b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.</p> <p>8. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).</p>		

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.15	USE ↓ 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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.080	Assisted Living Facility	D.R., Chapter 142 KZC	None	10' See Spec. Reg. 4.	0'	0'	85% See Spec. Reg. 67 .	30' to 160' above average building elevation. See Spec. Reg. 5 and 6 .	C	A	1 per assisted living unit.	<ol style="list-style-type: none"> Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. The maximum floor area ratio (FAR) for development <u>over 65 feet in height</u> on the subject property is 3.0, or 300 percent of lot size. Maximum FAR is determined based on parcel size, prior to any road dedication required pursuant to General Regulation 4 for this zone. On parcels where road dedication is required pursuant to General Regulation 4, the maximum floor area ratio (FAR) may be increased by an additional 0.30 for each 10 percent or portion thereof, of the subject property required to be dedicated. Twenty-foot yard required where properties abut NE 132nd Street. Within 100 feet of the centerline of NE 132nd Street, building height may not exceed 30 feet above the elevation of the centerline of NE 132nd Street. Building height may be increased <u>is regulated</u> as follows: <ol style="list-style-type: none"> Building height may exceed 30 feet above average building elevation, if one of the following public improvements is provided: <ol style="list-style-type: none"> Dedication and improvement of new streets pursuant to General Regulation 4; or Where General Regulation 4 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations provided that: <ol style="list-style-type: none"> Development on the subject property complies with <u>5(a)</u> above. Design of buildings meets guidelines for towers set forth in

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.15	USE ↓ 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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
										Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height. REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE		

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.15	USE ↓ 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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.080	Assisted Living Facility (continued)									<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>4) Methods for mitigating any significant shadowing and lighting impacts of the increased building height on the residential areas to the north are proposed.</p> <p>5) Taller elements of buildings would be stepped back from the perimeter of TL 1B boundaries, away from adjacent residential zones.</p> <p>6) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties.</p> <p>67. Increases in lot coverage may be considered if:</p> <p>a. Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or</p> <p>b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.</p>		

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 55.15	USE  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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.15	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			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)
			Lot Size	REQUIRED YARD (See Ch. 115)									
				Front	Side	Rear							
.090	Convalescent Center or Nursing Home	D.R., Chapter 142 KZC	None	10' See Spec. Reg. 1.	0'	0'	80%	30' to 160' above average building elevation. See Spec. Reg. 45.	C	B	1 for each bed.	<p>1. Twenty-foot yard required where properties abut NE 132nd Street.</p> <p>2. Within 100 feet of the centerline of NE 132nd Street, building height may not exceed 30 feet above the elevation of the centerline of NE 132nd Street.</p> <p>23. The maximum floor area ratio (FAR) for development <u>over 65 feet in height</u> on the subject property is 3.0, or 300 percent of lot size. Maximum FAR is determined based on parcel size, prior to any road dedication required pursuant to General Regulation 4 for this zone.</p> <p>34. On parcels where road dedication is required pursuant to General Regulation 4, the maximum floor area ratio (FAR) may be increased by an additional 0.30 for each 10 percent or portion thereof of the subject property required to be dedicated.</p> <p>45. Building height may be increased <u>is regulated</u> as follows:</p> <p>a. Building height may exceed 30 feet above average building elevation, if one of the following public improvements is provided:</p> <ol style="list-style-type: none"> 1) Dedication and improvement of new streets pursuant to General Regulation 4; or 2) Where General Regulation 4 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and <p>b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations:</p> <ol style="list-style-type: none"> 1) Development on the subject property complies with 5(a) above, 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height. 4) Methods for mitigating any significant shadowing and lighting impacts of the increased building height on the residential areas to the north are proposed. 5) Taller elements of buildings would be stepped back from the 	

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.15	USE ↓ 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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
										perimeter of TL 1B boundaries, away from adjacent residential zones. REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE		

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.15	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			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)
			Lot Size	REQUIRED YARD (See Ch. 115)									
				Front	Side	Rear							
.090	Convalescent Center or Nursing Home (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE 6) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. 56. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 4 limits area available for development on the property; and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.	
.100	Public Utility	D.R., Chapter 142 KZC	None	10' See Spec. Reg.- 42.	0'	0'	80%	40- 45 ' above average building elevation. See Spec. Regs. 12 and 3.	A	B	See KZC 105.25.	1. <u>1. Building height may exceed 40 feet up to 45 feet above average building elevation, if one of the following public improvements is provided:</u> <u>a) Dedication and improvement of new streets pursuant to General Regulation 4; or</u> <u>b) Where General Regulation 4 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains;</u> 2. <u>2.</u> Twenty-foot yard required where properties abut NE 132nd Street. 32. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.	

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.15	USE ↓ 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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.110	Government Facility or Community Facility							C		<p>4-1. <u>Building height may exceed 40 feet up to 45 feet above average building elevation, if one of the following public improvements is provided:</u></p> <p><u>a) Dedication and improvement of new streets pursuant to General Regulation 4; or</u></p> <p><u>b) Where General Regulation 4 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains;</u></p> <p>2. Twenty-foot yard required where properties abut NE 132nd Street.</p> <p>3-2. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.</p> <p>43. 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.</p>		
.120	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

55.17 User Guide.

The charts in KZC 55.21 contain the basic zoning regulations that apply in the TL 2 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
55.19**

Zone
TL 2

Section 55.19 – 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 provision of this code may apply to the subject property.
2. In addition to the height exceptions established in KZC 115.60, the following exceptions to height regulations in TL 2 are established:
 - a. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two feet.
 - b. For structures with a sloped roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.
3. The applicant shall install at least one through-block pathway pursuant to the standards in KZC 105.19 from Totem Lake Boulevard to 120th Avenue NE, between the upper and lower portions of TL 2 and within TL 2 where necessary to strengthen the pedestrian connections to streets between buildings, parking areas and public spaces. Pedestrian connections to surrounding uses, including the Transit Center, the Evergreen Hospital Medical Center campus and to the TL 1 zone shall also be provided.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.21	USE  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)			Height of Structure				
				Front	Side	Rear					

.010	Development Containing Retail Uses, Selling Goods or Providing Services, Including Restaurants and Taverns, Banking and Other Financial Services See Spec. Regs. 1, 2 and 3.	D.R., Chapter 142 KZC. If an approved Conceptual Master Plan (CMP) exists, the review process shall be as set forth in the CMP. Otherwise, see Spec. Regs. 2 and 3.	1.5 acres See Spec. Reg. 8.	As established in the CMP.	80%	90' to 135' above average building elevation See Spec. Reg. 9.	See Spec. Reg. 3.	See Spec. Reg. 4.	As established in the CMP.	<ol style="list-style-type: none"> 1. May also include one or more of the other uses allowed in this zone. Development regulations of this section apply to all uses developed within a Conceptual Master Plan (CMP). 2. Development must be part of a Conceptual Master Plan (CMP) for the entire property. The proposed CMP shall follow the process established in Chapter 142 KZC. Under KZC 142.35(7), the Design Review Board will consider a Conceptual Master Plan for the property. Subsequent development proposals shall follow DR or ADR as set forth in the Notice of Approval for the Conceptual Master Plan. 3. The Conceptual Master Plan must establish a circulation system for vehicles and pedestrians. The site plan should be pedestrian-oriented, and incorporate the following design principles: <ol style="list-style-type: none"> a. Siting of buildings oriented to the pedestrian network. Isolated building pads should be minimized. b. Storefront orientation to pedestrian and vehicular circulation routes. c. Ground floor spaces designed in a configuration which encourages pedestrian activity and visual interest. Uses other than retail, restaurants, and taverns may be permitted on the ground floor of structures only if the use and location do not compromise the desired pedestrian orientation and character of the development. d. Pedestrian connections: <ol style="list-style-type: none"> 1) Between the upper and lower portions of the property (east and west of 120th Avenue NE); 2) Internal to the site (between 120th Avenue NE and Totem Lake Boulevard), and/or other locations that provide convenient pedestrian mobility and contribute to the pedestrian and retail character of the development; and 3) To surrounding developments including the hospital campus, the transit center and the mixed use area to the north in TL 1A. The alignment of the pedestrian connection to properties in TL 1A should be designed to coincide with the alignment of 119th Avenue NE to the north.
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DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.21	USE ↓ REGULATIONS ↑	Require d 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)			Height of Structure				
				Front	Side	Rear					
										e. Clearly identifiable building and pedestrian access points and entryways. REGULATIONS CONTINUED ON NEXT PAGE	

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.21	USE  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)			Height of Structure					
				Front	Side	Rear						

.010	Development Containing Retail Uses, Selling Goods or Providing Services, Including Restaurants and Taverns, Banking and Other Financial Services (continued)	REGULATIONS CONTINUED FROM PREVIOUS PAGE f. Provision of useable public spaces, plazas or pocket parks, and public amenities, such as art, sculptures, fountains or benches. g. Use of landscaping to emphasize entries into buildings and pedestrian areas, to enhance public spaces, and to screen blank walls and service areas. Landscaping should also be provided in plazas, along pedestrian circulation routes, and in parking areas. h. Design techniques to prevent the dominance of large single occupant structures, such as smaller building footprints and multiple tenant spaces on the ground floor at the street. i. Placement of parking areas behind buildings located on pedestrian-oriented streets and pathways. j. Placement of loading and service areas away from 120th Avenue NE and pedestrian areas. k. Location of drive-through facilities to not compromise the pedestrian orientation of the development. 4. Signs for a development approved under this provision must be proposed within a Master Sign Plan application (KZC 100.80) for all signs within the project. 5. Any vehicle service or repair activity must be entirely contained within an enclosed structure, and the orientation of the use and activity must be away from pedestrian circulation routes and spaces. 6. Motor vehicle, sailboat, motor boat and recreational trailer sales are permitted only if they are displayed in an indoor showroom, and the showroom does not occupy more than 10,000 square feet. 7. The following uses are not permitted in this zone a. Retail establishments providing storage services unless accessory to another permitted use. b. Outdoor storage of bulk commodities, except in the following circumstances: 1) If the square footage of the storage area is less than 5
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DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.21	USE  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)								Height of Structure
				Front	Side	Rear						

percent of the total square footage of the retail structure, or as provided for in the CMP; or
REGULATIONS CONTINUED ON NEXT PAGE

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 55.21	USE ↓ REGULATIONS →	Require d 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)			Height of Structure					
				Front	Side	Rear						
.010	Development Containing Retail Uses, Selling Goods or Providing Services, Including Restaurants and Taverns, Banking and Other Financial Services (continued)											<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <p>2) If the commodities represent growing stock in connection with horticultural nurseries, whether the stock is in open ground, pots, or containers.</p> <p>c. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses.</p> <p>8. Parcels smaller than 1.5 acres may be added to a previously approved Conceptual Master Plan (CMP), if the applicable criteria set forth in the Notice of Approval for the approved CMP are met.</p> <p>9. Building height may exceed 7590 feet above average building elevation if approved through a CMP; provided, that no more than tenfive percent of the gross site area included within the CMP may have increased building height, and the increased building height does not exceed 135 feet above average building elevation.</p>
.020	Any Retail Establishment, other than those specifically listed in this zone, selling goods or providing services including banking and other financial services	D.R., Chapter 142 KZC.	Less than 1.5 acres.	0'	0'	0'	80%	30' above average building elevation.	D See Spec. Reg. 5.	E	1 per 300.	<ol style="list-style-type: none"> Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. Any vehicle service or repair activity must be entirely contained within an enclosed structure, and the orientation of the use and activity must be away from pedestrian circulation routes and spaces. Vehicle sales are permitted only if the vehicles are displayed in an indoor showroom, and the showroom does not occupy more than 10,000 square feet. Location of drive-through facilities must not compromise the pedestrian orientation of the development. The location and specific design of the facilities requires Planning Official approval. Landscape Category B will be required if the use includes
.030	Restaurant or Tavern										1 per 100.	<ol style="list-style-type: none"> Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. Any vehicle service or repair activity must be entirely contained within an enclosed structure, and the orientation of the use and activity must be away from pedestrian circulation routes and spaces. Vehicle sales are permitted only if the vehicles are displayed in an indoor showroom, and the showroom does not occupy more than 10,000 square feet. Location of drive-through facilities must not compromise the pedestrian orientation of the development. The location and specific design of the facilities requires Planning Official approval. Landscape Category B will be required if the use includes

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
Section 55.21	USE ↓ REGULATIONS →	Require d 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)			Height of Structure				
				Front	Side	Rear					

.040	A Retail Establishment providing entertainment, recreational, or cultural activities								See KZC 105.25.	<p>drive-through facilities.</p> <p>6. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:</p> <ol style="list-style-type: none"> 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. <p>7. The following uses are not permitted in this zone:</p> <ol style="list-style-type: none"> a. Retail establishments providing storage services unless accessory to another permitted use. b. Outdoor storage of bulk commodities, except in the following circumstances: <ol style="list-style-type: none"> 1) If the square footage of the storage area is less than five percent of the total square footage of the retail structure; or 2) If the commodities represent growing stock in connection with horticultural nurseries, whether the stock is in open ground, pots, or containers. c. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses.
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DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 55.21	USE ↓ REGULATIONS →	Require d 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)			Height of Structure					
				Front	Side	Rear						

.050	Office Use	D.R., Chapter 142 KZC.	Less than 1.5 acres.	0'	0'	0'	80%	30' above average building elevation.	B	D	See Spec. Reg. 4.	<ol style="list-style-type: none"> 1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: <ol style="list-style-type: none"> a. The assembled or manufactured goods are subordinate to and are dependent upon this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing must be no different from other office uses. 3. The following regulations apply to veterinary offices only: <ol style="list-style-type: none"> 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 noise from this use is not audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. d. A veterinary office is not permitted if the subject property contains dwelling units 4. If a medical, dental or veterinary office, then one per each 200 square feet of gross floor area. Otherwise, one per 300 square feet of floor area. A reduction in the number of parking stalls required will be considered per KZC 105.103, due to the proximity to the transit center.
.060	Attached or Stacked Dwelling Units								D	A	See KZC 105.25.	<ol style="list-style-type: none"> 1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. 2. This use may not be located on the ground floor of a structure, <u>except for lobbies, which shall not exceed 10 percent of the ground floor of the structure.</u> 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
Section 55.21	USE ↓ REGULATIONS ↑	Require d 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)			Height of Structure				
				Front	Side	Rear					

.070	Vehicle Service Station	D.R., Chapter 142 KZC.	Less than 1.5 acres.	See Spec. Reg. 4.			80%	30' above average building elevation.	A	E	See KZC 105.25.	<ol style="list-style-type: none"> 1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. 2. May not be more than two vehicle service stations at any intersection. 3. This use may not front exclusively on 120th Avenue NE. 4. Gas pump islands must be setback at least 20 feet from all property lines. Canopies and 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.
.080	Hotel or Motel			0'	0'	0'			D			<ol style="list-style-type: none"> 1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. 2. May include ancillary meeting and convention facilities 3. 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	Church								B			<ol style="list-style-type: none"> 1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. 2. May include accessory living facilities for staff persons. 3. One for every four people based on maximum occupancy load of any area of worship. No parking is required for day-care or school ancillary to the use.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 55.21	USE ↓ REGULATIONS →	Require d 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)			Height of Structure					
				Front	Side	Rear						

.100	School, Day-Care Center or Mini-School or Mini-Day-Care	D.R., Chapter 142 KZC.	Less than 1.5 acres.	10' See Spec. Reg. 4.	0' See Spec. Reg. 4.	0' See Spec. Reg. 4.	80%	30' above average building elevation.	D	B	See KZC 105.25. See Spec. Reg. 5.	<ol style="list-style-type: none"> 1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. 2. A six foot high fence is required along property lines adjacent to outside play areas. 3. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 4. Structured play areas must be setback from all property lines by at least five feet. 5. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting r-o-w improvements. <li style="color: red;">6. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 		
.110	Assisted Living Facility			0'	0'	0'			B	A			1 per assisted living unit.	<ol style="list-style-type: none"> 1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. 2. This use may not be located on the ground floor of a structure. 3. The development must be designed to limit potential impacts from surrounding commercial uses on residents of the subject property. 4. 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			C	B	1 for each bed.			<ol style="list-style-type: none"> 1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. 2. This use may not be located on the ground floor of a structure. 					

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
Section 55.21	USE ↓ REGULATIONS ↑	Require d 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)			Height of Structure				
				Front	Side	Rear					
.130	Public Utility, Government Facility and Community Facility							D See Spec. Reg. 2.	See KZC 105.25.	<ol style="list-style-type: none"> 1. Must be developed to be compatible with the approved Conceptual Master Plan for adjacent properties, with respect to signs, parking and pedestrian and vehicular access. 2. Landscape category B or C may be required depending on the type of use on the subject property and the impacts associated with this use. 	
.140	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.									

55.23 User Guide.

The charts in KZC 55.27 contain the basic zoning regulations that apply in the TL 3A, TL 3B, TL 3C and TL 3D 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
55.25**

Zone
TL 3A, 3B,
3C, 3D

Section 55.25 – GENERAL REGULATIONS

1. Refer to Chapter 1 KZC to determine what other provision of this Code may apply to the subject property.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.27	USE  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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						

.010	Hospital, Medical Outpatient Facility and Ancillary Uses Including Food Services, Retail Sales, Offices and Day-Care. See Spec. Reg. 1.	Process IIA IB , Chapter 150.452 KZC for a Master Plan. Development consistent with an approved Master Plan, D.R., Chapter 142 KZC. See Spec. Regs. 8, 9 and 109, 40 and 41.	None	10' minimum setback required, with an average building setback of 15 feet from perimeter campus property lines and street rights-of-way. See Spec. Reg. 2.	85%70% Additional Hot coverage allowed, pursuant to Spec. Reg. 3. TL 3A and 3B: 75' above average building elevation. Additional height allowed pursuant to Spec. Reg. 67. TL 3B: 75' above average building elevation. See Spec. Reg. 6. TL 3C: 30' above average building elevation. See Spec. Reg. 34. TL 3D: 65' above average building elevation. See Spec. Reg. 45.	B	E See Spec. Reg. 78.	As approved in the Master Plan.	<ol style="list-style-type: none"> 1. May include housing as part of this use. Residential uses shall be limited to five stories in height. 2. A minimum setback of 20 feet is required where a campus property abuts residential zones. 3. Lot coverage may be increased to 85 percent if a transit center is located within TL 3. 34. In TL 3C, building height may be increased up to 60 feet above average building elevation in the portions of the area that lie more than 100 feet from residential zones, based on the extent to which the increased building heights would have impacts on the surrounding residential areas. Proposed methods for mitigating such impacts, as determined by an analysis of shadowing, transition and lighting impacts, must be provided. 45. In TL 3D, building heights must step back from the adjacent residential zone to the east. Design guidelines for appropriate transitions must be included within the Master Plan. 56. In area TL 3B, building heights may be increased up to 150 feet above average building elevation, based on the following considerations: <ol style="list-style-type: none"> a. If a transit center is included within TL 3; b. The extent to which the siting of the transit center on the campus would limit development on the transit center site. ae. The extent to which an analysis of the impacts of the additional height on public views from the intersection of 124th Avenue NE and NE 128th Street indicates retention of a view to the west. bd. The extent that rooftop appurtenances of buildings would have significant impacts on residential areas and public views. Rooftop appurtenances of medical buildings shall not exceed 15 feet in height and 50 percent of the total rooftop area of individual buildings, and total building height shall not exceed 150 feet. 67. In order to retain openness and public views across a portion of the site, development within the southern 100 feet of TL 3A, located east of the driveway leading to the hospital parking garage and west and north of the curb along 124th Avenue NE, shall be limited to 75 feet in height (see Plate 33).
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DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.27	USE ↓ 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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
										Elsewhere, in TL 3A, building heights may be increased up to 150 feet above average building elevation, with the height increases to be based on the following considerations: <i>a. If a transit center is included within TL 3;</i>		

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.27	USE  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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						

.010	Hospital, Medical Outpatient Facility and Ancillary Uses Including Food Services, Retail Sales, Offices and Day-Care. (continued)		<p>b. The extent to which the siting of the transit center on the campus would limit development on the transit center site;</p> <p>ae. The extent that the increased building heights would have impacts on the surrounding residential areas, and the proposed methods for mitigating such impacts, as determined by an analysis of shadowing, transition and lighting impacts;</p> <p>eb. The extent that taller buildings would be stepped back from the perimeters of TL 3 boundaries, away from adjacent residential zones;</p> <p>ce. The extent that impacts to territorial views from public streets would be avoided or minimized through mechanisms such as variations in building heights, horizontal modulation and other techniques aimed at reducing the appearance of building mass; and</p> <p>df. The extent that rooftop appurtenances of buildings would have significant impacts on residential areas and public views. Rooftop appurtenances of medical buildings shall not exceed 15 feet in height and 50 percent of the total rooftop area of individual buildings, and total building height shall not exceed 150 feet.</p> <p>78. All signs must be consistent with an approved master sign plan for the hospital campus.</p> <p>89. This use requires an approved conceptual Master Plan. Approval of the Master Plan shall be through Process IIA-4B, Chapter 150462 KZC. The Master Plan approved for the site will become the guiding document for the location, configuration and nature of improvements to be constructed within the TL 3 zone. The Master Plan must be approved by ordinance, and contain a conceptual site plan to be kept on file with the City. The Master Plan must contain:</p> <p>a. A conceptual site plan which shows the approximate location and size of all known and potential future development. Developed building square footage may not exceed 1.2 million square feet, nor may vehicle trips exceed either 27,500 average daily trips or 2,150 p.m. peak trips (whichever is achieved first). An estimate of trip generation based on projected uses and trip</p>
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DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.27	USE  REGULATIONS 	Required Review Process	MINIMUMS			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)	
			Lot Size	REQUIRED YARD (See Ch. 115)										
				Front	Side	Rear								

rate, approved by the City, must be provided with the Master Plan. The trip rate shall reflect only those trips generated by the hospital. Trips associated with the operation of a transit center shall not be included in the total trips under this special regulation.
REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.27	USE  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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						

.010	Hospital, Medical Outpatient Facility and Ancillary Uses Including Food Services, Retail Sales, Offices and Day-Care. (continued)		<p>Specific trip generation and traffic analysis must be provided with subsequent building permits.</p> <p>b. A proposed phasing plan for development of the campus, describing which of the proposed improvements will be included with each phase.</p> <p>c. Proposed sub-areas for the campus. The following elements are to be addressed by sub-area:</p> <ol style="list-style-type: none"> 1) Anticipated uses. 2) Maximum building height (including penthouses/rooftop-mounted equipment). 3) Minimum building setbacks from property lines and/or edges of easements. 4) Guidelines for stepping back taller building elements from the perimeter of the campus. 5) Areas of buffers and landscaping. 6) Estimated building square footage. 7) Maximum lot coverage. 8) Open/green spaces – location and proposed activities to occur in these spaces. The use of green roofs is encouraged, and will be considered in the evaluation of open and green spaces on the campus. 9) Vehicular and pedestrian access points and through ways. Connections to the Totem Lake Mall and the transit center should be included in the plan. The plan should also explore options for providing pedestrian connections across the site. 10) Parking – number of stalls and location. 11) Lighting – specific standards to limit the impact of internal and external light sources on off-site areas. <p>d. Discussion of 124th Avenue NE, south of NE 130th Lane, including future projects contemplated by Evergreen Hospital Medical Center within this roadway. A memorandum of understanding for this section of 124th Avenue NE between Evergreen Hospital Medical Center and the City of Kirkland should be developed during the review of the Master Plan.</p> <p><u>940.</u> The Master Plan application must be accompanied by:</p> <ol style="list-style-type: none"> a. An analysis of the manner in which the proposed building design
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DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.27	USE ↓ 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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
										<p>concepts comply with the applicable design principles contained in the municipal code and the Totem Center policies contained in the Comprehensive Plan.</p> <p>REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE</p>		

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.27	USE  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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						

.010	Hospital, Medical Outpatient Facility and Ancillary Uses Including Food Services, Retail Sales, Offices and Day-Care. (continued)	<p>Proposed design concepts must indicate compatibility of the treatment of campus edges with neighboring uses. Buildings should provide pedestrian friendly features along rights-of-way. Human scale elements should be provided where development exists at campus edges. The relationships of buildings to adjacent rights-of-way and to neighboring uses should ensure appropriate transitions, through the use of landscaping or building elements that are of a similar scale as neighboring uses.</p> <p>b. A proposed Transportation Management Plan. 1044. The City shall consider all of the elements of the Master Plan as proposed above, and the conditions of approval of a Master Plan for the campus should include guidelines for the following:</p> <p>a. Appropriate process for subsequent permit review, to include possible thresholds for permits to be reviewed by the Planning Official alone, and those that shall include review by the Design Review Board.</p> <p>b. Distinction between major and minor modifications from the approved Master Plan. Subsequent to Master Plan approval, the Planning Official may approve minor modifications from the approved Master Plan. Major modifications, as defined in the conditions of approval for the Master Plan, must be approved through Process IIA IB, Chapter 150452 KZC.</p> <p>c. Time frame, not to exceed 10 years, for the Master Plan to be in effect. In addition:</p> <ol style="list-style-type: none"> 1) All construction must be consistent with zoning and building codes in effect at the time of construction, regardless of the duration of the master plan, except for those code provisions that have been superseded or modified by development standards included in the approved Master Plan. 2) An extension to the horizon date for the Master Plan may be granted if major changes have not been made to zoning or other regulations. <p>d. Requirements for further analysis to be provided with each submittal for improvements to the campus (such as traffic</p>
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DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.27	USE ↓ 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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
										reports, parking analysis, etc.).		

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
Section 55.27	USE ↓ REGULATIONS ↓	Required Review Process	MINIMUMS			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)
			Lot Size	REQUIRED YARD (See Ch. 115)									
				Front	Side	Rear							
.020	Public Utility	Process IIA, Chapter 150 KZC.	None	20'	20' on each side	10'	70%	30' above average building elevation.	A	B	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.	
.030	Government Facility or Community Facility				10' on each side				C See Spec. Reg. 1.				
.040	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.											

55.29 User Guide.

The charts in KZC 55.33 contain the basic zoning regulations that apply in the TL 4A, TL 4B and TL 4C 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
55.31

Zone
TL 4A, 4B,
4C

Section 55.31 – 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 provision of this code may apply to the subject property.
2. The ground floor of all structures with frontage on a pedestrian or vehicular circulation route, or adjacent to a pedestrian-oriented space, shall be a minimum of ~~135~~ feet in height. This requirement does not apply to:
 - a. The following uses: vehicle service stations, private lodges or clubs, stacked dwelling units, churches, schools, day-care centers, mini-schools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, public utilities, government facilities or community facilities;
 - b. Parking garages; or
 - c. Additions to existing nonconforming development where the Planning Official determines it is not feasible.
3. In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established:
 - a. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two feet.
 - b. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.
4. ~~Ground floor spaces in structures with frontage on a public right-of-way, interior access road, major pedestrian sidewalk, through-block pedestrian pathway, internal pathway or pedestrian-oriented space must be designed in a configuration which encourages pedestrian activity and visual interest. At least 50 percent of the total gross floor area located on the ground floor area of all structures on the subject property must contain retail establishments, restaurants, taverns, hotels or motels except for structures containing a government facility use in the TL 4B zone. These uses shall be oriented to a major pedestrian sidewalk, a through-block pedestrian pathway or an internal pathway (see also Chapter 105 KZC).~~
5. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.
6. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.33	USE ↓ REGULATIONS ↓	Required Review Process	MINIMUMS			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)	
			Lot Size	REQUIRED YARD (See Ch. 115)										
				Front	Side	Rear								
				See Spec. Reg. 2.										
.010	Vehicle Service Station	D.R., Chapter 142 KZC	22,500 sq. ft.	40'	15' on each side	15'	80%	30' average building elevation.	A	E	See KZC 105.25.	<ol style="list-style-type: none"> May not be more than two vehicle service stations at any intersection 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. 		
.020	A Retail Establishment providing storage services. See also Spec. Reg. 1.			None	120'	0'		0'					65' average building elevation	<ol style="list-style-type: none"> May include accessory living facilities for resident security manager.
.030	A Retail Establishment providing vehicle or boat sales or vehicle or boat service or repair. See Spec. Reg. 2.						365' above average building elevation.	<ol style="list-style-type: none"> Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations. Vehicle and boat rental and used vehicles or boat sales are allowed as part of this use. 						
.040	Restaurant or Tavern							B					1 per each 100 sq. ft. of gross floor area.	<ol style="list-style-type: none"> For restaurants with drive-in or drive-through facilities: <ol style="list-style-type: none"> One outdoor waste receptacle shall be provided for every eight parking stalls. 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.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.33	USE ↓ REGULATIONS ↓	Required Review Process	MINIMUMS			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)
			Lot Size	REQUIRED YARD (See Ch. 115)									
				Front	Side	Rear							
.050	Any Retail Establishment, other than those specifically listed in this zone, selling goods, or providing services including banking and related financial services	D.R., Chapter 142 KZC	None	120'	0'	0'	80%	635' above average building elevation.	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: <ol style="list-style-type: none"> 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. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. 2. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if: <ol style="list-style-type: none"> The seating and associated circulation area does not exceed more than 10 percent of the gross floor area of the use; and It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded. 	
.060	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: <ol style="list-style-type: none"> May only treat small animals on the subject property. Outside runs and other outside facilities for the animals are not permitted. 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. <u>A veterinary office is not permitted in any development containing dwelling units.</u> 2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: <ol style="list-style-type: none"> The ancillary assembled or manufactured goods are subordinate to and dependent on this use. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses. 	

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.33	USE ↓ REGULATIONS ↓	Required Review Process	MINIMUMS			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)
			Lot Size	REQUIRED YARD (See Ch. 115)									
				Front	Side	Rear							
			.070	Hotel or Motel									
.080	A Retail Establishment providing entertainment, recreational or cultural activities	D.R., Chapter 142 KZC	None	120'	0'	0'	80% ⁻	635' above average building elevation.	B	E	1 per every 4 fixed seats.		
.090	Private Lodge or Club			120'	0'	0'			C	B	1 per each 300 sq. ft. of gross floor area.		

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.33	USE ↓ 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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.100	Development containing Attached or stacked dwelling units and offices, restaurants or taverns, or retail uses allowed in this zone. See Spec.Reg. 1.		10'	Same as the regulations for the ground floor. See Spec.Reg. 4	0'	0'		TL 4A and TL 4B: 65' above average building elevation. See Spec. Reg. 5. TL 4C: 45' above average building elevation. See Spec. Reg. 5.	D	E	See KZC 105.25.	<p>1. 1. — A veterinary office is not permitted in any development containing dwelling units. Development must include commercial use on the ground floor with gross floor area equal to or greater than 20% of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation.</p> <p>2. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</p> <p>3. 3. No more than 10 percent of the ground floor of a structure may contain residential use.</p> <p>4. 4. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives.</p> <p>5. 5. The equivalent of the additional gross floor area constructed above 35 feet over ABE must be dedicated to residential use. Residential use may be located anywhere in the building above the ground floor.</p> <p>4.6. 6. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:</p> <ol style="list-style-type: none"> The ancillary assembled or manufactured goods are subordinate to and dependent on this use. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.33	USE ↓ REGULATIONS ↓	Required Review Process	MINIMUMS			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)
			Lot Size	REQUIRED YARD (See Ch. 115)									
				Front	Side	Rear							
.110	Church			120'	0'	0'	80%	635' above average building elevation.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See also Spec. Reg. 2.	<ol style="list-style-type: none"> 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, Day-Care Center, Mini-School or Mini-Day-Care Center	D.R., Chapter 142 KZC	None	120' (See Spec. Reg. 3).	0'	0'	80%	635' above average building elevation.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> 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 set back from all property lines as follows: <ol style="list-style-type: none"> 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. c. Five feet for a Mini-School or Mini-Day-Care Center. 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 389). 	

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.33	USE  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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						

.130	Assisted Living Facility Convalescent Center Nursing Home <u>See Spec.Reg. 1.</u>	D.R., Chapter 142 KZC	None	10'S ame- as- the- regu- latio- ns- for- the- grou- nd- floor- use- See- Spe- e- Reg- -1-	0'	0'	80%	65' above average building elevation	D	A	Assisted Living: 1.7 per independent unit. 1 per assisted living unit. Convalescent Center or Nursing Home: 1 per bed.	1. -Development must include commercial use on the ground floor with gross floor area equal to or greater than 20% of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. This use may not occupy more than 10 percent of 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.
.140	Public Utility	D.R., Chapter 142 KZC	None	120'	0'	0'	80%	65' above average building elevation.	A	B	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.
.150	Government Facility or Community Facility	D.R., Chapter 142 KZC	None	120'	0'	0'	80%	65' above average building elevation.	C	B	See Spec. Reg. 1.	1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.160	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

55.35 User Guide.

The charts in KZC 55.39 contain the basic zoning regulations that apply in the TL 5 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
55.37**

Section 55.37 – GENERAL REGULATIONS

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



Zone
TL 5

1. Refer to Chapter 1 KZC to determine what other provision of this code may apply to the subject property.
2. The ability to accommodate new development in the TL 5 zone is dependent upon the construction of two new streets: ~~123rd Avenue NE and NE 120th Street~~, as shown on Plate 34B:
 - 123rd Ave NE extending north from NE 116th Street to a new extension of NE 120th Street.
 - NE 120th St. extending from 124th Ave NE, connecting to the new 123rd Ave NE and continuing across the Cross Kirkland Corridor to connect with 123rd Place NE

Consistent with and to the extent authorized by applicable statutes and court decisions, new development on properties across which these streets in whole or in part extend shall contribute to the creation of the streets as follows:

 - a. With all new development, the portions of these streets crossing the subject property shall be dedicated as public right-of-way consistent with Plate 34B. The Public Works Director may authorize that an access street can be within a private access easement if it is found that the private street allows for a superior site design that also maintains an effective street network. If a private access street is allowed, the standards for the street improvements should be similar to those of public streets, and the maintenance of such streets shall be the responsibility of the property owner. Additionally, if a private access street is allowed, design standards applicable to development abutting a major pedestrian sidewalk continue to apply.; and
 - b. With all new development exceeding 35 feet in height, the streets shall be improved as determined by the Public Works Director. Suggested cross-sections for each of these roads would include:
 - 1) Two travel lanes (one lane each way);
 - 2) On-street parallel parking;
 - 3) Bicycle lanes;
 - 4) Eight- to 12-foot-wide sidewalks on each side of the street with street trees placed toward the curb 30 feet on-center. Sidewalk width may be reduced where planting strips (minimum four feet wide) are maintained between the street and sidewalk.

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

~~c.—The street network within the TL 5 zone should be primarily made up of dedicated public rights-of-way with street improvements that meet the current City standards. The Public Works Director may authorize that an access street can be within a private access easement if it is found that the private street allows for a superior site design that also maintains an effective street network. If a private access street is allowed, the standards for the street improvements should be similar to those of public streets, and the maintenance of such streets shall be the responsibility of the property owner. Additionally, if a private access street is allowed, design standards applicable to development abutting a major pedestrian sidewalk continue to apply.~~

~~d.—Development in the TL 5 zone must provide a grid of internal access roads shown on Plate 34B and Plate 34F pursuant to the following standards:~~

 - 1) ~~A north-south street (123rd Avenue NE) from NE 116th Street on the south leading to the extension of NE 120th Street and a potential future bridge connecting over the BNSF railroad to 120th Place NE. This is intended to be a dedicated public street that can be implemented in phases as redevelopment occurs on applicable sites.~~
 - 2) ~~An east/west connection with the planned NE 120th Street extension. This is intended to link the proposed 123rd Avenue NE extension above with 124th Avenue NE. This is intended to be a dedicated public street that can be implemented in conjunction with redevelopment on applicable sites.~~
 - 3) ~~Two or three other east-west access roads from 124th Avenue NE towards interior lots and areas closer to I-405. A desirable distance between access roads is between 250 and 300 feet. The maximum allowable distance between access roads shall be 350 feet. These may be public or private streets implemented in conjunction with redevelopment on applicable sites. Wider separation (up to 500 feet) may be considered where properties dedicate a minimum 30-foot-wide public pedestrian corridor.~~
 - 4) ~~Suggested cross-sections for each of these roads would include:~~
 - a) ~~Two travel lanes (one lane each way);~~
 - b) ~~On-street parallel parking;~~
 - c) ~~Eight- to 12-foot-wide sidewalks on each side of the street with street trees placed toward the curb 30 feet on-center. Sidewalk width may be reduced where planting strips (minimum four feet wide) are maintained between the street and sidewalk.~~

(GENERAL REGULATIONS CONTINUED FROM PREVIOUS PAGE)

- ~~3.—Maximum allowable building height may be increased to 45 feet above average building elevation on parcels where dedication for roads is provided. Additional building height may be allowed with participation in a Conceptual Master Plan. No portion of a structure may exceed the following heights above the elevation of NE 116th Street, as measured at the midpoint of the frontage of the subject property on NE 116th Street:~~
- ~~a.—Within 20 feet of NE 116th Street, 35 feet.~~
- ~~b.—Within 30 feet of NE 116th Street, 45 feet.~~
- ~~c.—Within 40 feet of NE 116th Street, 55 feet.~~
3. In addition to the two streets required in General Regulation 2, development in TL 5 shall incorporate the following circulation features, as shown in Plate 34F:
- a. Internal east-west access roads extending westward from 124th Avenue NE. These may be public or private streets.
- b. Through-block pathways or other pathways to link streets and/or activities. Through-block pathways may be integrated with internal access roads and/or provided within separate pedestrian-only corridors. See KZC 105.19 for through-block pathway standards.
4. Building and/or landscaping features that highlight the entryway to the Totem Lake Neighborhood shall be incorporated into redevelopment of the parcel located at the southeast corner of TL 5. The features shall contain elements such as a sign, art and/or lighting. See Chapter 92 KZC, Design Regulations.
54. The ground floor of all structures on the subject property with frontage on a pedestrian or vehicular circulation route, or adjacent to a pedestrian-oriented space shall be a minimum of 135 feet in height. This requirement does not apply to:
- a. The following uses: vehicle service stations, private lodges or clubs, stacked dwelling units, churches, schools, day-care centers, mini-schools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, public utilities, government facilities or community facilities.
- b. Parking garages.
- c. Additions to existing nonconforming development where the Planning Official determines it is not feasible.
65. Ground floor spaces in structures with frontage on a public right-of-way, interior access road, major pedestrian sidewalk, through-block pedestrian pathway, internal pathway or pedestrian-oriented space, must be designed in a configuration which encourages pedestrian activity and visual interest.
- ~~At least 30 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. Ground floor spaces in structures with frontage on a pedestrian or vehicular route, or adjacent to a pedestrian-oriented space, must contain retail establishments, restaurants or taverns.—~~
- ~~76. No surface parking may encroach into the required front yard.~~
87. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.
98. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.

9. ~~The applicant shall install a through-block pathway or other pathways to link streets and/or activities. In addition to the new roads to be developed through the district (123rd Avenue NE and NE 120th Street), designated as major pedestrian sidewalks in Plate 34F, a network of east-west pathways at intervals no greater than 350 feet that link uses to 124th Avenue NE shall be installed. Through-block pathways may be integrated with internal access roads and/or provided within separate pedestrian-only corridors. See KZC 105.19 for through-block pathway standards. Additional through-block pathways not shown in the Comprehensive Plan may be required by the City on parcels larger than two acres in order to enhance pedestrian access on large sites.~~

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.39	USE ↓ 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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.010	Any use or combination of uses allowed in this zone, when developed within a Conceptual Master Plan Development. See Spec. Reg. 1.	D.R., Chapter 142 KZC.	4-2 acres. See Spec. Reg. 6.	10'	0'	0'	80%	None See Spec. Reg. 68.	See Spec. Reg. 13h.	See Spec. Reg. 54.	As established in the CMP See Section 105.25.	<ol style="list-style-type: none"> 1. May include one or more of the uses allowed in this zone, unless listed as prohibited below. Development regulations of this section apply to all uses developed with a Conceptual Master Plan (CMP). 2. Development must be part of a Conceptual Master Plan (CMP) for the entire property, which integrates the development with the entire zone. 13. The Conceptual A Master Plan for development of the entire subject property must be approved. The Master Plan must establish a circulation system for vehicles and pedestrians that integrates with existing and planned circulation throughout the TL 5 zone. The site plan should must be pedestrian-oriented and incorporate the following design principles: <ol style="list-style-type: none"> a. Siting of buildings oriented to the pedestrian network; isolated building pads should be minimized. b. Storefront orientation to pedestrian and vehicular circulation routes. c. Ground floor spaces designed in a configuration which encourages pedestrian activity and visual interest. Uses other than retail, restaurants, and taverns may be permitted on the ground floor of structures only if the use and location do not compromise the desired pedestrian orientation and character of the development. d. Pedestrian connections internal to the site that provide convenient pedestrian mobility and contribute to the pedestrian and retail character of the development activity and visual interest. e. Shared vehicular connections to 124th Avenue NE. f. Clearly identifiable building and pedestrian access points and entryways. g. Provision of useable public spaces, plazas or pocket parks, and public amenities, such as art, sculpture, fountains or benches. h. Use of landscaping to emphasize entries into buildings and pedestrian areas, to enhance public spaces, and to screen blank walls and service areas. Landscaping should also be provided in plazas, along pedestrian circulation routes, and in parking areas. i. Design techniques to prevent the dominance of large single-occupant structures, such as smaller building footprints and multiple tenant spaces on the ground floor at the street. j. Placement of parking areas behind buildings located on pedestrian-oriented streets and pathways. k. Placement of loading and service areas away from 124th Avenue NE and pedestrian areas.

.010	<p>Any use or combination of uses allowed in this zone, when developed within a Conceptual Master Plan Development (Continued)</p>									<p>1. Location of drive-through facilities to not compromise the pedestrian orientation of the development.</p> <p>2. <u>Development must include commercial use on the ground floor with gross floor area equal to or greater than 20% of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation.</u></p> <p>34. The following uses are not permitted within a Conceptual Master Plan:</p> <p>a. Retail establishments providing storage services unless accessory to another permitted use.</p> <p>b. Outdoor storage of bulk commodities, except in the following circumstances:</p> <p>i. If the outdoor storage involves vehicles for sale associated with a vehicle dealership.</p> <p>ii. If the square footage of the storage area is less than 20 percent of the total square footage of the use it is serving; or</p> <p>c. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses.</p> <p>45. Signs for a development approved under this provision must be proposed within a Master Sign Plan application (KZC 100.80) for all signs within the project.</p> <p>6. Land dedicated for roads pursuant to General Regulation 2 may be included in the lot size used to meet the minimum size requirement for a Conceptual Master Plan.</p> <p>57. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives.</p> <p>68. Building height may exceed the limits set forth in General Regulation 3; provided, that development on the property within the Conceptual Master Plan does not exceed:</p> <p>a. The maximum floor area ratio (FAR) of 2.0, or 200 percent of lot size for office buildings over 65' in height, and</p> <p>b. The maximum floor area ratio (FAR) of 2.5, or 250 percent of lot size for residential buildings over 65' in height</p> <p>Land dedicated for roads pursuant to General Regulation 2 may be included in the land used to calculate FAR.</p> <p>79. Parcels smaller than four acres may be added to a previously approved Conceptual Master Plan (CMP), if the applicable criteria set forth in the notice of approval for the approved Master Plan CMP are met.</p>		
.020	Vehicle Service Station	D.R., Chapter 142 KZC.	22,500 sq. ft.	40'	15' on each side	15'	80%	35' above average building elevation. See General Regulation 3.	A	E	See KZC 105.25.	<p>1. May not be more than two vehicle service stations at any intersection.</p> <p>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.</p>
.030	A Retail Establishment providing vehicle or boat sales or vehicle or boat service or repair. See Spec. Reg. 1.		None	10'	0'	0'						<p>1. Vehicle and boat rental and used vehicles or boat sales are allowed as part of this use.</p> <p>2. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations.</p>

.040	Restaurant or Tavern								B	1 per each 100 sq. ft. of gross floor area.	1. For restaurants with drive-through facilities: a. One outdoor waste receptacle shall be provided for every 100 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.
.050	A Retail Establishment providing storage services. See also Spec. Reg. 1.									See KZC 105.25.	1. May include accessory living facilities for resident security manager.
.060	Any Retail Establishment other than those specifically listed in this zone, selling goods, or providing services including banking and related financial services	D.R., Chapter 142 KZC.	None	10'	0'	0'	80%	35' above average building elevation. See General Regulation 3.	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. 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.
.080	Hotel or Motel								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	D.R., Chapter 142 KZC.	None	10'	0'	0'	80%	35' above average building elevation. See General Regulation 3.	B	E	1 per every 4 fixed seats.
.100	Private Lodge or Club								C	B	1 per each 300 sq. ft. of gross floor area.

.110	Attached or Stacked Dwelling Unit See Spec. Reg. 1.			10' See Spec. Regs. 1 and 2.	0'	0'	80%	35' above average building elevation.	D	A	1.7 per unit.	<ol style="list-style-type: none"> 1. Development must include commercial use with gross floor area on the ground floor equal to or greater than 20% of the parcel size of the subject property. Minor reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. No more than 10 percent of the ground floor of a structure may contain residential use. 2. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 3. At least two stories of the building must be dedicated to residential use. 4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.120	Church			10'	0'	0'	80%	35' above average building elevation. See Gen. Reg. 3.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See also Special Reg. 2.	<ol style="list-style-type: none"> 1. May include accessory living facilities for staff persons. 2. No parking is required for day-care or school ancillary to this use.
.130	School, Day-Care Center, Mini-School or Mini-Day-Care Center	D.R., Chapter 142 KZC.	None	10'	0'	0'	80%	35' above average building elevation. See Gen. Reg. 3.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> 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 set back from all property lines as follows: <ol style="list-style-type: none"> 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. c. Five feet for a Mini-School or Mini-Day-Care Center. 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	Assisted Living Facility Convalescent Center Nursing Home <u>See Spec. Reg. 1.</u>			10' Same as the regulations for the ground floor.	0'	0'	80%	35' above average building elevation.	A	A	Assisted Living: 1.7 per independent unit. 1 per assisted living unit. Convalescent Center or Nursing Home: 1 per bed	<ol style="list-style-type: none"> 1. Development must include commercial use with gross floor area on the ground floor equal to or greater than 20% of the parcel size of the subject property. Minor reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. This use may not occupy more than 10 percent of the ground floor of a structure. 2. Chapter 115 KZC contains regulations regarding home occupations

~~use-~~
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~~Spec-~~
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 1-

and other accessory uses, facilities, and activities associated with this use.

.150	Public Utility			10'	0'	0'	80%	<u>35' above average building elevation.</u>	A	B	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.
.160	Government Facility Community Facility								C See Spec. Reg.1.			
.170	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

55.41 User Guide.

The charts in KZC 55.45 contain the basic zoning regulations that apply in the TL 6A and TL 6B 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
55.43

Zone
TL 6A,
6B

Section 55.43 – 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. Where feasible, primary access for nonresidential uses within TL 6 shall be from 124th Avenue NE, NE 124th Street, or NE 120th Street.
3. The ground floor of all structures with frontage on a pedestrian or vehicular circulation route, or adjacent to a pedestrian-oriented space shall be a minimum of 135 feet in height. This requirement does not apply to:
 - a. The following uses: vehicle service stations, private lodges or clubs, stacked dwelling units, churches, schools, day-care centers, mini-schools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, residential development in TL 6A where over 80 percent of the total units in the development are affordable to households earning no more than 60 percent of the King County median income, public utilities, government facilities or community facilities;
 - b. Parking garages;
 - c. Additions to existing nonconforming development where the Planning Official determines it is not feasible; or
 - d. Parcels located more than 500 feet north of NE 124th Street, east of 116th Avenue NE.
4. Within TL 6B, Ground floor spaces in structures with frontage on a public right-of-way, interior access road, major pedestrian sidewalk, through-block pedestrian pathway, internal pathway or pedestrian-oriented space, must be designed in a configuration which encourages pedestrian activity and visual interest.
~~at least 50 percent of the gross floor area located on the ground floor of all structures with frontage on a pedestrian or vehicular route, or adjacent to a pedestrian-oriented space, must contain retail establishments, restaurants, taverns, hotels or motels. These uses shall be oriented to a major pedestrian sidewalk, a through-block pedestrian pathway or an internal pathway (see also Chapter 105-KZC).~~ This regulation does not apply to parcels located more than 500 feet north of NE 124th Street, east of 116th Avenue NE (see Plate 34G).
5. In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established:
 - a. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two feet.
 - b. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.

6. The review process for development in this zone is as follows:
 - a. In TL 6A, any development activities requiring Design Review approval pursuant to KZC 142.15 shall be reviewed administratively (ADR), pursuant to KZC 142.25. Where gross floor area of an existing building is expanded by less than 10 percent, no design review is required.
 - b. In TL 6B, as set forth in Chapter 142 KZC.
7. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.
8. Some development standards or design regulations may be modified as part of the design review process. See Chapter 92 or 142 KZC for requirements.
9. In TL 6B, development must provide a grid of internal access roads (see Plate 34G) pursuant to the following standards:
 - a. A centralized east-west connection that forms the spine for the site. Such a connection would reduce the need for vehicular circulation on NE 124th Street.
 - b. Two to three north-south connections from NE 124th Street to the east-west connection noted above. A desirable distance between access roads is between 250 and 300 feet. The maximum allowable distance between access roads shall be 350 feet. These may be public or private streets. Wider separation (up to 500 feet) may be considered where properties dedicate a minimum 30-foot-wide public pedestrian corridor.
 - c. Suggested cross-sections for each of these roads:
 - 1) Two travel lanes (one lane each way);
 - 2) On-street parallel parking;
 - 3) Eight- to 12-foot-wide sidewalks on each side of the street with street trees placed 30 feet on-center. Sidewalk width may be reduced where planting strips (minimum four feet wide) are maintained between the street and sidewalk.The above access roads may be private or public.
10. The applicant shall install a through-block pathway or other pathways to link streets and/or activities. (See Plate 34G.) Include at least one mid-block east-west pathway connecting uses to 116th Avenue NE and a network of north-south pathways at intervals no greater than 350 feet that link uses to NE 124th Street. Through-block pathways may be integrated with internal access roads and/or provided within separate pedestrian-only corridors. See KZC 105.19 for through-block pathway standards. Additional through-block pathways not shown in the Comprehensive Plan may be required by the City on parcels larger than two acres in order to enhance pedestrian access on large sites.
11. No portion of a structure on the subject property within 40 feet of Slater Avenue in TL 6A may exceed 30 feet above the elevation of Slater Avenue as measured at the midpoint of the frontage of the subject property on Slater Avenue

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.45	USE ↓ REGULATIONS ↓	Required Review Process	MINIMUMS			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)
			Lot Size	REQUIRED YARD (See Ch. 115)									
				Front	Side	Rear							
.010	Vehicle Service Station	D.R., Chapter 142 KZC. See Gen. Reg. 6.	22,500 sq. ft.	40'	15' on each side	15"	80%	35' above average building elevation.	A	E	See KZC 105.25.	<ol style="list-style-type: none"> May not be more than two vehicle service stations at any intersection. 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. 	
.020	A Retail Establishment providing vehicle or boat sales or vehicle or boat service or repair. See Spec. Reg. 3.		None	10'	0'	0'		<u>45' above average building elevation.</u> <u>See Gen. Reg. 11</u>				<ol style="list-style-type: none"> This use is not permitted in the TL 6B zone. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations. Vehicle and boat rental and used vehicles or boat sales are allowed as part of this use. 	
.030	Restaurant or Tavern								B		1 per each 100 sq. ft. of gross floor area.	<ol style="list-style-type: none"> For restaurants with drive-in or drive-through facilities: <ol style="list-style-type: none"> One outdoor waste receptacle shall be provided for every eight parking stalls. 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. 	
.040	A Retail Establishment providing storage services. See also Spec. Reg. 1.							<u>435' above average building elevation.</u> <u>See Gen. Reg. 11</u>			See KZC 105.25.	<ol style="list-style-type: none"> May include accessory living facilities for resident security manager. 	

.050	Any Retail Establishment, other than those specifically listed in this zone, selling goods or providing services, including banking and related financial services	D.R., Chapter 142 KZC. See Gen. Reg. 6.	None	10'	0'	0'	80%	435' above average building elevation. See Gen. Reg. 11	B	E	1 per each 300 sq. ft. of gross floor area.	<p>1. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:</p> <ul style="list-style-type: none"> 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. <p>2. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if:</p> <ul style="list-style-type: none"> 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.
.060	Office Use	D.R., Chapter 142 KZC. See Gen. Reg. 6.	None	10'	0'	0'	80%	435' above average building elevation. See Gen. Reg. 11	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.	<p>1. The following regulations apply to veterinary offices only:</p> <ul style="list-style-type: none"> 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. <u>d. A veterinary office is not permitted in any development containing dwelling units.</u> <p>2. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:</p> <ul style="list-style-type: none"> 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.
.070	Hotel or Motel								B	E	1 per each room. See also Spec. Reg. 2.	<p>1. May include ancillary meeting and convention facilities.</p> <p>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.</p>
.080	A Retail Establishment providing entertainment, recreational or cultural activities										1 per every 4 fixed seats.	
.090	Private Lodge or Club								C	B	1 per each 300 sq. ft. of gross floor area.	

.100	Attached or Stacked Dwelling Units. See Spec. Reg. 1.	D.R., Chapter 142 KZC. See Gen. Reg. 6.	None	10'	0'	0'	80%	65' above average building elevation. See Spec. Reg. 2. and Gen. Reg. 11.	D	A	See KZC 105.25.	<ol style="list-style-type: none"> 1. Development must include commercial use on the ground floor with gross floor area equal to or greater than 20% of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. <u>On parcels abutting NE 124th Street or 124th Avenue NE, no more than 10 percent of the ground floor of a structure may be in residential use within 250 feet of these streets; provided, however, there shall be no such restriction on. This requirement does not apply to</u> ground floor residential use in TL 6A where over 80 percent of the total units in the development are affordable to households earning no more than 60 percent of King County median income, adjusted for household size. 2. No portion of a structure on the subject property within 40 feet of Slater Avenue may exceed 30 feet above the elevation of Slater Avenue as measured at the midpoint of the frontage of the subject property on Slater Avenue. 3. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
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.110	Development containing attached or stacked dwelling units and offices, restaurants or taverns, or retail uses allowed in this zone.	D.R., Chapter 142 KZC. See Gen. Reg. 6.	None	10'	0'	0'	80%	65' above average building elevation. See Spec. Reg. 4.	D	E	See KZC 105.25.	1. A veterinary office is not permitted in any development containing dwelling units. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. No more than 10 percent of the ground floor of a structure may be in residential use within 250 feet of 124th Avenue NE or NE 124th Street; provided, however, there shall be no such restriction on ground floor residential use in TL 6A where over 80 percent of the total units in the development are affordable to households earning no more than 60 percent of King County median income, adjusted for household size. 4. No portion of a structure on the subject property within 40 feet of Slater Avenue may exceed 30 feet above the elevation of Slater Avenue as measured at the midpoint of the frontage of the subject property on Slater Avenue. 5. The equivalent of the additional gross floor area constructed over 35 feet over ABE must be dedicated to residential use. Residential use may be located anywhere in the building above the ground floor. 6. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 7. _____ 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.
.112 0	Wholesale Trade See Spec. Reg. 1. Packaging of Prepared Materials Wholesale Printing or Publishing Industrial Laundry Facility	D.R., Chapter 142 KZC. See Gen. Reg. 6.	None	20'	0'	0'	80%	35' above average building elevation.	A	C	1 per each 1,000 sq. ft. of gross floor area.	1. This use is only allowed on property in TL 6A. 2. May include, as part of this use, accessory retail sales or service. 3. The building housing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. 4. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space.
.123 0	Church			10'	5' on each side	10'		45' above average building elevation. See Gen. Reg. 11.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See also Spec. 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.

55.47 User Guide.

The charts in KZC 55.51 contain the basic zoning regulations that apply in the TL 7 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
55.49**

Zone
TL 7

Section 55.49 – 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. Any development activities requiring Design Review approval pursuant to KZC 142.15 in this zone shall be reviewed ~~administratively~~ through Administrative Design Review (ADR), pursuant to KZC 142.25. [The guidelines contained in the Design Guidelines for the Totem Lake Neighborhood, adopted by KMC 3.30.040, shall be applied in lieu of the design regulations in Chapter 92.](#)
3. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.
4. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.51	USE ↓ 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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.010	Packaging of Prepared Materials Manufacturing See Spec. Regs. 1 and 2.	D.R., Chapter 142 KZC. See Gen. Reg. 2.	None	120'	0'	0'	90%	435' above average building elevation.	A	C	1 per each 1,000 sq. ft. of gross floor area.	<ol style="list-style-type: none"> The following manufacturing uses are permitted: <ol style="list-style-type: none"> Food, drugs, stone, clay, glass, china, ceramics products, electrical equipment, scientific or photographic equipment; Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities; Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations; Packaging of prepared materials; Textile, leather, wood, paper and plastic products from pre-prepared material; and Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes. May include, as part of this use, accessory retail sales, office or service utilizing not more than 2035 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.
.020	Warehouse Storage Service											<ol style="list-style-type: none"> May include, as part of this use, accessory retail sales, office or service utilizing no more than 2035 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.
.030	Wholesale Trade											
.040	Industrial Laundry Facility											
.050	Wholesale Printing or Publishing											
.060	A Retail Establishment providing storage services. See Spec. Reg. 1.									E	See KZC 105.25.	1. May include accessory living facilities for resident security manager.

.070	A Retail Establishment providing building construction, plumbing, electrical, landscaping, or pest control services					80%		B		1 per each 300 sq. ft. of gross floor area.	1. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A.
.080	A Retail Establishment selling building materials or hardware	D.R., Chapter 142 KZC. See Gen. Reg. 2.	None	120'	0'	0'	80%	B	E	1 per each 300 sq. ft. of gross floor area.	1. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A.
.090	A Retail Establishment providing rental services										
.100	A Retail Establishment providing banking and related financial services										
.104 0	High Technology							A	D	If manufacturing, then 1 per each 1,000 sq. ft. of gross floor area. If office, then 1 per 300 sq. ft. of gross floor area. Otherwise, see KZC 105.25.	1. This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors. 2. May include, as part of this use, accessory retail sales or service utilizing not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 3. Refer to KZC 115.105 for provisions regarding outside use, activity and storage.
.112 0	Office Use					80%		C See also Spec. Reg. 1a.		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 only to veterinary offices: a. If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A. b. Outside runs and other outside facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.

.123 0	A Retail, Variety or Department Store Any Retail Establishment other than those specifically listed in this zone, selling goods or providing services including banking and related services. (See Special Regulation 1).	D.R., Chapter 142 KZC. See Gen. Reg. 2.	None	120'	0'	0'	80%	435' above average building elevation.	B	E	1 per each 300 sq. ft. of gross floor area.	1. This use must contain at least 75,000 square feet of gross floor area. 1. This use is only permitted on properties located north of NE 124th Street, south of the Cross Kirkland Corridor right-of-way and west of 135th Avenue NE. 2. Outdoor storage for this use must be buffered as established in Chapter 95 for Landscaping Category A. 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 40 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. 4. No drive-through or drive-in facilities are permitted.
.130	Restaurant or Tavern										1 per each 100 sq. ft. of gross floor area.	1. This use is only permitted on properties located north of NE 124th Street, south of the Cross Kirkland Corridor right-of-way and west of 135th Avenue NE. 2. No drive-through or drive-in facilities are permitted.
.140	A multi-use complex or mixed use building containing 7 or more restaurants, taverns, retail establishments, or churches										See KZC-105.25.	1. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A. 2. No drive-through or drive-in facilities are permitted. 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 40 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. 4. 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. 5. Churches are limited to no more than 15 percent of the gross floor area of the complex.
.145 0	Athletic Instructional Facility											
.156 0	Hotel or Motel										1 per each room. See Spec. Reg. 2.	1. May include meeting and convention facilities. 2. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for those ancillary uses shall be determined on a case-by-case basis.

.167 0	A Retail Establishment providing printing, publishing, or duplicating services	D.R., Chapter 142 KZC. See Gen. Reg. 2.	None	120'	0'	0'	80%	435' above average building elevation.	B	E	1 per each 300 sq. ft. of gross floor area.	1. Gross floor area for this use may not exceed 3,000 sq. ft. For a larger printing or publishing facility, see wholesale printing or publishing listing in this use zone.
.178 0	A Retail Establishment providing vehicle or boat sales, repair, services, washing, or rental			A		See KZC 105.25.			1. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations.			
.180	Church			C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See 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. 3. The structure containing the use shall have been in existence on June 30, 2012, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building.			
.190	Restaurant See Spec. Reg. 4.			B	E	1 per each 100 sq. ft. of gross floor area.			1. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. The use is integrated into the design of the building; and c. There is no vehicle drive-in or drive-through.			
.190 200	Auction House See Spec. Reg. 1.			B	E	1 per each 300 sq. ft. of gross floor area.			1. Livestock auctions are not permitted. 2. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A.			
.200 240	Kennel								120'	0'	0'	1. Outside runs and other facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations. 2. Must provide suitable shelter for the animals. 3. Must maintain a clean, healthful environment for the animals.
See Spec. Reg. 1.												
.212 0	Vehicle Service Station	22,500 sq. ft.	40'	15' on each side	10'	A		See KZC 105.25.	1. May not be more than two vehicle service stations at any intersection. 2. Gas pump islands may not be closer than 15 feet to any property line. 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.			

<p>.223 0</p>	<p>School or Day-Care Center</p>	<p>D.R., Chapter 142 KZC. See Gen. Reg. 2.</p>	<p>None</p>	<p>120'</p>	<p>0'</p>	<p>0'</p>	<p>80%</p>	<p>435' above average building elevation.</p>	<p>D</p>	<p>B</p>	<p>See KZC 105.25.</p>	<ol style="list-style-type: none"> 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 set back from all property lines as follows: <ol style="list-style-type: none"> 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 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).
<p>.234 0</p>	<p>Public Utility</p>								<p>C</p>			<ol style="list-style-type: none"> 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.
<p>.245 0</p>	<p>Government Facility Community Facility</p>								<p>See Spec. Reg. 1.</p>			
<p>.256 0</p>	<p>Public Park</p>	<p>Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.</p>										

55.53 User Guide.

The charts in KZC 55.57 contain the basic zoning regulations that apply in the TL 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
55.55



Zone
TL 8

Section 55.55 – 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. Ground floor uses on the two westernmost parcels in this zone with frontage on 120th Avenue NE must contain retail, restaurants, and/or taverns.
3. The ground floor of all structures with frontage on a pedestrian or vehicular circulation route, or adjacent to a pedestrian-oriented space shall be a minimum of 135 feet in height. This requirement does not apply to:
 - a. The following uses: vehicle service stations, private lodges or clubs, stacked dwelling units, churches, schools, day-care centers, mini-schools or mini-day-care centers, assisted living facilities, convalescent centers or nursing homes, public utilities, government facilities or community facilities;
 - b. Parking garage; or
 - c. Additions to existing nonconforming development where the Planning Official determines it is not feasible.
4. In addition to the height exceptions established by KZC 115.60, the following exceptions to height regulations in TL zones are established:
 - a. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two feet.
 - b. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.
5. Shared access points must be used to the maximum extent possible. Curb cuts must be limited to minimize traffic congestion (does not apply to Public Utility, Government Facility or Community Facility and Public Park uses).
6. Development must emphasize Totem Lake as the focal point of this zone (does not apply to Public Utility, Government Facility or Community Facility and Public Park uses).
7. Refer to Chapter 90 KZC regarding restrictions on development around Totem Lake and wetland areas.
8. Parcels located east of the strip of land zoned “P” are exempt from Design Review.

~~9. Must install a landscape berm on the subject property adjacent to 120th Avenue N.E. and Totem Lake Way consistent with existing landscaped berms along these rights-of-way.
(Does not apply to Public Park uses).~~

940. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.

104. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
Section 55.57	USE  REGULATIONS 	Required Review Process	MINIMUMS			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)
			Lot Size	REQUIRED YARD (See Ch. 115)									
				Front	Side	Rear							
.010	Hotel or Motel See Gen. Reg. 2.	D.R., Chapter 142 KZC. See Gen. Reg. 8.	None	10'	5' each side	10'	70%	635' above average building elevation.	B	E	See KZC 105.25.	<ol style="list-style-type: none"> 1. The following uses are not allowed: The sale, service, and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers, vehicle service station, and storage services; provided, that motorcycle sales, service, or rental is permitted if conducted indoors. 2. Ancillary assembly and manufactured goods on the premises of this use are permitted only if: <ol style="list-style-type: none"> a. The assembled or manufactured goods are directly related to and are dependent on 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. 3. Outdoor storage and drive-in or drive-through facilities are not permitted. 	
.020	A Retail Establishment providing entertainment or recreational activity												
.030	Athletic, Exercise, or Health Club/Facility See Gen. Reg. 2.												
.040	Any Retail Establishment, other than those specifically listed in this zone, selling goods or providing services, including banking and related financial services. See Spec. Reg. 1.												
.050	Restaurant or Tavern												

.060	Office Use See Gen. Reg. 2.	D.R., Chapter 142 KZC. See Gen. Reg. 8.	None	10'	5' each side	10'	70%	63' above average building elevation.	C	D	See KZC 105.25.	<ol style="list-style-type: none"> 1. The following regulations apply to veterinary offices only: <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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.
.070	Attached or Stacked Dwelling Units See Gen. Reg. 2.				5' each side See Spec. Reg. 3.	10' See Spec. Reg. 4.		65' above average building elevation.	D	A		<ol style="list-style-type: none"> 1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 2. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 3. 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. 4. 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.
.080	Development containing attached or stacked dwelling units and offices, restaurants or taverns, or retail uses allowed in this zone. See Gen. Reg. 2. See Spec. Reg. 1.	D.R., Chapter 142 KZC. See Gen. Reg. 8.	None	10'	5' each side. See Spec. Reg. 6.	10' See Spec. Reg. 7.	70%	65' above average building elevation.	B	E	See KZC 105.25.	<ol style="list-style-type: none"> 1. A veterinary office is not permitted in any development containing dwelling units. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. Ancillary assembly and manufactured goods on the premises of this use are permitted only if: <ol style="list-style-type: none"> a. The assembled or manufactured goods are subordinate and directly related to and dependent on 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 or office uses. 4. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 5. The equivalent of the additional gross floor area constructed above 35 feet over ABE must be dedicated to residential use. Residential use may be located anywhere in the building above the ground floor. 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.

.090	Private Lodge or Club See Gen. Reg. 2.				5' each side.	10'		635' above average building elevation.	C	B		
.100	School Day-Care Center, Mini-School or Mini-Day-Care Center See Gen. Reg. 2.	D.R., Chapter 142 KZC. See Gen. Reg. 8.	None	10'	5' on each side	10'	70%	635' above average building elevation.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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. c. Five feet for a Mini-School or Mini-Day-Care Center. 3. 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 any nearby residential uses. 4. May include accessory living facilities for staff persons. 5. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 6. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
.110	Assisted Living Facility Convalescent Center Nursing Home See Gen. Reg. 2.							645' above average building elevation.				<ol style="list-style-type: none"> 1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.120	Public Utility See Gen. Reg. 2.				20' on each side	20'			A			<ol style="list-style-type: none"> 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.
.130	Government Facility or Community Facility See Gen. Reg. 2.				10' on each side				C See Spec. Reg. 1			
.140	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

55.59 User Guide TL 9A.

The charts in KZC 55.61 contain the basic zoning regulations that apply in the TL 9A 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
55.60**

Zone
TL 9A

Section 55.60 – 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 provision of this code may apply to the subject property.
2. Except if adjoining a low density zone, structure height may be increased above ~~43~~5 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;
 - b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and
 - c. The required yard of any portion of the structure may be increased up to a maximum of one foot for each foot that any portion of the structure exceeds 35 feet above average building elevation. The need for additional setback yards will be determined as part of the review of any request to increase structure height.
(Does not apply to Public Parks uses).
3. Retail uses are prohibited unless otherwise allowed in the use zone charts.

.070	Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control	None	None	<u>120'</u>	0'	0'	80%	435' above average building elevation.	B	E	1 per each 1,000 sq. ft. of gross floor area.	1. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscape Category A.
.080	A Retail Establishment Providing Banking and Related Financial Services							<u>Same as primary use.</u>			1 per each 300 sq. ft. of gross floor area.	1. This use is permitted if accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. The use is integrated into the design of the building; and c. There is no vehicle drive-in or drive-through.
.090	High Technology							<u>45' above average building elevation..</u>	A	D	If manufacturing, then 1 per each 1,000 sq. ft. of gross floor area. If office, then 1 per 300 sq. ft. of gross floor area. Otherwise, see KZC 105.25.	1. This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors. 2. May include as part of this use, accessory retail sales or service utilizing not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 3. Refer to KZC 115.105 for provisions regarding outside use, activity and storage.
.100	Office Use	None	None	<u>120'</u>	0'	0'	70%	435' above average building elevation.	C See also Spec. Reg. 1a.	E	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 only to veterinary offices: a. If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A. b. Outside runs and other outside facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.
.110	Auction House See Spec. Reg. 1.						80%		B		1 per each 300 sq. ft. of gross floor area.	1. Livestock auctions are not permitted. 2. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A.
.120	Kennel			<u>120'</u>	0'	0'						1. Outside runs and other facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations. 2. Must provide suitable shelter for the animals. 3. Must maintain a clean, healthful environment for the animals.
				See Spec. Reg. 1.								

.130	Day-Care Center See Spec. Reg. 1.	None	None	<u>120'</u>	0'	0'	80%	<u>Same as primary use.</u> 35' above average building elevation.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> 1. This use is permitted if accessory to a primary use, and: <ol style="list-style-type: none"> a. It will not exceed 20 percent of the gross floor area of the building; b. The use is integrated into the design of the building. 2. A six-foot-high fence is required along the property lines adjacent to the outside play areas. 3. Hours of operation may be limited to reduce impacts on nearby residential uses. 4. Structured play areas must be set back from all property lines as follows: <ol style="list-style-type: none"> 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. 5. An on-site passenger loading area may 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 any nearby residential uses. 6. May include accessory living facilities for staff persons. 7. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 8. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
.140	Mini-Day-Care See Spec. Reg. 1.	None	None	<u>120'</u>	0'	0'	80%	<u>Same as primary use.</u> 35' above average building elevation.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> 1. This use is permitted if accessory to a primary use, and: <ol style="list-style-type: none"> a. It will not exceed 20 percent of the gross floor area of the building; b. The use is integrated into the design of the building. 2. A six-foot-high fence is required along the property lines adjacent to the outside play areas. 3. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated. 4. Structured play areas must be set back from all property lines by five feet. 5. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 7. May include accessory living facilities for staff persons. 8. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
.150	Recycling Center							<u>45' above average building elevation.</u>	A	C		<ol style="list-style-type: none"> 1. May deal in metal cans, glass, and paper. Other materials may be recycled if the Planning Director determines that the impacts are no greater than those associated with recycling metal cans, glass, or paper. The individual will have the burden of proof in demonstrating similar impacts.
.160	Public Utility								C	B		<ol style="list-style-type: none"> 1. Landscape Category A or B may be required depending on the type

.170	Government Facility Community Facility									See Spec. Reg. 1.			of use on the subject property and the impacts associated with the use on the nearby uses.
.180	Vehicle or Boat Repair, Services, Storage, or Washing									A	E		<ol style="list-style-type: none"> 1. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations. 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.
.190	Public Park	Development standards will be determined on case-by-case basis. See Chapter 49 KZC for required review process.											

55.65 User Guide.

The charts in KZC 55.69 contain the basic zoning regulations that apply in the TL 10A 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
55.67**



Zone
TL 10A

Section 55.67 – 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 20 feet above average building elevation; or
 - b. The maximum horizontal facade shall not exceed 50 feet in width.See KZC 115.30, Distance Between Structures/Adjacency to Institutional Use, for further details.

3. Vehicular access to NE 124th Street should be limited and consolidated where possible. Properties with frontage on 113th Avenue NE must be accessed via 113th Avenue NE rather than NE 124th Street.

4. Development must retain and maintain the existing hill form and vegetation along the eastern boundary of the zone, north of 115th Avenue NE.

5. Any development activities requiring Design Review approval pursuant to KZC Section 142.15 shall be reviewed administratively (ADR), pursuant to KZC 142.25. Where gross floor area of an existing building is expanded by less than 10 percent, no design review is required.

6. A 50-foot-wide sight-obscuring landscaped buffer must be provided adjacent to any residential zone, except the TL 11 zone to the west.

7. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.

8. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
Section 55.69	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			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)
			Lot Size	REQUIRED YARD (See Ch. 115)									
				Front	Side	Rear							

.010	Wholesale trade, Wholesale printing or publishing, Manufacturing of electrical equipment, Manufacturing of scientific or photographic equipment, Packaging of prepared materials, Manufacturing of textile or leather products from pre-prepared material, Manufacturing of paper products from pre-prepared material, manufacturing of plastic products from pre-prepared material	D.R., Chapter 142 KZC. See Gen. Reg. 5.	None	<u>120'</u>	5' but 2 side yards must equal at least 15'	10'	80%	See Spec. Reg. 3.	C	C	1 per each 1,000 sq. ft. of gross floor area.	<ol style="list-style-type: none"> 1. Outdoor storage is prohibited. 2. The discharge of any substance that creates any impact detrimental to the environment or adjacent residents is not permitted. 3. Maximum building height for this use is as follows: <ol style="list-style-type: none"> a. If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. b. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. c. Elsewhere in this zone, <u>52</u> feet above average building elevation. 4. Ancillary warehouse space associated with a listed permitted use is allowed.
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DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.69	USE ↓ REGULATIONS ↘	Required Review Process	MINIMUMS			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)
			Lot Size	REQUIRED YARD (See Ch. 115)									
				Front	Side	Rear							
.020	Office Use High Technology	D.R., Chapter 142 KZC. See Gen. Reg. 5.	None	120'	5' but 2 side yards must equal at least 15'	10'	80%	See Spec. Reg. 2.	C See Spec. Reg. 3.	D	If manufacturing, then 1 per each 1,000 sq. ft. of gross floor area. If office, then 1 per each 300 sq. ft. of gross floor area. If a medical, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, see KZC 105.25.	<ol style="list-style-type: none"> Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: <ol style="list-style-type: none"> The ancillary assembled or manufactured goods are subordinate to and dependent on this use. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses. Maximum building height for this use is as follows: <ol style="list-style-type: none"> If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. Elsewhere in this zone, 55 feet above average building elevation. Outdoor storage is prohibited. The following regulations apply only to veterinary offices: <ol style="list-style-type: none"> If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A. Outdoor runs and other outdoor facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations. 	
.030	Restaurant or Tavern See Spec. Reg. 1.			10'	0'	0'		55' above average building elevation, 35' above average building elevation.	B	E	1 per 100 sq. ft. of gross floor area.	<ol style="list-style-type: none"> This use is only allowed on parcels with frontage on NE 124th Street, unless the restaurant existed prior to December 31, 2005, as an accessory use to a permitted primary use. For restaurants with drive-in or drive-through facilities: <ol style="list-style-type: none"> One outdoor waste receptacle shall be provided for every eight parking stalls. 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. 	

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.69	USE ↓ REGULATIONS ↘	Required Review Process	MINIMUMS			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)
			Lot Size	REQUIRED YARD (See Ch. 115)									
				Front	Side	Rear							
.040	Any Retail Establishment other than those specifically listed in this zone, selling goods, or providing services including banking and related financial services. See Spec. Regs. 1 and 2.	D.R., Chapter 142 KZC. See Gen. Reg. 5.	None	10'	0'	0'	80%	55' above average building elevation. 35' above average building elevation.	B	E	1 per each 300 sq. ft. of gross floor area.	<ol style="list-style-type: none"> This use is only allowed on parcels with frontage on NE 124th Street. The following uses and activities are prohibited: <ol style="list-style-type: none"> The sale, service, and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers are not permitted; provided, that motorcycle sales, service, or rental is permitted if conducted indoors. Retail establishments providing storage services unless accessory to another permitted use. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses. Outdoor storage of bulk commodities unless the square footage of the storage area is less than 10 percent of the retail structure. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: <ol style="list-style-type: none"> The assembled or manufactured goods are subordinate to and dependent upon this use, and are available for purchase and removal from the premises. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. 4. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if: <ol style="list-style-type: none"> The seating and associated circulation area does not exceed more than 10 percent of the gross floor area of the use; and It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded. 	
.050	Hotel or Motel							55' above average building elevation.			1 per each room. See also Spec. Reg. 3.	<ol style="list-style-type: none"> This use is only allowed on parcels with frontage on NE 124th Street. May include ancillary meeting and convention facilities. 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. 	

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.69	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			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)
			Lot Size	REQUIRED YARD (See Ch. 115)									
				Front	Side	Rear							
.060	Convalescent Center or Nursing Home			120'				See Spec. Reg. 2.		A	1 per bed.	<ol style="list-style-type: none"> Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. Maximum building height for this use is as follows: <ol style="list-style-type: none"> If adjoining a residential zone other than TL 11, then 25 feet above average building elevation. South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation. Elsewhere in this zone, 55 feet above average building elevation. 	
.070	School, Day-Care Center, Mini-School or Mini-Day-Care Center	D.R., Chapter 142 KZC. See Gen. Reg. 5.	None	120'	0'	0'	80%	If adjoining a residential zone other than TL 11, then 25' above average building elevation. Otherwise, 35' above average building elevation. See Spec. Reg. 6.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> A six-foot-high fence is required only along the property lines adjacent to the outside play areas. Structured play areas must be set back from all property lines as follows: <ol style="list-style-type: none"> Twenty feet if this use can accommodate 50 or more students or children. Ten feet if this use can accommodate 13 to 49 students or children. Five feet for a Mini-School or Mini-Day-Care Center. 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 any nearby residential uses. May include accessory living facilities for staff persons. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. <u>Maximum building height for this use is as follows:</u> <ol style="list-style-type: none"> <u>If adjoining a residential zone other than TL 11, then 25 feet above average building elevation.</u> <u>South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation.</u> <u>Elsewhere in this zone, 55 feet above average building elevation.</u> 	

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.69	USE ↓ 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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
										6. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).		
.080	Church										1.No parking is required for day-care or school ancillary to the use. 2.. <u>Maximum building height for this use is as follows:</u> a. <u>If adjoining a residential zone other than TL 11, then 25 feet above average building elevation.</u> b. <u>South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation.</u> c. <u>Elsewhere in this zone, 55 feet above average building elevation.</u>	
.090	Public Utility										1. Outdoor uses are not permitted. 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.. <u>Maximum building height for this use is as follows:</u> a. <u>If adjoining a residential zone other than TL 11, then 25 feet above average building elevation.</u>	
.100	Government Facility or Community Facility											

5' but 2 side yards must equal at least 15'

10'

See Spec. Reg. 2.

C

1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 1.

See Spec. Reg. 3.

A

See KZC 105.25.

C
See Spec. Reg. 2.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.69	USE ↓ 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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
										<p>b. <u>South of either NE 120th Street or NE 118th Street, 35 feet above average building elevation.</u></p> <p>c. <u>Elsewhere in this zone, 55 feet above average building elevation.</u></p>		
.110	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

55.71 User Guide.

The charts in KZC 55.75 contain the basic zoning regulations that apply in the TL 10B 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
55.73

Zone
TL 10B

Section 55.73 – 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 20 feet above average building elevation; or
 - b. The maximum horizontal facade shall not exceed 50 feet in width.See KZC 115.30, Distance Between Structures/Adjacency to Institutional Use, for further details.
3. ~~The ability to accommodate new development in the TL 10B zone is dependent upon the extension of 118th Avenue NE to NE 116th Street as shown on Plate 34C, Chapter 180 KZC. Consistent with and to the extent authorized by applicable statutes and court decisions, New~~ development on properties across which the planned extension of 118th Avenue NE to NE 116th Street is located, as shown on Plate 34C, Chapter 180 KZC this street in whole or in part extends, shall contribute to the creation of the street as follows:
 - a. With all new development, the portions of this street crossing the subject property shall be dedicated as public right-of-way consistent with Plate 34C; and
 - b. ~~With all new development exceeding 35 feet in height, t~~The street shall be improved as determined by the Public Works Director. – Minor deviations in the location and width of the street may be approved by the Public Works Director if the deviations will not negatively affect the functioning of the street.
- ~~4. Maximum allowable building height may be increased to 45 feet above average building elevation on parcels where dedication for the road is provided. Additional height increases beyond 45 feet above A.B.E. may be allowed for certain uses, as authorized in the Use Zone Chart.~~
- ~~45.~~ Vehicular access to NE 116th is permitted only via 118th Avenue NE, or if the subject property does not have access to 118th Avenue NE. (Does not apply to Public Park use).
- ~~56.~~ Any development activities requiring Design Review approval pursuant to KZC Section 142.15 shall be reviewed administratively (ADR), pursuant to KZC 142.25. Where gross floor area of an existing building is expanded by less than 10 percent, no Design Review is required.
- ~~67.~~ Development must be designed to retain the existing hill along NE 116th Street and retain, at a minimum, 25 percent of the viable significant trees. The City may require greater than 25 percent depending on the location and clustering of trees. (Does not apply to Public Park use).

Section 55.75	USE ↓	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS						
		REGULATIONS	Required Review Process	MINIMUMS		MAXIMUMS		Landscape Category (See Ch. 95) Sign Category (See Ch. 100)
Lot Size	REQUIRED YARD (See Ch. 115)			Coverage	Height of Structure			

78. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 142 KZC for requirements.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
Section 55.75	USE ↓ 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 YARD (See Ch. 115)			Lot Coverage				

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
Section 55.75	USE ↓ 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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.010	Attached or Stacked Dwelling Units See Spec. Reg. 1.	D.R., Chapter 142 KZC. See Gen. Reg. 56.	None	120'	5' but 2 side yards must equal at least 15'. See Spec. Reg. 4.	10' See Spec. Reg. 5.	70%	35' to 650' above average building elevation See Gen. Reg. 4 and Spec. Reg. 2.	D	A	1.7 per unit.	<ol style="list-style-type: none"> 1. This use is permitted only on parcels located west of the 118th Avenue NE right-of-way alignment (see Plates 36 and 37, Chapter 180). 2. Maximum building height may be increased from 35 feet to 60 feet if At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 4. The side yard may be reduced to 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.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.75	USE ↓ 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 YARD (See Ch. 115)		Coverage	Height of Structure					
.020	Manufacturing See Spec. Reg. 1.	D.R., Chapter 142 KZC. See Gen. Reg. 5-6.	None	20'	0'	0'	70%	35' above average building elevation. See Gen. Reg. 4.	A	C	1 per each 1,000 sq. ft. of gross floor area.	<ol style="list-style-type: none"> The following manufacturing uses are permitted: <ol style="list-style-type: none"> Food, drugs, stone, clay, glass, china, ceramic products, electrical equipment, scientific or photographic equipment; Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities; Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations; Packaging of prepared materials; Textile, leather, wood, paper and plastic products from pre-prepared material; and Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes. Outdoor fabrication is not permitted. Outdoor storage must be located as far as possible from the adjoining residential zones and the freeway. May include as part of this use accessory retail sales, office or service occupying not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20 percent of the existing gross floor area of the building. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space. Refer to KZC 115.105 for provisions regarding Outdoor Use, Activity and Storage.
.030	Warehouse Storage Services											
.040	Wholesale Trade	D.R.,	None	20'	0'	0'	70%	35' above average	A	C	1 per each	<ol style="list-style-type: none"> Outdoor fabrication is not permitted. Outdoor storage must be

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.75	USE ↓ 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 YARD (See Ch. 115)	Coverage	Height of Structure				
.050	Industrial Laundry Facility	Chapter 142 KZC. See Gen. Reg. 56 .							1,000 sq. ft. of gross floor area.	located as far as possible from the adjoining residential zones and the freeway. 2. May include as part of this use, accessory retail sales, office or service occupying not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 3. The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20 percent of the existing gross floor area of the building. 4. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space. 5. Refer to KZC 115.105 for provisions regarding Outdoor Use, Activity and Storage.
.060	Wholesale Printing or Publishing									
.070	Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control						B			
.080	Office Use				40' to 55' above average building elevation. See Spec. Reg. 1 and Gen. Regs. 3 and 4.	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. Maximum building height may be increased from 40 feet to 55 feet above average building elevation on parcels where dedication for the road is provided, pursuant to General Regulations 3 and 4. 12. The following regulations apply only to veterinary offices: a. Outdoor runs or other outdoor facilities for the animals must comply with Landscape Category A. b. Outside runs and other outside facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations. 23. 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	

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.75	USE ↓ 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 YARD (See Ch. 115)			Coverage	Height of Structure				
											other office uses.	
.090	High Technology	D.R., Chapter 142 KZC. See Gen. Reg. 5-6.	None	10'20'	0'	0'	70%	40' to 55' above average building elevation. See Spec. Reg. 1 and Gen. Regs. 3 and 4.	C See Spec. Reg. 34.	D	If manufacturing, then 1 per each 1,000 sq. ft. of gross floor area. If office, then 1 per 300 sq. ft. of gross floor area. Otherwise, see KZC 105.25.	4. Maximum building height may be increased from 40 feet to 55 feet above average building elevation on parcels where dedication for the road is provided, pursuant to General Regulations 3 and 4. 12. This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors. 23. Refer to KZC 115.105 for provisions regarding outside use, activity and storage. 34. Any outdoor storage area shall be buffered according to Landscape Category A.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.75	USE ↓ 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 YARD (See Ch. 115)	Coverage	Height of Structure				
	Vehicle or Boat Repair, Services, Washing or Rental See Spec. Reg. 1.	D.R., Chapter 142 KZC. See Gen. Reg. 5	None.			55' above average building elevation.	C. See Spec. Reg. 3.	E	See KZC 105.25.	<ol style="list-style-type: none"> 1. The use is permitted only on parcels that abut 120th Avenue NE. 2. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105. Outdoor Use, Activity and Storage, for additional regulations. 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.
.100	Mini-Day-Care See Spec. Reg. 68.					53' above average building elevation. See Gen. Reg. 4.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> 1. A six-foot-high fence is required along the property lines adjacent to the outside play area. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 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. 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). 7.8. This use is permitted if accessory to a primary use, and: <ol style="list-style-type: none"> a. It will not exceed 20 percent of the gross floor area of the building; and b. The use is integrated into the design of the building.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.75	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 YARD (See Ch. 115)		Coverage	Height of Structure					
.110	Church	D.R., Chapter 142 KZC. See Gen. Reg. 56.	None	120'	0'	0'	70%	535' above average building elevation. See Gen. Reg. 4.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Special Regulation 2.	1. May include accessory living facilities for staff persons. 2. No parking is required for day-care or school ancillary to the use.
.120	A Retail Establishment providing storage services See Spec. Reg. 3.								A	E	See KZC 105.25.	1. May include accessory living facilities for staff persons. 2. Outdoor storage must be located as far as possible from the adjoining residential zones and the freeway. 3. This use is only allowed east of the 118th Avenue NE right-of-way alignment and its future extension to NE 116th Street (see Plate 36).
.130	Public Utility									B	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.	
.140	Government Facility or Community Facility								C See Spec. Reg. 1			
.150	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review proposals.										
.160	School or Day-Care Center	D.R., Chapter 142 KZC. See Gen. Reg. 56.	None	If this use can accommodate 50 or more students or children, then: 50' 50' on 50' each side		70%	535' above average building elevation. See Gen. Reg. 4.	C	B	See KZC 105.25.	1. 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. 2. Hours of operation and maximum number of attendees at one time may be limited to reduce impacts on nearby residential uses. 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. c. Otherwise, five feet.	
			If this use can accommodate 13 to 49 students or children, then:									

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
Section 55.75	USE ↓ 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 YARD (See Ch. 115)		Coverage	Height of Structure			
			20'	20' on each side	20'				<p>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.</p> <p>5. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.</p> <p>6. Electrical signs shall not be permitted.</p> <p>7. May include accessory living facilities for staff persons.</p> <p>8. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).</p>	

55.77 User Guide.

The charts in KZC 55.81 contain the basic zoning regulations that apply in the TL 10C 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
55.79

Zone
TL 10C

Section 55.79 – 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 provision of this code may apply to the subject property.
2. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.
3. When a permitted use is included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.
4. Some development standards or design regulations may be modified as part of the design review process. See Chapters 92 and 152 KZC for requirements.
5. The review process for development in this zone is as follows:
 - a. Where property does not abut a public right-of-way, including the Cross Kirkland Corridor, any structures up to 30 feet in height which require Design Review approval pursuant to KZC 142.15 shall be reviewed administratively (ADR), pursuant to KZC 142.25. Where gross floor area of an existing building is expanded by less than 10 percent, no design review is required.
 - b. Otherwise, as set forth in Chapter 142 KZC.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.81	USE  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 YARD (See Ch. 115)		Lot Coverage	Height of Structure				
				Front	Side						

.010	Attached or Stacked Dwelling Units See Spec. Reg. 1.	D.R., Chapter 142 KZC. (See Gen. Reg. 5)	None	120'	5' but 2 side yards must equal at least 15'. See Spec. Reg. 5.	10' See Spec. Reg. 6.	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, up to 65' above average building elevation. See Spec. Reg. 3.	D	A	1.7 per unit.	<ol style="list-style-type: none"> This use is permitted as a freestanding development only in locations identified on Plate 37 as "Stand-Alone Housing Areas" (see Plate 37, Chapter 180). If developed in a mixed-use project with three stories of office or high technology use, it may be located throughout the TL 10C zone. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. No portion of a structure may exceed the following heights above the elevation of NE 116th Street, as measured at the midpoint of the frontage of the subject property on NE 116th Street: <ol style="list-style-type: none"> Within 20 feet of NE 116th Street, 35 feet. Within 30 feet of NE 116th Street, 45 feet. Within 40 feet of NE 116th Street, 65 feet. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 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. 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.
.020	Warehouse Storage Service	D.R., Chapter 142 KZC (See Gen. Reg. 5)	None	20'	5' but 2 side yards must equal at least	10'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, up to 35' above average building elevation.	D	C	1 per each 1,000 sq. ft. of gross floor area.	<ol style="list-style-type: none"> May include, as part of this use, accessory retail sales, office or service occupying no more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such
.030	Wholesale Trade											
.040	Industrial Laundry Facility											

Section 55.81		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 YARD (See Ch. 115)			Lot Coverage				
Front	Side	Rear											
.050	Wholesale Printing or Publishing			15'									<ul style="list-style-type: none"> alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20 percent of the existing gross floor area of the building. 3. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space. 4. Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage.
.060	Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control				0'	0'		Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.	B	E			<ul style="list-style-type: none"> 1. May include, as part of this use, accessory retail sales, office or service occupying no more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 2. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A. 3. The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20 percent of the existing floor area of the building. 4. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space. 5. Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.81	USE ↓ 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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.070	A Retail Establishment providing banking and related financial services	D.R., Chapter 142 KZC (See Gen. Reg. 5)	None	120'	0'	0'	80%	Same as primary use. Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.	B	E	1 per each 300 sq. ft. of gross floor area.	<ol style="list-style-type: none"> This use is permitted if accessory to a primary use, and: <ol style="list-style-type: none"> It will not exceed 20 percent of the gross floor area of the building; It will not be located in a separate structure from the primary use; It will not exceed 50 percent of the ground floor area of the building; The use is integrated into the design of the building; and There is no vehicle drive-in or drive-through.
.080	Office Use						Where adjoining a low density zone, then 30' above average building elevation. Otherwise, 450' above average building elevation. See also Spec. Regs. 2 and 3.	C See also Spec. Reg. 1a.	D	If medical, dental or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	<ol style="list-style-type: none"> The following regulations apply only to veterinary offices: <ol style="list-style-type: none"> If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A. Outside runs and other outside facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations. When three stories of this use are developed in a mixed-use project with attached or stacked dwelling units, building height may be increased by 10 feet per floor of residential use, not to exceed 655 feet above average building elevation. No portion of a structure may exceed the following heights above the elevation of NE 116th Street, as measured at the midpoint of the frontage of the subject property on NE 116th Street: <ol style="list-style-type: none"> Within 20 feet of NE 116th Street, 35 feet. Within 30 feet of NE 116th Street, 45 feet. Within 40 feet of NE 116th Street, 55 feet. 	

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.81	USE ↓ 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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.090	High Technology	D.R., Chapter 142 KZC (See Gen. Reg. 5)	None	120'	0'	0'	80%	Where adjoining a low density zone, then 30' above average building elevation. Otherwise, 450' above average building elevation. See also Spec. Regs. 2 and 3.	A D	If manufacturing, then 1 per each 1,000 sq. ft. of gross floor area. If office, then 1 per 300 sq. ft. of gross floor area. Otherwise, see KZC 105.25.	<ol style="list-style-type: none"> 1. This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors. 2. When three stories of this use are developed in a mixed-use project with attached or stacked dwelling units, building height may be increased by 10 feet per floor of residential use, not to exceed 655 feet above average building elevation. 3. No portion of a structure may exceed the following heights above the elevation of NE 116th Street, as measured at the midpoint of the frontage of the subject property on NE 116th Street: <ol style="list-style-type: none"> a. Within 20 feet of NE 116th Street, 35 feet. b. Within 30 feet of NE 116th Street, 45 feet. c. Within 40 feet of NE 116th Street, 55 feet. 4. May include, as part of this use, accessory retail sales or service occupying not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 5. Refer to KZC 115.105 for provisions regarding outside use, activity and storage. 	

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.81	USE ↓ 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 YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
										a. Within 20 feet of NE 116th Street, 35 feet. b. Within 30 feet of NE 116th Street, 45 feet. c. Within 40 feet of NE 116th Street, 55 feet.		
.130	Vehicle or boat sales, repair, services, washing or rental See Spec. Reg. 1.						Where adjoining a low density zone, then 30' above average building elevation. Otherwise, 45' above average building elevation.	A	E		1. Vehicle or boat sales or rental uses are only permitted if the property abuts NE 116th Street. 2. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations.	
.140	Restaurant or Tavern See Spec. Reg. 1.	D.R., Chapter 142 KZC (See Gen. Reg. 5)	None		0'	0'	80%	Same as primary use. Where adjoining a low density zone, then 30' above average building elevation. Otherwise 35' above average building elevation.	B	E	1 per each 100 sq. ft. of gross floor area.	1. This use is permitted if accessory to a primary use, and: <ol style="list-style-type: none"> It will not exceed 20 percent of the gross floor area of the building; It is not located in a separate structure from the primary use; The use is integrated into the design of the building; There is no vehicle drive-in or drive-through.
.150	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.81	USE ↓ REGULATIONS ↓	Required Review Process	MINIMUMS			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)
			Lot Size	REQUIRED YARD (See Ch. 115)									
				Front	Side	Rear							
.160	Commercial Recreation Area and Use	D.R., Chapter 142 KZC (See Gen. Reg. 5)	None	20'	0'	0'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise 35' above average building elevation.	A	E	See KZC 105.25.	<p>1. The use is permitted only if the property is located between NE-107th Street (extended) and NE-116th Street; and between I-405 and 116th Avenue NE.</p> <p><u>12.</u> The use shall be conducted within a wholly enclosed building.</p> <p><u>23.</u> The structure containing the use shall have been in existence on June 1, 2004, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building.</p> <p><u>34.</u> The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space.</p>	

55.83 User Guide.

The charts in KZC 55.87 contain the basic zoning regulations that apply in the TL 10D 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
55.85**

Zone
TL 10D

Section 55.85 – 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. When a permitted use is included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.
3. The review process for development in this zone is as follows:
 - a. Where property does not abut a public right-of-way including the Cross Kirkland Corridor, structures up to 30 feet in height which require Design Review approval pursuant to KZC 142.15 shall be reviewed administratively (ADR), pursuant to KZC 142.25. Where gross floor area of an existing building is expanded by less than 10 percent, no design review is required.
 - b. Otherwise, as set forth in Chapter 142 KZC.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 55.87	USE ↓ REGULATIONS ↓	Required Review Process	MINIMUMS			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)
			Lot Size	REQUIRED YARD (See Ch. 115)									
				Front	Side	Rear							
.010	Packaging of Prepared Materials Manufacturing See Spec. Regs. 1 and 2.	D.R., Chapter 142 KZC (See Gen. Reg. 3).	None	20'	0'	0'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.	A	C	1 per each 1,000 sq. ft. of gross floor area.	<ol style="list-style-type: none"> The following manufacturing uses are permitted: <ol style="list-style-type: none"> Food, drugs, stone, clay, glass, china, ceramics products, electrical equipment, scientific or photographic equipment; Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities; Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations; Packaging of prepared materials; Textile, leather, wood, paper and plastic products from pre-prepared material; and Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes. May include, as part of this use, accessory retail sales, or service using not more than 20 percent of the gross floor area. The floor area of accessory office use is not limited. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20 percent of the existing gross floor area of the building. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space. Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage. 	
.020	Warehouse Storage Service	D.R., Chapter	None	20'	0'	0'	80%	Where adjoining a low density zone, 30'	A	C	1 per each 1,000 sq. ft. of	<ol style="list-style-type: none"> May include, as part of this use, accessory retail sales, or service occupying no more than 20 percent of the gross floor area. The 	

.030	Wholesale Trade	142 KZC (See Gen. Reg. 3).						above average building elevation. Otherwise, 35' above average building elevation.			gross floor area.	<p>landscaping and parking requirements for these accessory uses will be the same as for the primary use.</p> <ol style="list-style-type: none"> The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20 percent of the existing gross floor area of the building. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space. Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage. 			
.040	Industrial Laundry Facility														
.050	Wholesale Printing or Publishing														
.060	Wholesale Establishment or Contracting Services in Building Construction, Plumbing, Electrical, Landscaping, or Pest Control								B	E		<ol style="list-style-type: none"> May include, as part of this use, accessory retail sales, office or service occupying no more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A. The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20 percent of the existing gross floor area of the building. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space. Refer to KZC 115.105 for provisions regarding outdoor use, activity and storage. 			
.070	A Retail Establishment providing banking and related financial services	D.R., Chapter 142 KZC (See Gen. Reg. 3).	None	<u>120'</u>	0'	0'	80%	Same as primary use. Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.	B	E	1 per each 300 sq. ft. of gross floor area.	<ol style="list-style-type: none"> This use is permitted if accessory to a primary use and: <ol style="list-style-type: none"> It will not exceed 20 percent of the gross floor area of the building; The use is integrated into the design of the building; It will not be located in a separate structure from the primary use; It will not exceed 50 percent of the ground floor area of the building; and There is no vehicle drive-in or drive-through. 			

.080	High Technology							Where adjoining a low density zone, 30' above average building elevation. Otherwise, 80' above average building elevation. See Spec. Reg. 1.	C See Spec. Reg. 5.	D	If manufacturing, then 1 per each 1,000 sq. ft. of gross floor area. If office, then 1 per 300 sq. ft. of gross floor area. Otherwise, see KZC 105.25.	<ol style="list-style-type: none"> 1. If this use is located within the "Stand-Alone Housing Areas" (see Plate 37, Chapter 180), maximum building height is 65 feet above average building elevation. 2. This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors. 3. May include as part of this use, accessory retail sales or service occupying not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 4. Refer to KZC 115.105 for provisions regarding outside use, activity and storage. 5. Any outdoor storage area must be buffered according to Landscape Category A.
.090	Office Use								C See also Spec. Reg. 2a.		If a medical, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	<ol style="list-style-type: none"> 1. If this use is located within the "Stand-Alone Housing Areas" (see Plate 37, Chapter 180), maximum building height is 65 feet above average building elevation. 2. The following regulations apply only to veterinary offices: <ol style="list-style-type: none"> a. If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A. b. Outside runs and other outside facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.
.100	Attached or Stacked Dwelling Units See Spec. Reg. 1.	D.R., Chapter 142 KZC (See Gen. Reg. 3).	None	120'	5', but 2 side yards must equal at least 15'. See Spec. Reg. 4.	0'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 65' above average building elevation. See Spec. Reg. 1.	D	A	1.7 per unit.	<ol style="list-style-type: none"> 1. This use is permitted as a free-standing development only in locations identified on Plate 37 as "Stand-Alone Housing Areas" (see Plate 37, Chapter 180). If developed in a mixed-use project with three stories of office or high technology use, it may be located throughout the TL 10D zone. 2. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 4. The side yard may be reduced to 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.

.110	Day-Care Center and Mini-Day-Care Center See Spec. Reg. 1.	D.R., Chapter 142 KZC (See Gen. Reg. 3).	None	120 See Spec. Reg. 4.	0'	0'	80%	Same as primary use. Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' average building elevation.	D	B	See KZC 105.25.	<ol style="list-style-type: none"> 1. This use is permitted if accessory to a primary use, and: <ol style="list-style-type: none"> a. It will not exceed 20 percent of the gross floor area of the building; b. The use is integrated into the design of the building. 2. A six-foot-high fence is required along the property lines adjacent to the outside play areas. 3. Hours of operation may be limited to reduce impacts on nearby residential uses. 4. Structured play areas must be set back from all property lines as follows: <ol style="list-style-type: none"> 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. c. Five feet for a Mini-Day-Care Center. 5. An on-site passenger loading area may 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 any nearby residential uses. 6. May include accessory living facilities for staff persons. 7. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 8. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
.120	Public Utility			10'				Where adjoining a low density zone, 30' above average building elevation. Otherwise, 80' above average building elevation. See Spec. Reg. 1	C See Spec. Reg. 1			<ol style="list-style-type: none"> 1. If this use is located within the "Stand-Alone Housing Areas" (see Plate 37, Chapter 180), maximum building height is 65 feet above average building elevation. 24. 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.
.130	Government Facility Community Facility											
.140	Restaurant or Tavern See Spec. Reg. 1.							Same as primary use. Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' average building elevation.	B	E	1 per each 100 sq. ft. of gross floor area.	<ol style="list-style-type: none"> 1. This use is permitted if accessory to a primary use, and: <ol style="list-style-type: none"> a. It will not exceed 20 percent of the gross floor area of the building; b. It will not be located in a separate structure from the primary use; c. It will not exceed 50 percent of the ground floor area of the building; d. The use is integrated into the design of the building; and e. There is no vehicle drive-in or drive-through.

.150	Commercial Recreation Area and Use	D.R., Chapter 142 KZC (See Gen. Reg. 3).	None	20'	0'	0'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.	A	E	See KZC 105.25.	<p>1. The use is permitted only if the property is located between NE-407th Street (extended) and NE-116th Street; and between I-405 and 116th Avenue NE.</p> <p><u>12.</u> The use shall be conducted within a wholly enclosed building.</p> <p><u>23.</u> The structure containing the use shall have been in existence on June 1, 2004, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building.</p> <p><u>34.</u> The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space.</p>
.160	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

55.89 User Guide.

The charts in KZC 55.93 contain the basic zoning regulations that apply in the TL 10E 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
55.91**



Zone
TL 10E

Section 55.91 – 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. Access for drive-through facilities must be approved by the Public Works Official. See Chapter 105 KZC for requirements.
3. When a permitted use is included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.
4. Where a stream has been diverted into a pipe or culvert, development must not preclude future restoration of the stream to its historic corridor, removal of fish barriers, or the daylighting of the stream. The City may require the applicant to preserve 100 feet in width for the stream corridor. An increase in the allowable building height of 15 feet (beyond 100 feet of a low density zone), shall be extended to those parcels required to preserve land for stream restoration. The placement of buildings, driveways and parking areas shall be located to enable stream restoration to occur.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
Section 55.93	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			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)
			Lot Size	REQUIRED YARD (See Ch. 115)									
				Front	Side	Rear							
.010	Packaging of Prepared Materials Manufacturing See Spec. Regs. 1 and 2.	D.R., Chapter 142 KZC	None	20'	0'	0'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.	A	C	1 per each 1,000 sq. ft. of gross floor area.	<ol style="list-style-type: none"> 1. The following manufacturing uses are permitted: <ol style="list-style-type: none"> a. Food, drugs, stone, clay, glass, china, ceramics products, electrical equipment, scientific or photographic equipment; b. Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities; c. Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations; d. Packaging of prepared materials; e. Textile, leather, wood, paper and plastic products from pre-prepared material; and f. Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes. 2. May include as part of this use, accessory retail sales, or service occupying not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 3. The structure containing the use shall have been in existence on December 31, 2005, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20 percent of the existing gross floor area of the building. 4. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space. 	
.020	Warehouse Storage Service	D.R., Chapter 142 KZC	None	20'	0'	0'	80%	Where adjoining a low density zone, 30' above average	A	C	1 per each 1,000 sq. ft. of gross floor area.	<ol style="list-style-type: none"> 1. May include, as part of this use, accessory retail sales, or service occupying no more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 	

.080	High Technology	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	Where adjoining a low density zone, 50' above average building elevation. Otherwise, 80' above average building elevation.	C See Spec. Reg. 3.	D	If manufacturing, then 1 per each 1,000 sq. ft. of gross floor area. If office, then 1 per 300 sq. ft. of gross floor area. Otherwise, see KZC 105.25.	<ol style="list-style-type: none"> 1. This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors. 2. May include, as part of this use, accessory retail sales or service occupying not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use. 3. Refer to KZC 115.105 for provisions regarding outside use, activity and storage. 4. Any outdoor storage area must be buffered according to Landscape Category A.
.090	Public Utility			<u>120'</u>				If adjoining a low density zone, then 530' above average building elevation. Otherwise, 8035' above average building elevation.	C See Spec. Reg. 1.	B	See KZC 105.25	<ol style="list-style-type: none"> 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.
.100	Government Facility Community Facility							Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.		EA		<ol style="list-style-type: none"> 1. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations.
.110	Vehicle or Boat Repair, Services, Washing or Rental See Spec. Reg. 1.							Same as for primary use.				<ol style="list-style-type: none"> 1. This use is permitted if accessory to a primary use, and: <ol style="list-style-type: none"> a. It will not exceed 20 percent of the gross floor area of the building; b. It is not located in a separate structure from the primary use; c. The use is integrated into the design of the building; and d. There is no vehicle drive-in or drive-through.
.120	Restaurant or Tavern See Spec. Reg. 1.			10'				Same as for primary use.	B	E	1 per each 100 sq. ft. of gross floor area.	<ol style="list-style-type: none"> 1. This use is permitted if accessory to a primary use, and: <ol style="list-style-type: none"> a. It will not exceed 20 percent of the gross floor area of the building; b. It is not located in a separate structure from the primary use; c. The use is integrated into the design of the building; and d. There is no vehicle drive-in or drive-through.
.130	Commercial Recreation Area and Use	D.R., Chapter 142 KZC	None	20'	0'	0'	80%	Where adjoining a low density zone, 30' above average building elevation. Otherwise, 35' above average building elevation.	A	E	See KZC 105.25.	<ol style="list-style-type: none"> 1. The use is permitted only if the property is located between NE-407th Street (extended) and NE-116th Street; and between I-405 and 116th Avenue NE. <ol style="list-style-type: none"> 12. The use shall be conducted within a wholly enclosed building. 23. The structure containing the use shall have been in existence on June 1, 2004, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. 34. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space.
.140	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										

Chapter 92 – DESIGN REGULATIONS

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2. Prohibited Materials – All Zones
3. Metal Siding – All Zones
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92.05 Introduction

1. General – This chapter establishes the design regulations that apply to development in Design Districts including the Central Business District (CBD), Market Street Corridor (MSC), Juanita Business District (JBD), Rose Hill Business District (RHBD), Totem Lake Neighborhood (TLN), North Rose Hill Business District (NRHBD), Totem Center (TC), Yarrow Bay Business District (YBD) and in areas indicated on the use zone charts for PLA 5C.

Special provisions that apply to a particular Design District are noted in the section headings of the chapter.

2. Applicability – The provisions of this chapter apply to all new development, with the exception of development in the TL 7 zone. The provisions of Chapters [142](#) and [162](#) KZC regarding Design Review and nonconformance establish which of the regulations

of this chapter apply to developed sites. Where provisions of this chapter conflict with provisions in any other section of the code, this chapter prevails. For more information on each Design District refer to the Design Guidelines applicable to that Design District adopted by reference in Chapter 3.30 KMC.

142.25 Administrative Design Review (A.D.R.) Process

1. Authority – The Planning Official shall conduct A.D.R. in conjunction with a related development permit pursuant to this section.

The Planning Official shall review the A.D.R. application for compliance with the design regulations contained in Chapter [92 KZC](#), or in zones where so specified, with the applicable design guidelines adopted by KMC 3.30.040. In addition, the following guidelines and policies shall be used to interpret how the regulations apply to the subject property:

- a. Design guidelines for pedestrian-oriented business districts, as adopted in KMC 3.30.040.
 - b. Design guidelines for the Rose Hill Business District (RHBD), the Totem Lake Neighborhood (TLN) and Yarrow Bay Business District (YBD) as adopted in KMC 3.30.040.
 - c. For review of attached or stacked dwelling units within the NE 85th Street Subarea and the Market Street Corridor, Appendix C, Design Principles for Residential Development contained in the Comprehensive Plan.
2. Application – As part of any application for a development permit requiring A.D.R., the applicant shall show compliance with the design regulations in Chapter [92 KZC](#), or where applicable, the design guidelines adopted by KMC 3.30.040, by submitting an A.D.R. application on a form provided by the Planning Department. The application shall include all documents and exhibits listed on the application form, as well as application materials required as a result of a pre-design conference.
 3. Pre-Design Conference – Before applying for A.D.R. approval, the applicant may schedule a pre-design meeting with the Planning Official. The meeting will be scheduled by the Planning Official upon written request by the applicant. The purpose of this meeting is to provide an opportunity for an applicant to discuss the project concept with the Planning Official and for the Planning Official to designate which design regulations, or design guidelines, apply to the proposed development based primarily on the location and nature of the proposed development.
 4. A.D.R. Approval
 - a. The Planning Official may grant, deny, or conditionally approve the A.D.R. application. The A.D.R. approval or conditional approval will become conditions of approval for any related development permit, and no development permit will be issued unless it is consistent with the A.D.R. approval or conditional approval.
 - b. Additions or Modifications to Existing Buildings
 - 1) Applications involving additions or modifications to existing buildings shall comply with the design regulations of Chapter [92 KZC](#), or where applicable, the design guidelines adopted by KMC 3.30.040 to the extent feasible depending on the scope of the project. The Planning Official may waive compliance with a particular design regulation if the applicant demonstrates that it is not feasible given the existing development and scope of the project.

- 2) The Planning Official may waive the A.D.R. process for applications involving additions or modifications to existing buildings if the design regulations are not applicable to the proposed development activity.
5. Lapse of Approval – The lapse of approval for the A.D.R. decision shall be tied to the development permit and all conditions of the A.D.R. approval shall be included in the conditions of approval granted for that development permit.
6. Design departure and minor variations may be requested pursuant to KZC [142.37](#).

PUBLICATION SUMMARY
OF ORDINANCE O-4357

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING, AND LAND USE, REVISING THE CITY'S ZONING REGULATIONS IN THE TOTEM LAKE NEIGHBORHOOD, AMENDING ORDINANCE 3719 AS AMENDED, THE KIRKLAND ZONING CODE AND APPROVING A SUMMARY ORDINANCE FOR PUBLICATION, FILE NO. ZON11-00034.

Section 1. Provides that regulations in portions of the Kirkland Zoning Code relating to zones in the Totem Lake area are amended in various respects, and that the amendments are attached to the Ordinance as Attachment A.

Section 2. Provides a severability clause for the ordinance.

Section 3. Authorizes publication of the ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code and establishes the effective date as five days after publication of this summary.

Section 4. Provides that the City Clerk shall send a certified copy of the Ordinance to the King County Department of Assessments.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its meeting on the _____ day of _____, 2012.

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

City Clerk